



5,400 SF
(divisible)

Highly Visible Retail
Space adjacent to
Hudson County
Community College

**MEDICAL | OFFICE |
RESTAURANT | FITNESS |
RETAIL SPACE AVAILABLE**

JERSEY CITY, NJ

Between Academy & Smith Streets

872 BERGEN AVENUE
HUDSON COUNTY

RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

Between Academy & Smith Streets

SIZE

Ground Floor 5,400 SF (divisible)

FRONTAGE

Bergen Avenue	34 FT
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CEILING HEIGHTS

Ground Floor 16 FT

DEPTH

110 FT (Approx.)

TERM

5 years minimum

RENT

Upon request

NNN

\$13.10 PSF (est.)

NEIGHBORS

The Central Square, Bubbakoo's Burrito's,
Jersey Pizza Shop, Carol Shoe Center,
El Saraya Coffee, Provident Bank, The UPS Store

COMMENTS

High ceilings, open space

Two ADA bathrooms

15 tons of HVAC and 400 amps of electric

Side door for loading

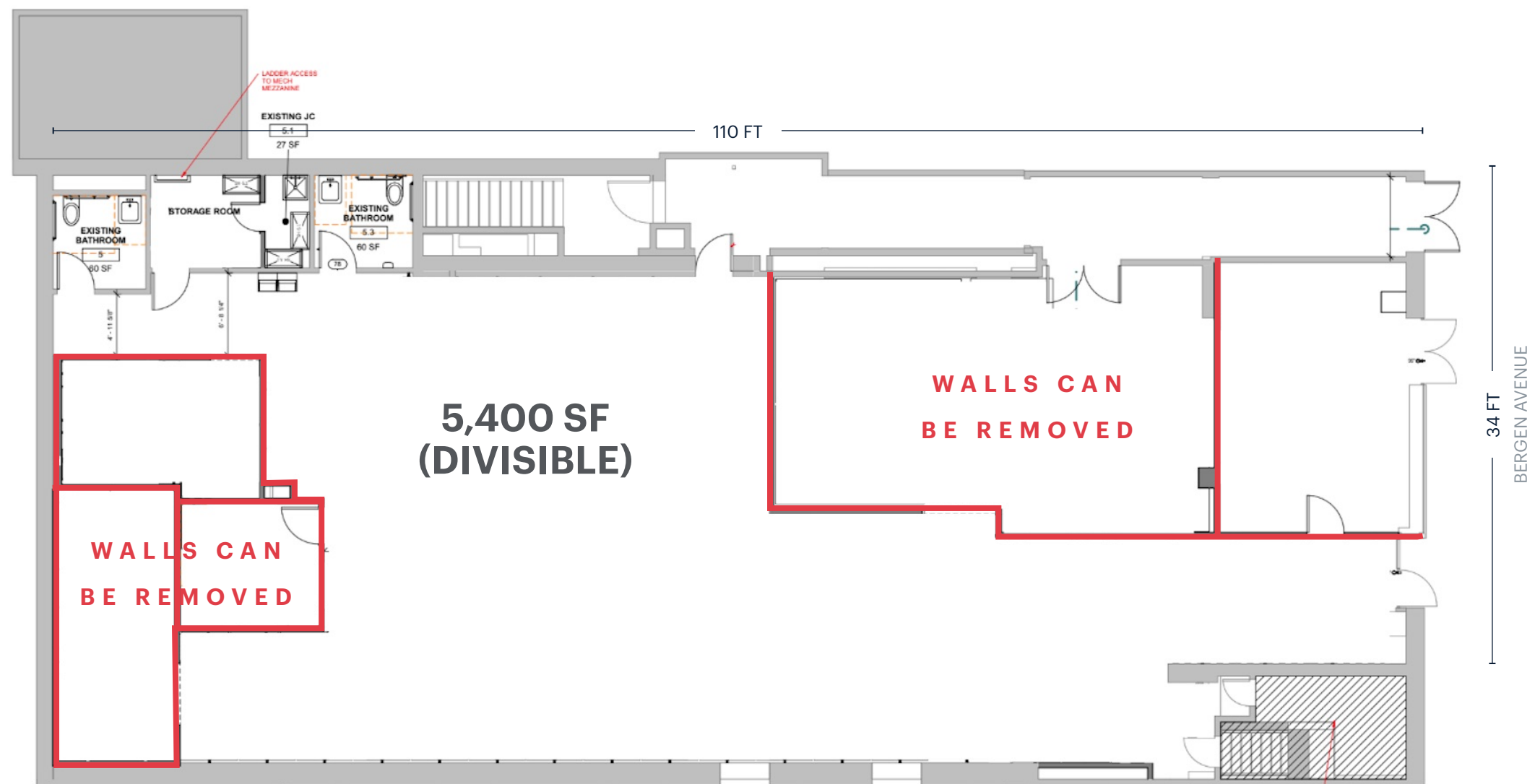
Adjacent to Hudson County Community College
STEM building and the Journal Square PATH Station

0.2 miles from Hudson County Community College's main campus - 10,169 Students; 445 Faculty Members

