

# RIGHT IN THE CENTER OF EVERYTHING!



## PATH PLAZA Transportation Center

### HIGHLIGHTS:

- The Journal Square Transportation Center consists of a multi-level hub that includes a PATH station, more than five bus carriers with multiple routes, and a 150,000 SF office tower.
- 1,865 SF - 3,952 SF of retail space available for lease on both the Plaza Level and the Concourse Level of the Journal Square Transportation Center - the busiest in New Jersey!
- Paid customer parking deck located across the street from the property and immediately behind the property with direct access to retail.
- In 2019, it saw 8.3 million people pass through the Journal square Path stop, with 22,500 daily users on average and another 8 million in other forms of transportation!
- Located at the 100% corner of Journal Square Central Business District!
- Directly across from the Hudson County Superior Court House and the new \$400 million Justice Complex.
- Ideal for all uses!

### LOCATION:

- Directly above the Journal Square PATH Station with retail fronting the entrance of the PATH and Summit Ave.
- 8.3 million annual ridership from the Journal Square PATH Transportation Center and another 8 million in other forms of transportation!
- Located at the 100% corner of Journal Square central Business District!
- Directly across from the Hudson County Superior Court House.

### 2024 JSQ PATH RIDERSHIP:

- 6,868,655

### SPACES AVAILABLE:

#### UPPER LEVEL

- **Space A:** 1,865 SF  
(Former Bank Space)
- **Space G:** 3,952 SF  
(Former Restaurant)

