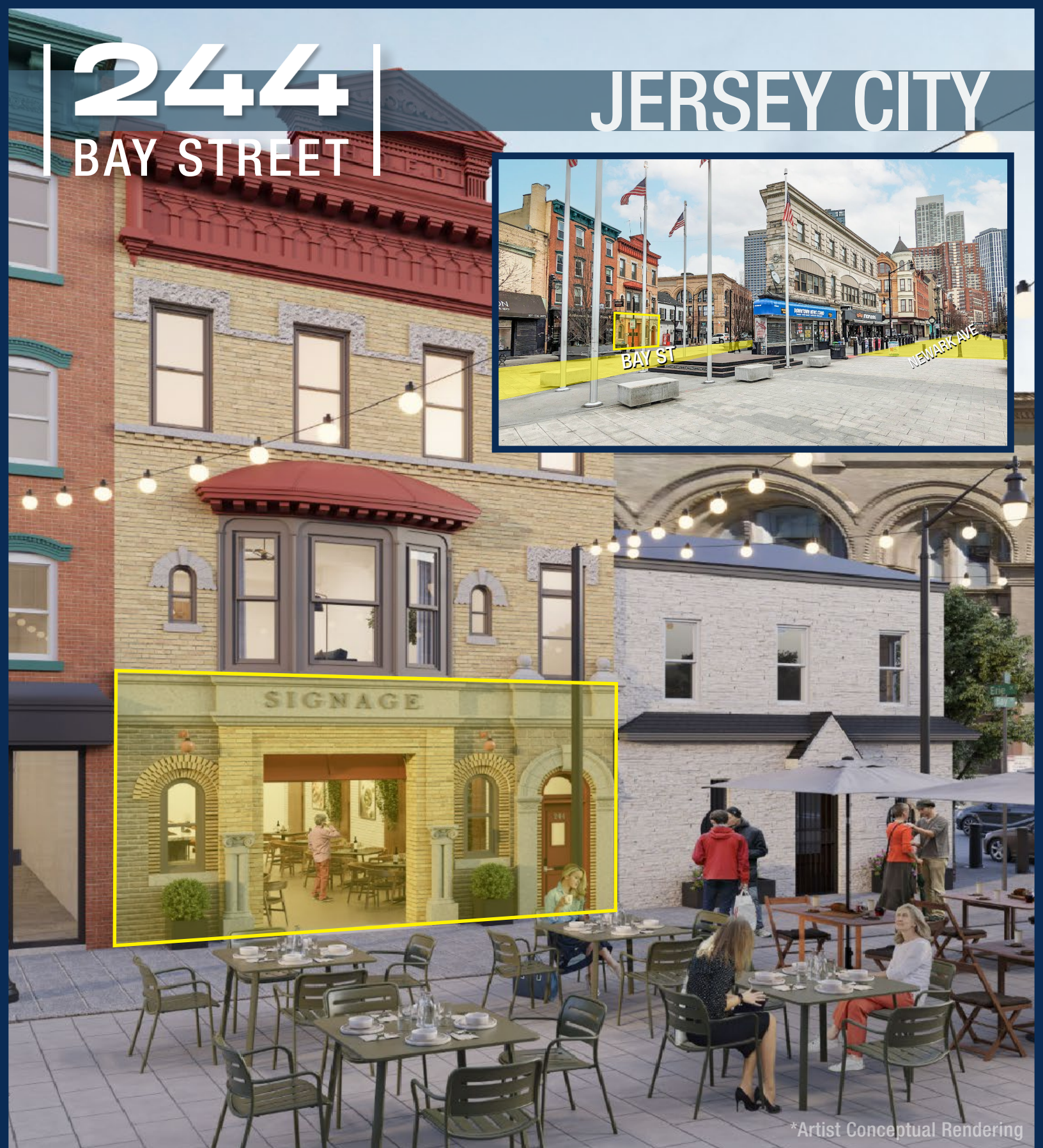


# 244

## BAY STREET

# JERSEY CITY



\*Artist Conceptual Rendering

### For Lease - Contact

Robert Mackowski  
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# 244 Bay Street

## Jersey City

### Availabilities

- +/- 1,597 SF (Ground Floor)
- +/- 660 SF (Basement)

### Site Description

- Available for the first time, this historic former Jersey City firehouse is located within the bustling pedestrian plaza of Downtown Jersey City, surrounded by top-rated bars and restaurants, offering a prime location
- This presents a unique opportunity to establish a flagship presence in the heart of Downtown Jersey City's Grove Street District, attracting a diverse customer base
- Conveniently situated within two blocks of the Grove Street Path Station, Jersey City's 2nd busiest Path Station, providing seamless connectivity between NYC and Hoboken
- Ability to connect ground level to the upper floors for a full building presence
- An abundance of outdoor seating available
- All uses will be considered

### Neighboring Tenants



### Demographics

Radius	Population	Total Daytime Population	Median Age
.25 Mile	12,366	14,947	36.6
.5 Mile	46,346	39,877	36.6
1 Mile	91,301	111,627	36.2

