

# RETAIL SPACE FOR LEASE

494 Broadway, Bayonne, NJ



**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:



## FOR MORE DETAILS CONTACT:

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KW Commercial | 237 Lorraine Ave, Montclair, NJ 07043 | 973.783.7400 | Licensed Real Estate Broker This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# EXTERIOR PHOTOS

**EXCEDO**  
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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% / 38%	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	\$107,667	\$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%