### LEASE TYPE:

- Gross

### ASKING RENT:

- Upon Request



### PATH CO-TENANTS:



### NEIGHBORING RETAILERS:

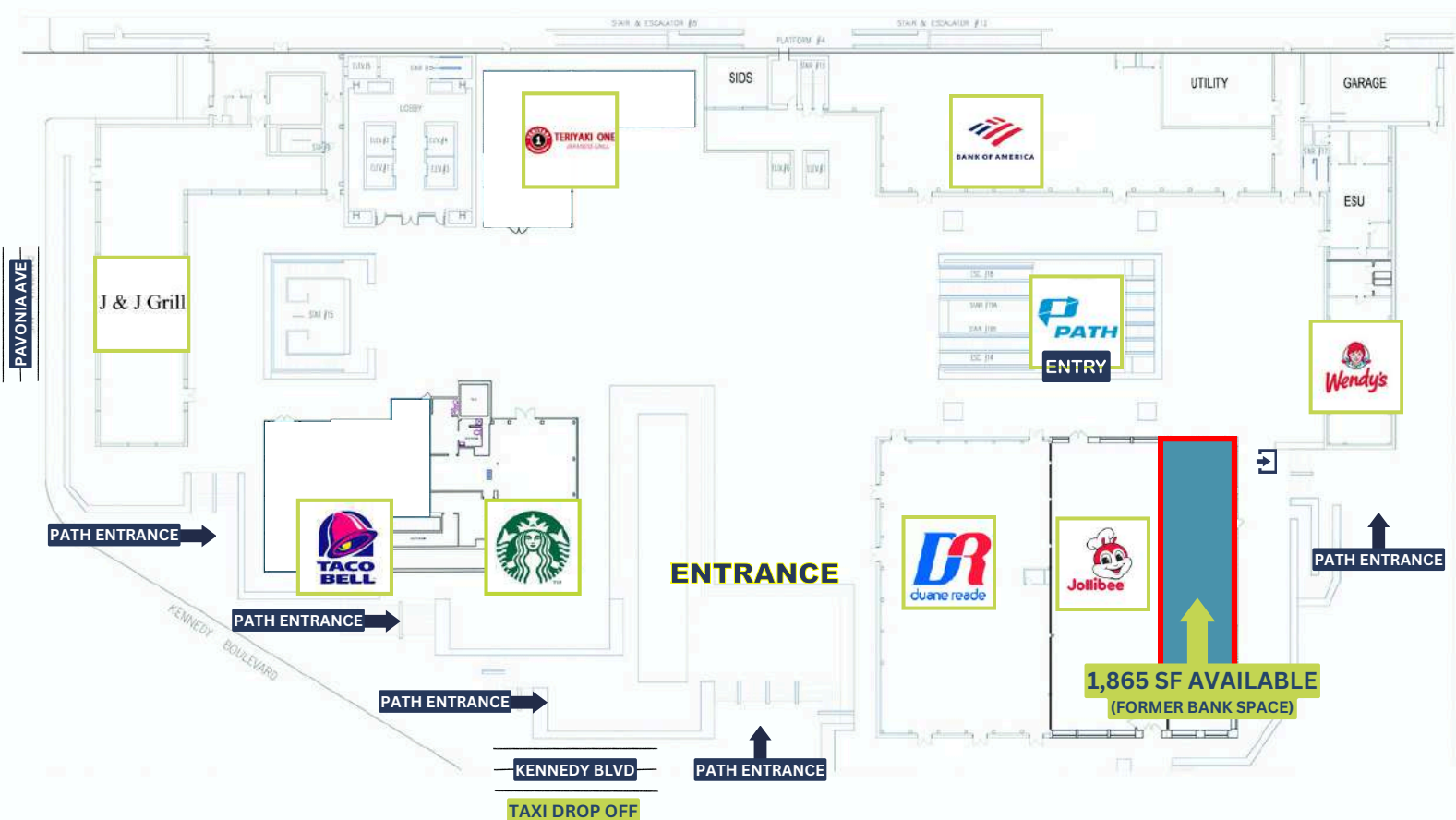


# FLOOR PLAN LAYOUT

## CONCOURSE LEVEL (LOWER LEVEL)



## PLAZA LEVEL (UPPER LEVEL)





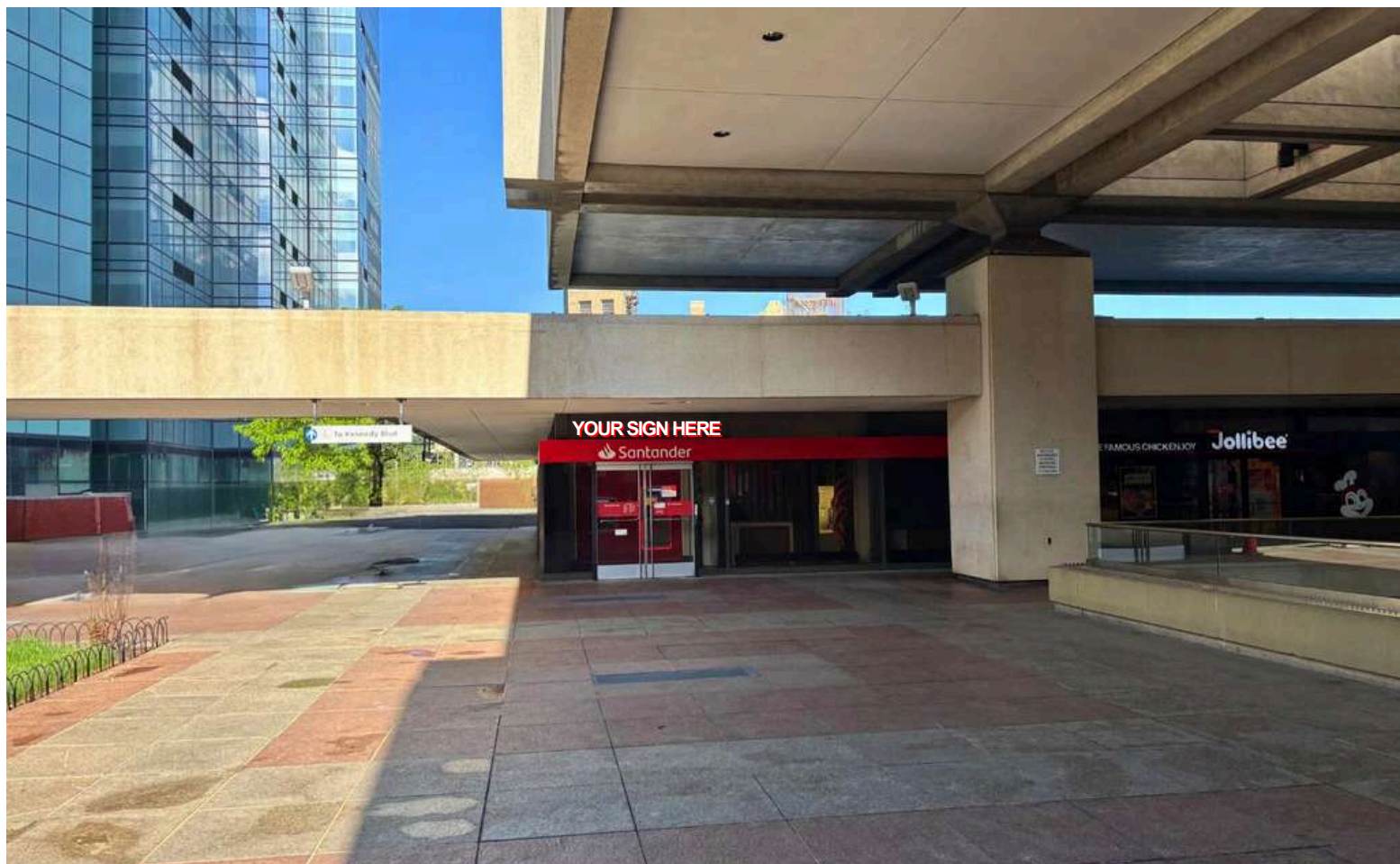
## EXTERIOR PHOTOS

**RETAIL OPPORTUNITY:**  
**1,865 SF AVAILABLE**  
**(PLAZA LEVEL - UPPER LEVEL)**





## EXTERIOR PHOTOS



## FLOOR PLAN

Site plan of the PATH Platform showing the retained portion of Exhibit 'A1'. The plan includes a large blue-shaded area labeled "AREA RETAINED" and a white-shaded area labeled "PORT AUTHORITY". A Jollibee logo is shown in a green box. Entrances are marked at the top and bottom. The plan is surrounded by a grid and various labels.



## EXTERIOR PHOTOS

### RETAIL OPPORTUNITY: 3,952 SF AVAILABLE (CONCOURSE LEVEL - LOWER LEVEL)



#### PREMISES:

The Journal Square Transportation Center is a transportation hub located on Magnolia Avenue and Kennedy Boulevard. The