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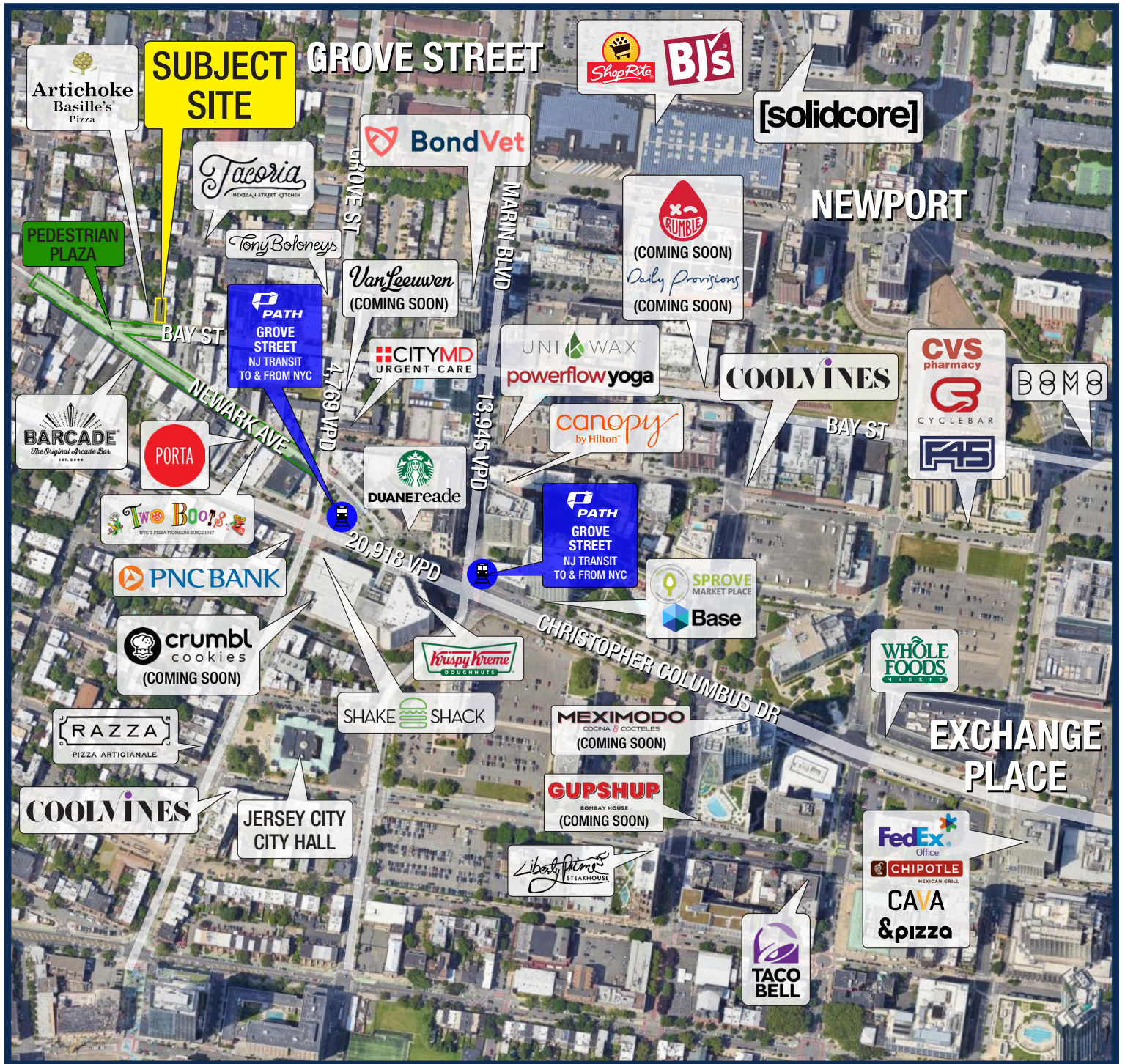
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# 244 Bay Street Jersey City

