

Jersey City Retail Opportunity

OFFERING MEMORANDUM



PRICE: UPON REQUEST

550-560 Tonnelle Ave, Jersey City, NJ



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OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

A 3,025 SF freestanding retail building on Route 9 in Jersey City Heights. Formerly a licensed cannabis retail store, the property offers ample on-site parking, strong traffic counts and immediate access to Newark Airport and Manhattan.

- **Address:** 550-560 Tonnelle Ave, Jersey City, NJ
- **Building size:** 3,025 SF 1st Floor retail
- **Former use:** Licensed cannabis retail store
- **Parking:** 17 on-site surface parking
- **Frontage:** Route 9 / Tonnelle Ave — high-traffic corridor nearly 70k car count daily
- **Location:** Jersey City Heights, Hudson County, NJ
- **Airport:** 14 minutes to Newark Liberty Int'l (EWR)
- **Price:** Available upon request

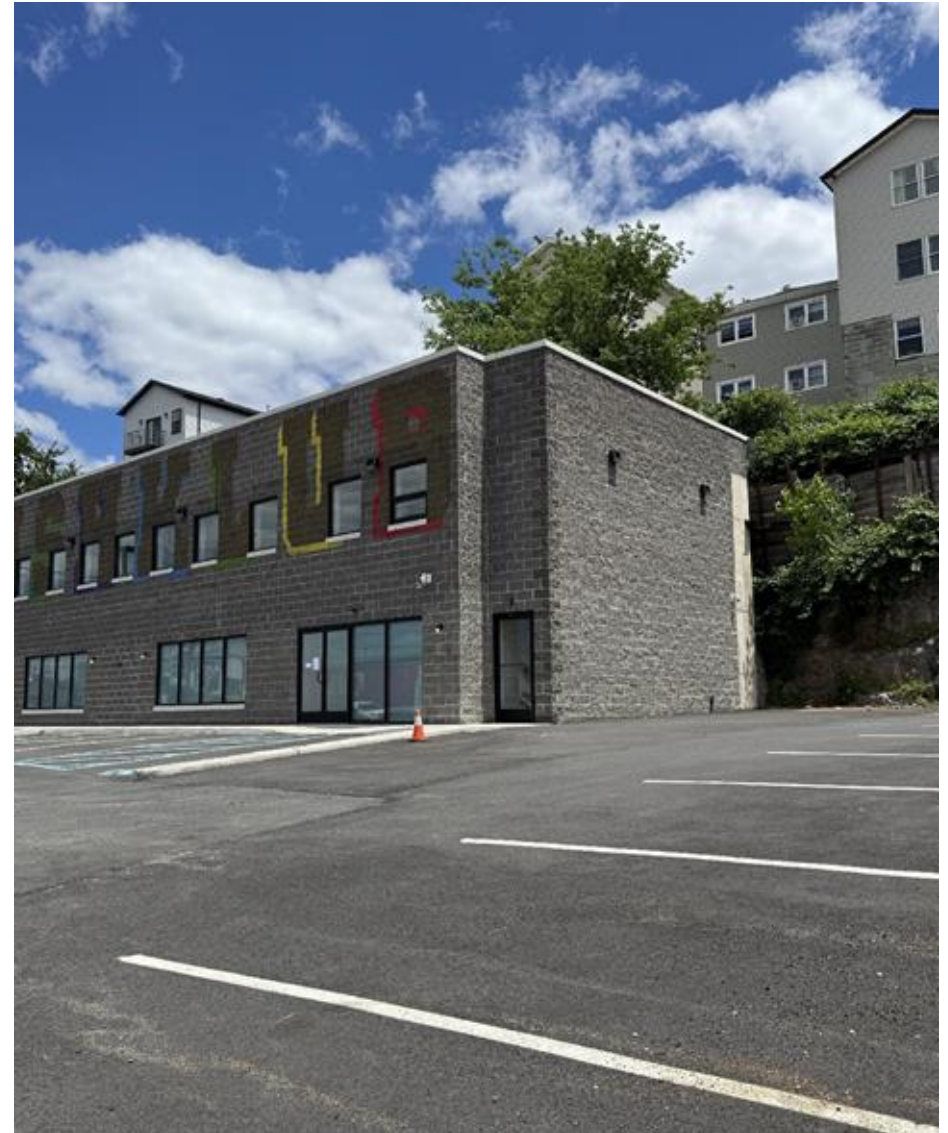
RETAIL LEASE OPPORTUNITY

KW Commercial is pleased to present 550-560 Tonnelle Avenue in Jersey City, New Jersey. This lot is situated along one of Hudson County's most traveled commercial corridors, offering exceptional frontage and visibility along Tonnelle Avenue (US Route 1 & 9). Having daily traffic counts of almost 70,000.