complex includes a ten-story tower, a retail plaza, a bus terminal, a two story parking facility, and the Journal Square station of the PATH rail transit system. The underground station has a high ceiling and a mezzanine level connecting the platforms. The upper level of the station contains a bank of escalators leading to street level, elevators to parking, and a series of escalators leading to the street level bus bays. Prior to COVID, approximately 27,250 passengers passed through the Terminal on peak weekdays.

This retail space is located on the concourse level. The space consists of approximately 3,952 SF.

#### SPACE FEATURES:

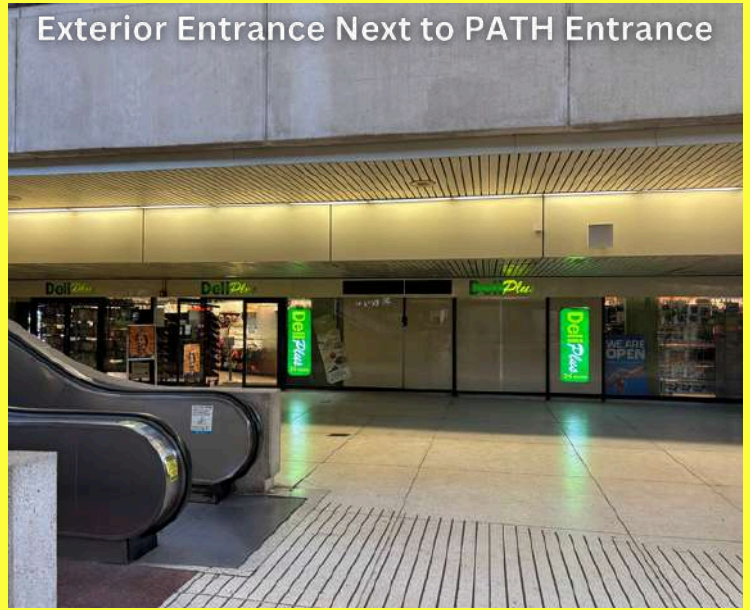
- 3,952 SF of retail space.
- Exposure inside the terminal's concourse commuter walkway.
- Ideal for restaurant use.
- Electrical: Ampel Electric.
- Fire Safety: Yes
- Natural gas.
- Access to domestic water; Utilizing JSTC chilled and heating water
- HVAC: Air handler is condemned and not functional
- Kitchen exhaust.