## Market Aerial



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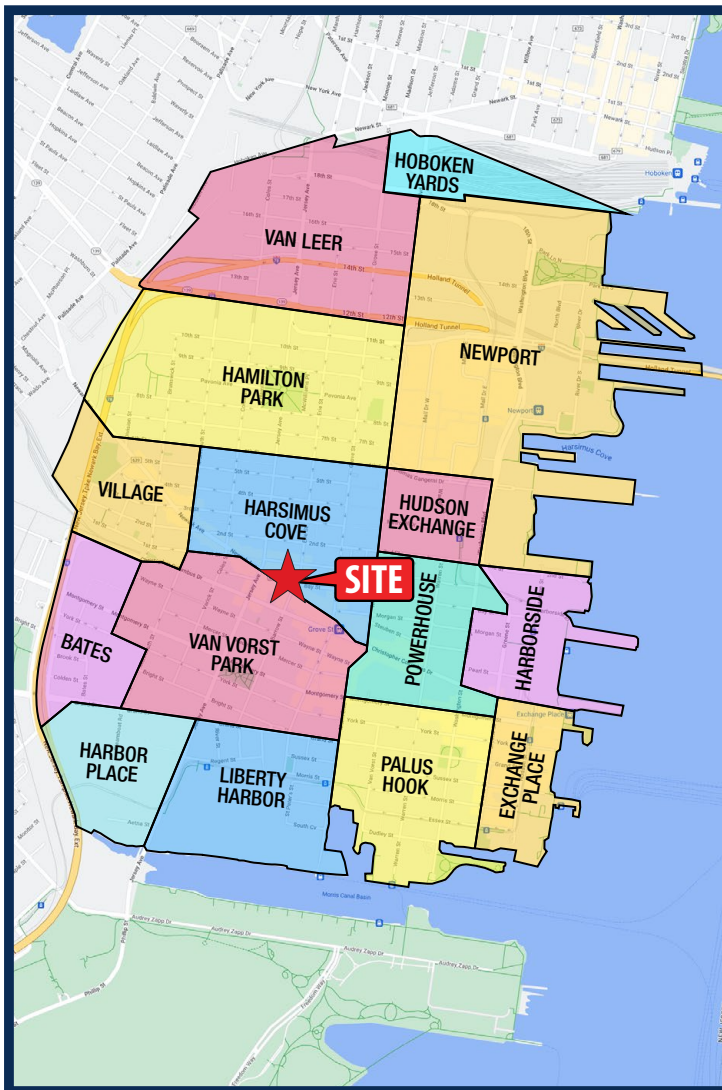
# 244 Bay Street

## Jersey City

### Walking Distance Heat Map



### Neighborhood Map



### Walking Distance Demographics

Radius	Population	Total Daytime Population	Average HH Income	Median Age
5 Minute	10,999	14,185	\$211,300	36.4
10 Minute	43,007	36,690	\$226,089	36.6
15 Minute	61,326	75,307	\$229,519	36.5

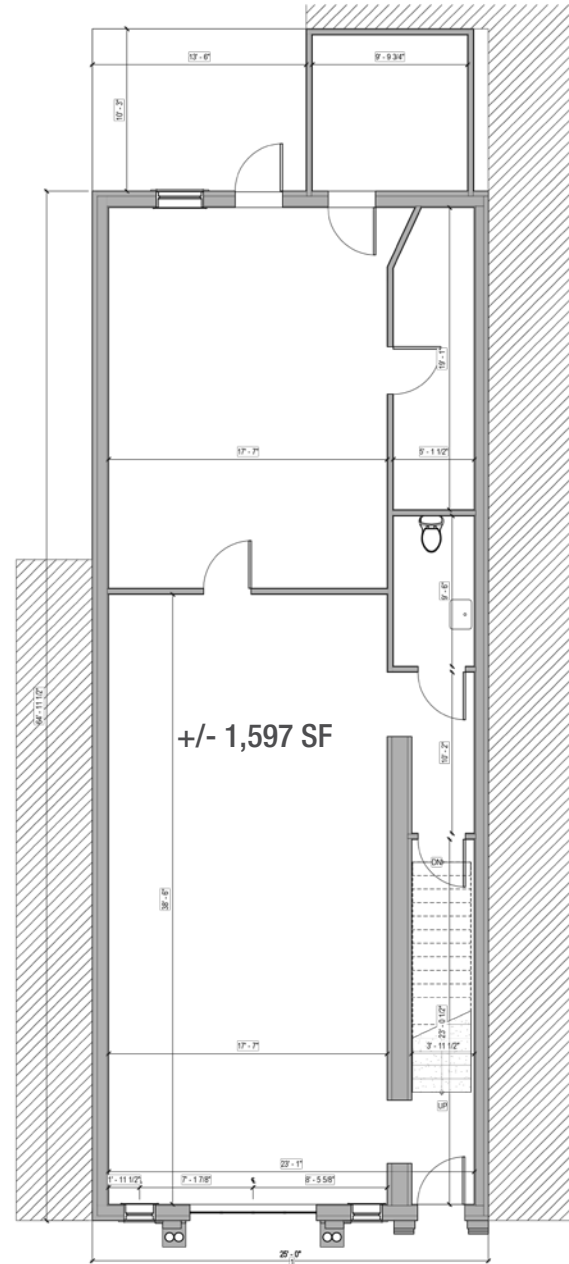
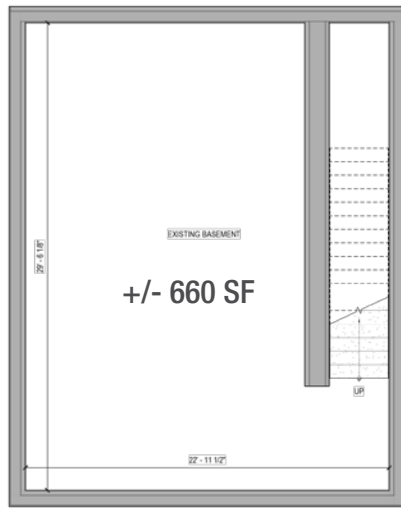
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## Floor Plan



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