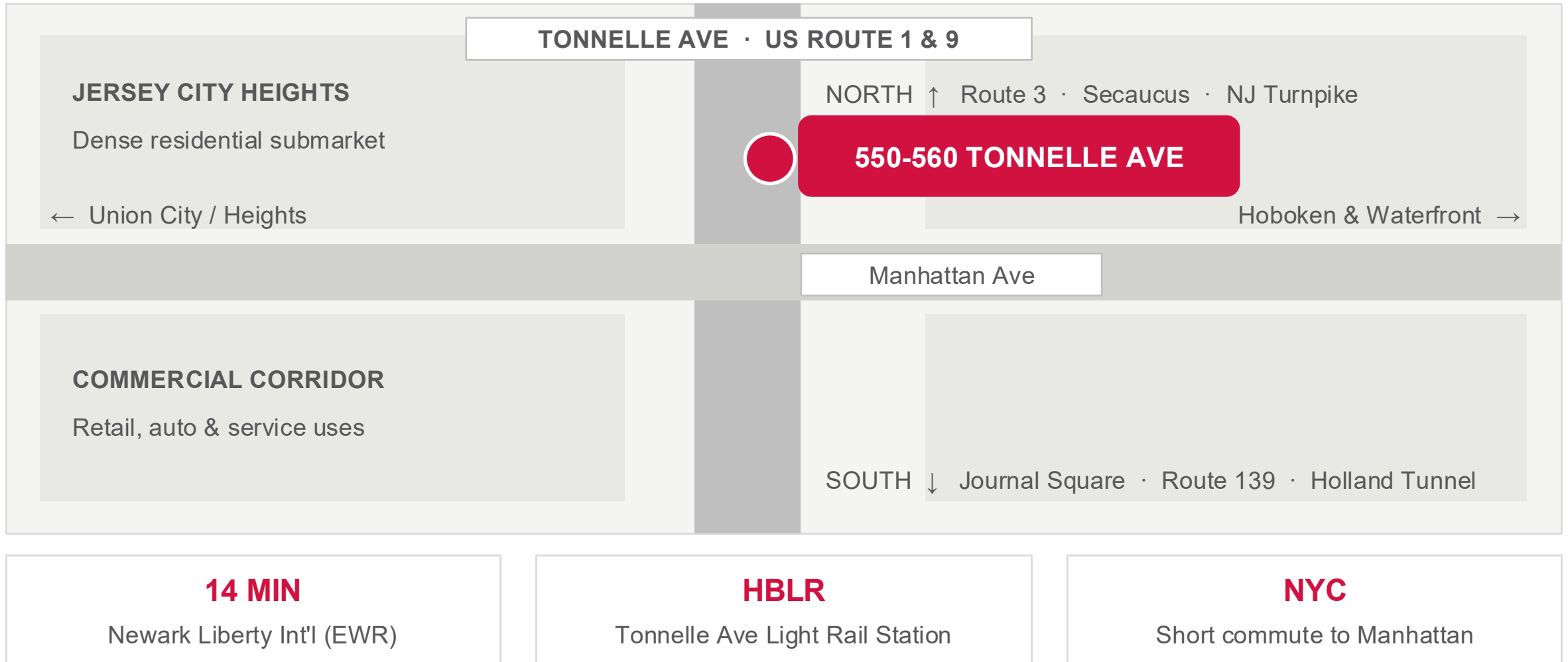
The property is located within Jersey City's Heights neighborhood, a rapidly evolving submarket experiencing significant residential and commercial growth. The site sits within close proximity to Journal Square, one of Jersey City's primary transit and commercial hubs, as well as a growing mix of retail, dining, and mixed-use developments reshaping the surrounding corridor.

Located just minutes from both the Lincoln and Holland Tunnels. The area is also conveniently close to major highway access including the New Jersey Turnpike and Routes 1 & 9, providing regional connectivity throughout the tri-state area.

For transportation, Tonnelle Avenue is well-served by multiple NJ Transit bus routes, and the Hudson-Bergen Light Rail's Tonnelle Avenue station provides direct access to Hoboken, the waterfront, and connecting transit to New York City.

