

RETAIL FOR SALE & LEASE

RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATIC



746 Tonnelle Avenue, Jersey City, NJ 07307



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 746 Tonnelle Avenue in Jersey City, NJ. This well-maintained 2,780 SF building, boasting 1 unit, was originally constructed in 1962 and underwent a complete renovation in 2025. With its recent upgrades and strategic location, this property presents a strong prospect for those seeking a valuable addition to their commercial real estate portfolio. Ready for immediate occupancy in an approved cannabis zone, license required.

PROPERTY HIGHLIGHTS

- 2,780 SF Building w/ Modern and adaptable commercial space
- 11,700 SF Lot Size w/ 20 Parking Spaces
- Plug and Play Medical/Recreation Dispensary
- Ready for immediate occupancy in an approved cannabis zone, license required

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$60.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,780 SF
Lot Size:	11,700 SF
Building Size:	2,780 SF
NOI:	\$192,793.00
Cap Rate:	5.51%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,154	5,565	22,917
Total Population	3,420	15,364	61,636
Average HH Income	\$123,786	\$97,383	\$99,398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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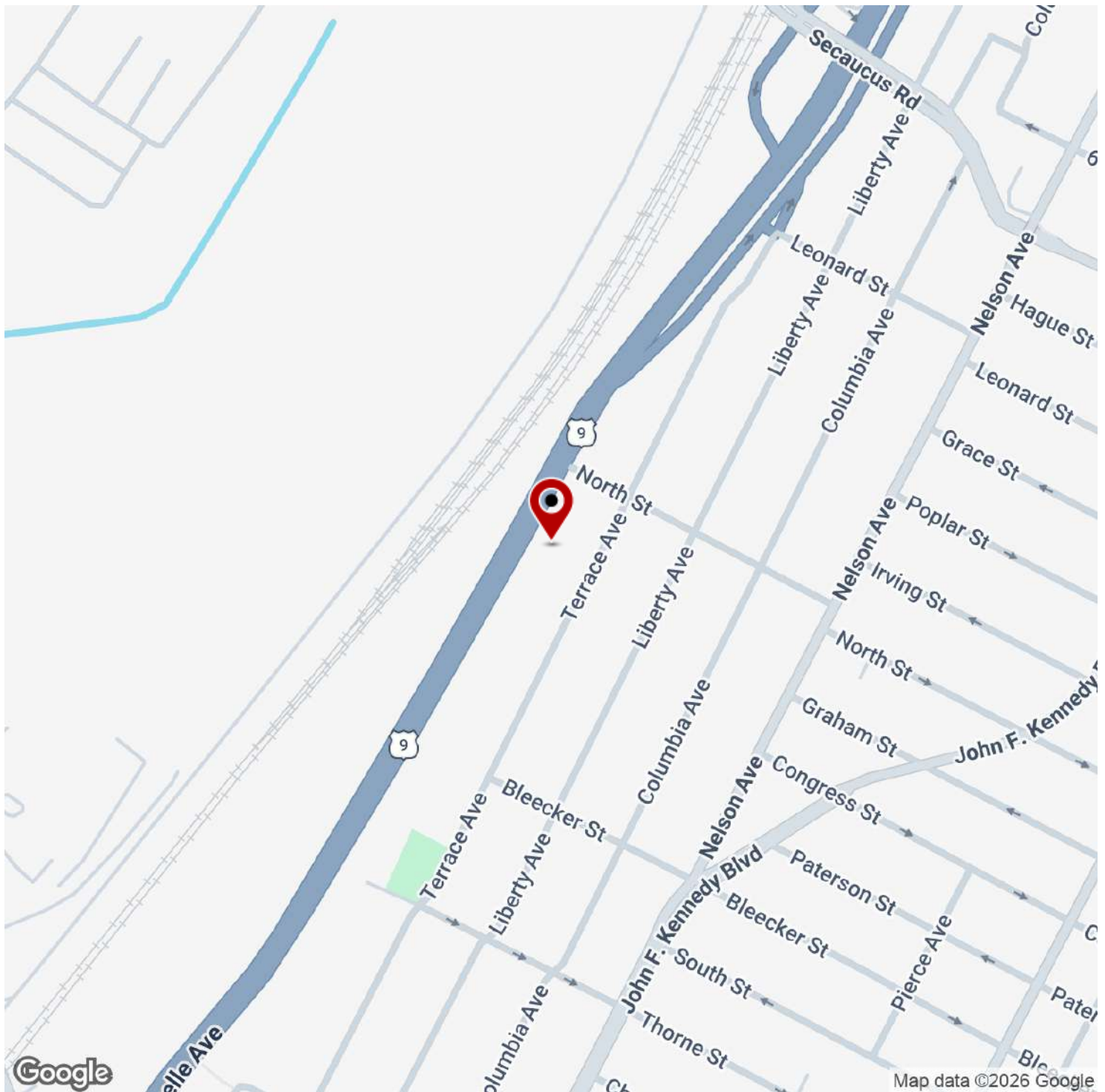
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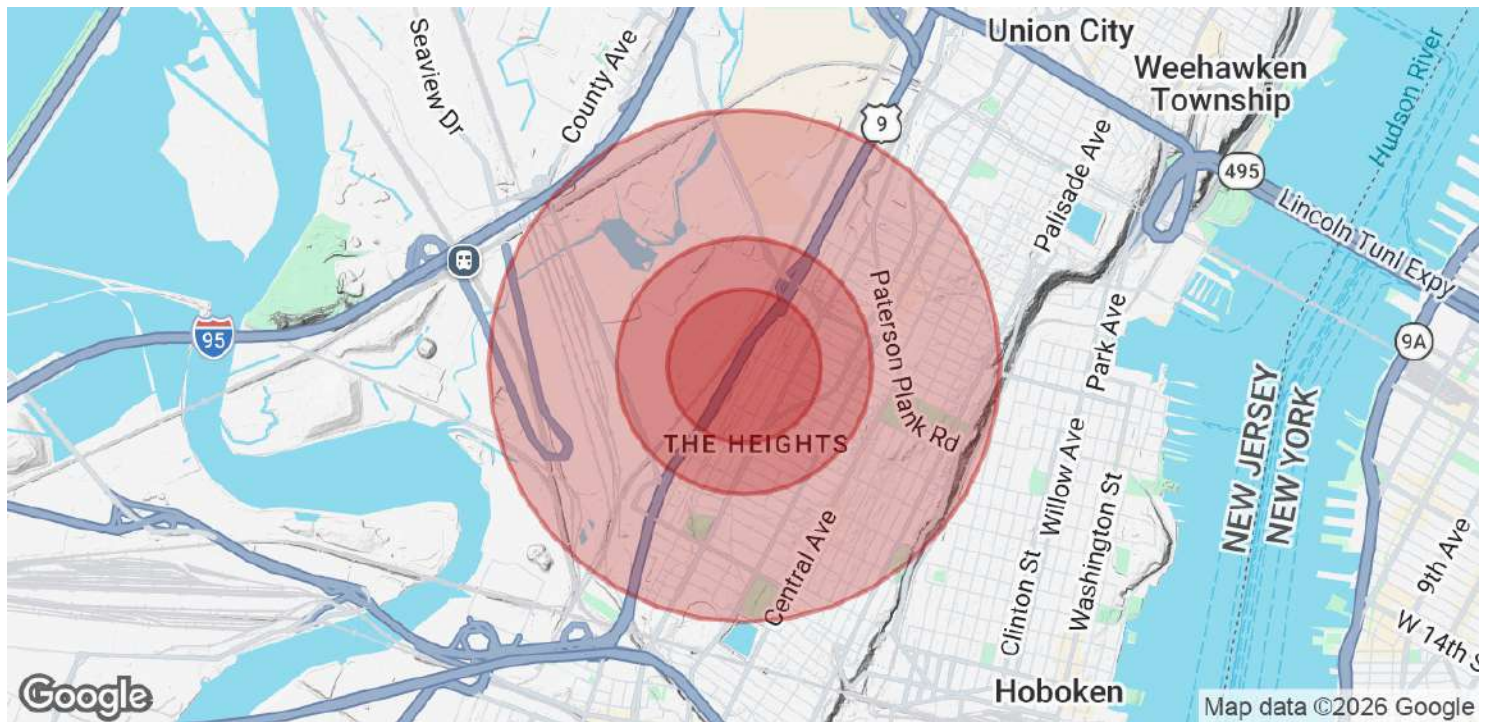
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,420	15,364	61,636
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,154	5,565	22,917
# of Persons per HH	3	2.8	2.7
Average HH Income	\$123,786	\$97,383	\$99,398
Average House Value	\$613,825	\$622,065	\$604,284

Demographics data derived from AlphaMap

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