

RETAIL SPACE FOR LEASE

494 Broadway, Bayonne, NJ

EXCEDO
COMMERCIAL REAL ESTATE



SPACE SIZE: 7,500 SF of retail space plus

6,000 SF of basement area

RENT: Upon Request

LEASE TYPE: NNN

FRONTAGE: 88 Feet

CEILING HEIGHT: 18 Feet

POSSESSION: Summer 2026

HIGHLIGHTS:

- Prime location in the heart of **Downtown** Bayonne across from a new **RWJ hospital**
- Corner location with great visibility (**88 Feet of frontage**)
- High ceilings (**18 Feet**)
- Surrounded by national retail brands including **Playa Bowls, Wing Stop and McDonalds**
- Excellent demographics (**526,000** residents & **\$91,000** average household income within a 5-mile radius)

NEIGHBORING TENANTS:

RWJBarnabas
HEALTH



Valley
BANK



FOR MORE DETAILS CONTACT:

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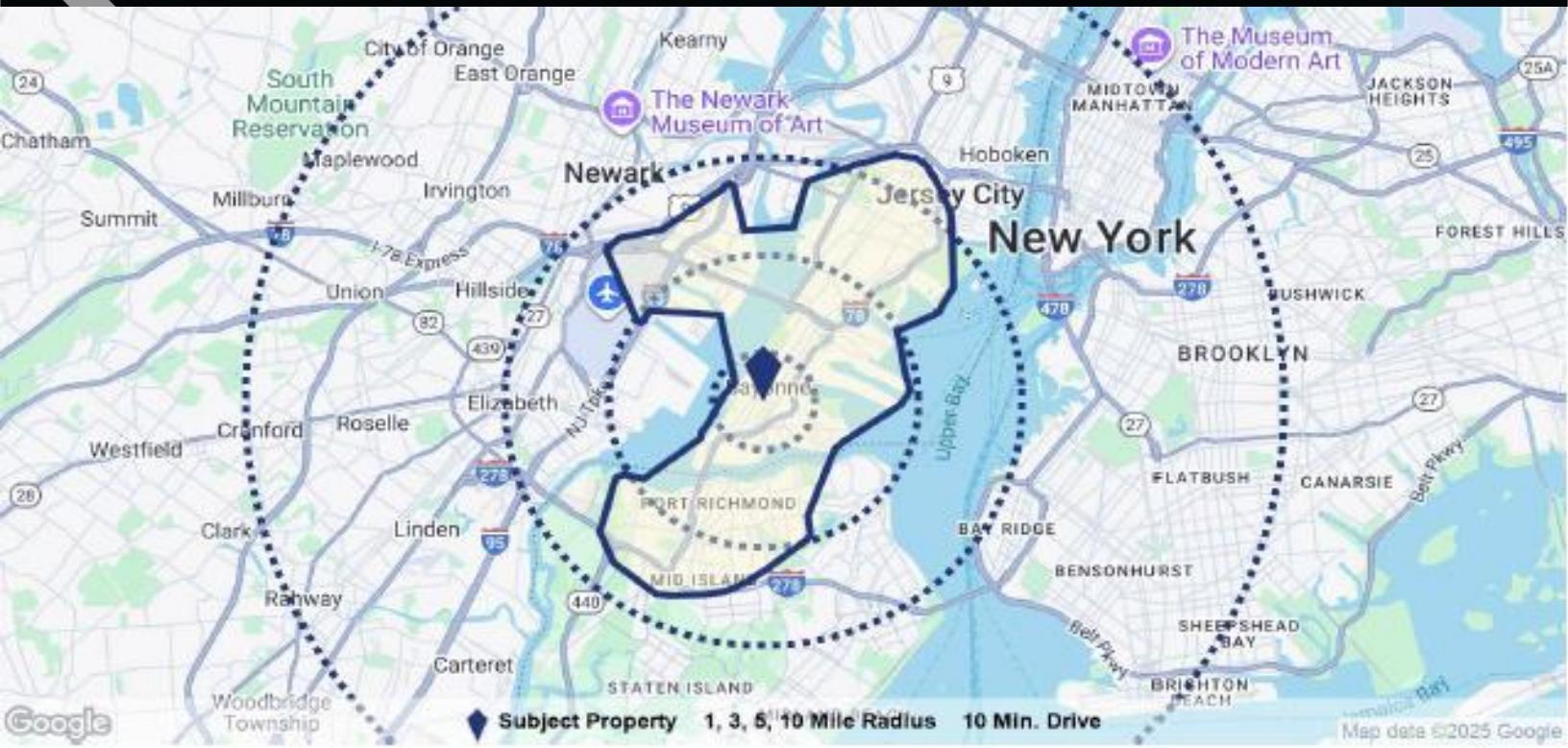


EXTERIOR PHOTOS

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	41,050	176,868	526,961	4,424,692	328,123
5 Yr Growth	-4.1%	-3.2%	-3.3%	-4.6%	-2.2%
Median Age	40	39	38	38	38
5 Yr Forecast	41	40	40	39	40
White / Black / Hispanic	44% / 14% / 37%	36% / 21% / 35%	33% / 21% / 35%	40% / 21% / 24%	32% / 24% / 30%
5 Yr Forecast	43% / 14% / 36%	36% / 21% / 35%	33% / 21% / 35%	40% / 21% / 24%	32% / 24% / 30%
Employment	12,126	53,747	177,230	2,739,596	158,624
Buying Power	\$1B	\$4.5B	\$12.3B	\$134.1B	\$9.2B
5 Yr Growth	-6.9%	-5.4%	-5.1%	-7.5%	-2.5%
College Graduates	32.0%	32.0%	28.6%	41.3%	43.5%
Household					
Households	15,589	63,440	185,146	1,729,213	119,221
5 Yr Growth	-4.7%	-3.6%	-3.5%	-4.9%	-2.4%
Median Household Income	\$66,461	\$71,241	\$66,222	\$77,521	\$77,363
5 Yr Forecast	\$64,903	\$69,885	\$65,131	\$75,464	\$77,306
Average Household Income	\$89,184	\$95,096	\$91,141	\$109,620	\$103,810
5 Yr Forecast	\$87,523	\$94,288	\$90,023	\$107,567	\$104,131
% High Income (>\$75K)	44%	48%	44%	51%	51%
Housing					
Median Home Value	\$385,002	\$461,260	\$497,212	\$648,474	\$583,492
Median Year Built	1957	1955	1962	1954	1960
Owner / Renter Occupied	33% / 67%	40% / 60%	39% / 61%	30% / 70%	37% / 63%