# INTERIOR PHOTOS



Fully Vented



Exterior Entrance Next to PATH Entrance

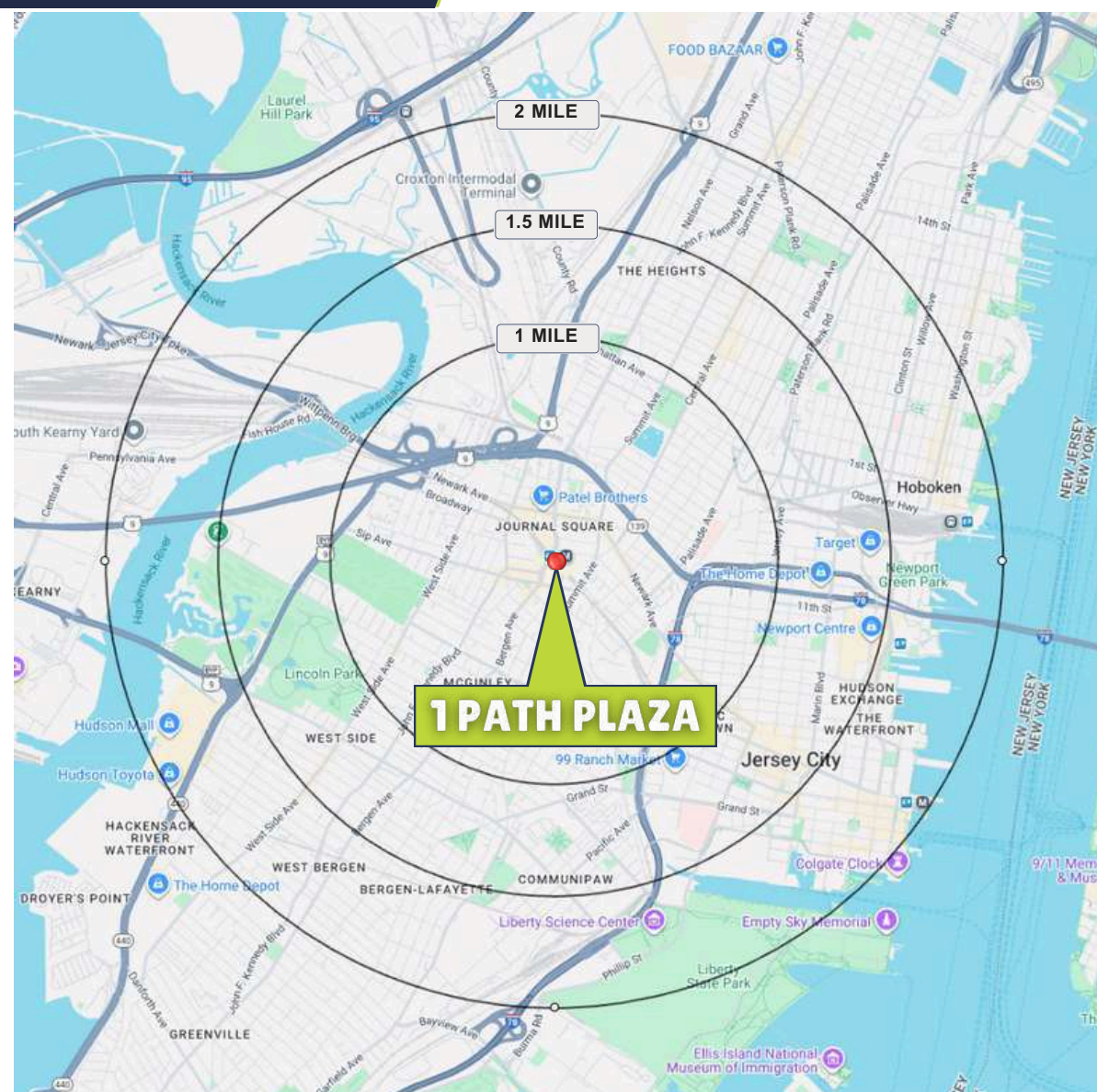


Interior Entrance





# DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

91,118

### HOUSEHOLDS

37,752

### MEDIAN AGE

35

### COLLEGE GRADUATES (Bachelor's +)

34,777 - 52.1%

### TOTAL BUSINESSES

2,350

### TOTAL EMPLOYEES

34,403

### AVERAGE HOUSEHOLD INCOME

\$113,616

## 1.5 MILE RADIUS

### POPULATION

179,762

### HOUSEHOLDS

75,347

### MEDIAN AGE

34.7

### COLLEGE GRADUATES (Bachelor's +)

74,713 - 56.2%

### TOTAL BUSINESSES

4,600

### TOTAL EMPLOYEES

76,664

### AVERAGE HOUSEHOLD INCOME

\$136,741

## 2 MILE RADIUS

### POPULATION

289,703

### HOUSEHOLDS

124,694

### MEDIAN AGE

34.4

### COLLEGE GRADUATES (Bachelor's +)

130,917 - 60.6%

### TOTAL BUSINESSES

7,500

### TOTAL EMPLOYEES

148,676

### AVERAGE HOUSEHOLD INCOME

\$156,972

\*2024 estimates



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