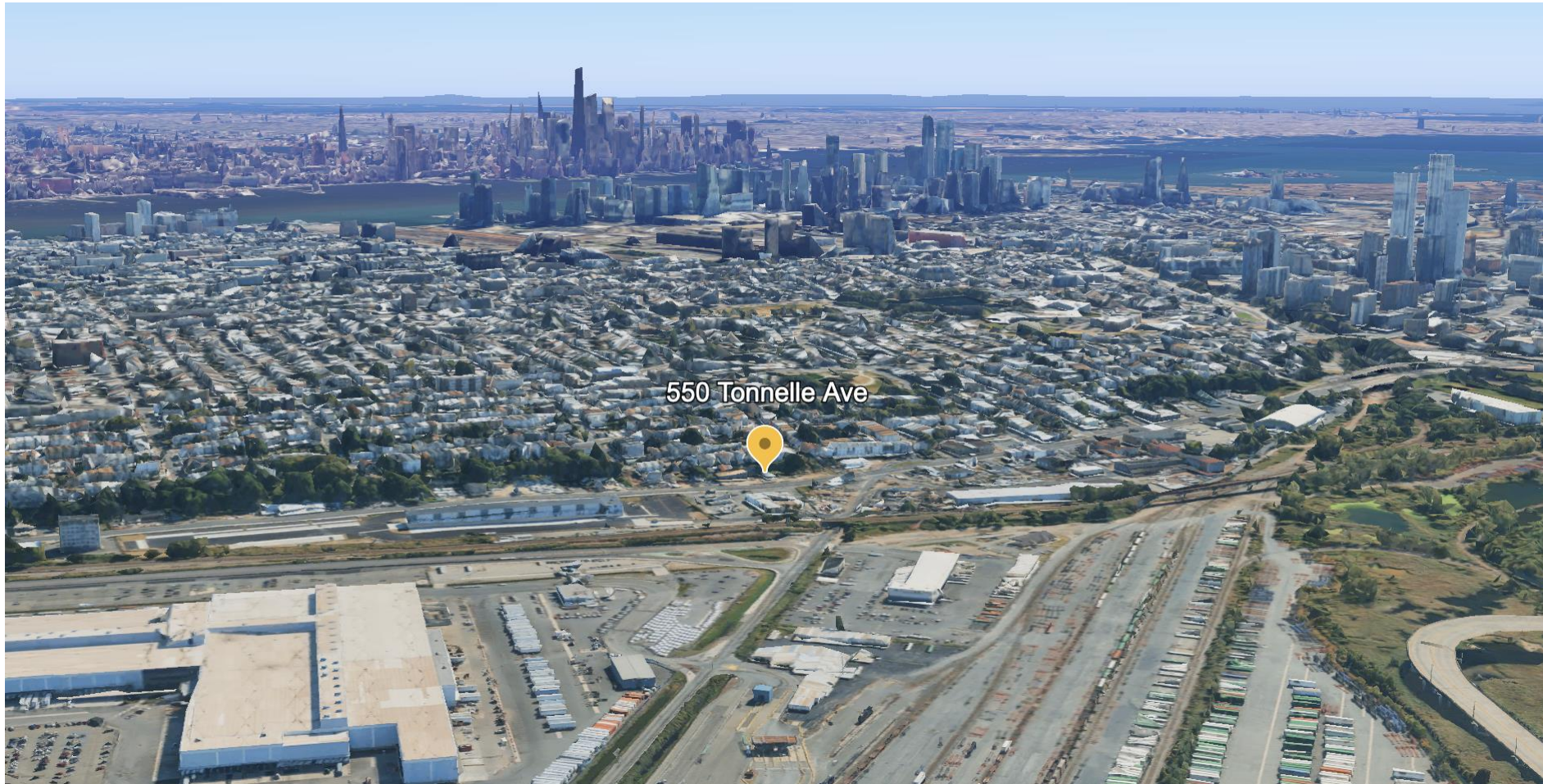


550-560 Tonnelle Ave · Location Map



Schematic locator — not to scale.

550-560 Tonnelle Ave · 3D Map



PROPERTY HIGHLIGHTS

550-560 Tonnelle Ave offers 3,025 SF of freestanding retail space with ample parking on one of Hudson County's busiest commercial corridors — minutes from Newark Airport and Manhattan.

3,025 SF

Freestanding retail building

Route 9

High-traffic commercial corridor

Ample

17 On-site surface parking

14 min

To Newark Liberty Int'l (EWR)

Cannabis

Approved former licensed retail store

Short Commute

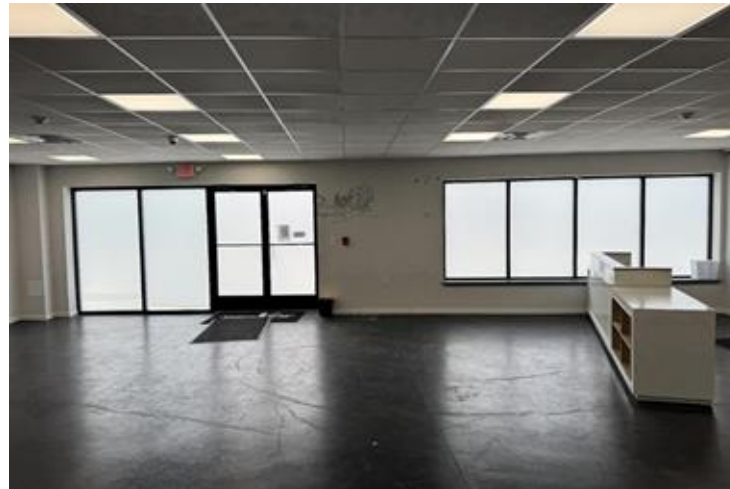
To Midtown & Downtown NYC



EXTERIOR PHOTOS



INTERIOR PHOTOS





FOR LEASE

550-560 Tonnelle Ave, Jersey City

Retail Location Opportunity

CONTACT INFORMATION



EXCLUSIVELY LISTED BY



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