0.4 miles from St. Peters University - 3,500 Students;
103 Faculty Members

2 miles from New Jersey City University - 5,833
Students; 250 Faculty Members

GROUND FLOOR - 5,400 SF (DIVISIBLE)



INTERIOR PHOTOS



SURROUNDING AREA



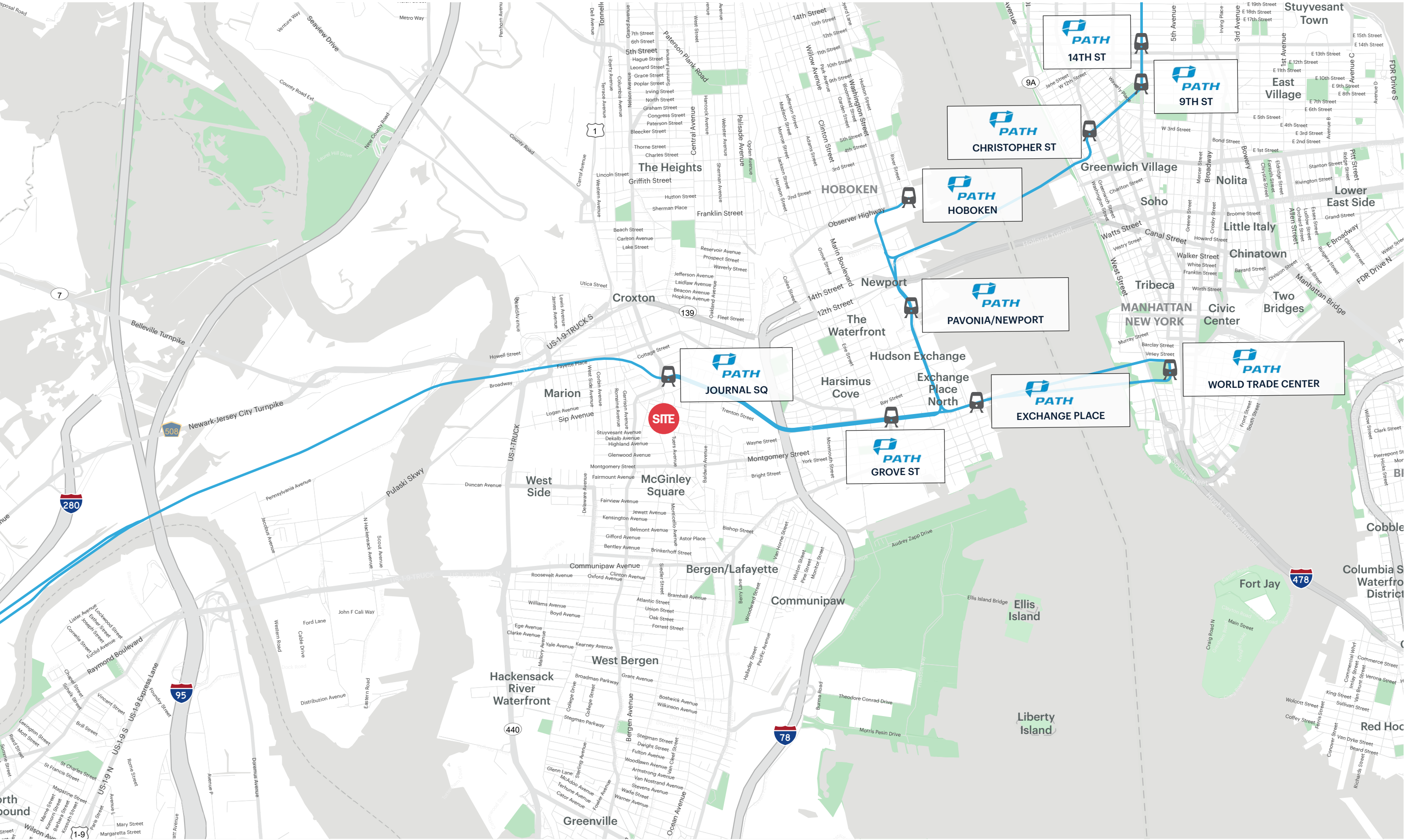
The map illustrates the Journal Square area in Jersey City, New Jersey, highlighting its strategic location and surrounding infrastructure. Key features include:

- Journal Square (872 Bergen Avenue):** The central focus of the map, marked with a red box.
- Transportation:** The PATH station at Journal Square is prominently displayed, along with other nearby stations like PATH Station Hoboken, PATH Station Newport, and PATH Station Exchange Place. Major roads shown include Route 128, New Jersey Turnpike, Newark Avenue, Columbus Drive, and Washington Street.
- Educational Institutions:** Several universities and colleges are identified, including Hudson County Community College (10,169 students, 445 faculty), Saint Peter's University (3,500 students, 103 faculty), New Jersey City University (5,833 students, 250 faculty), and William L. Dickinson High School.
- Commercial and Retail:** The map is densely populated with logos of various businesses, including retail stores like Target, CVS, Walgreens, and Best Buy; restaurants like Dunkin', McDonald's, and Starbucks; and professional services like CarePoint Health and RWJBarnabas Health.
- Geographical Context:** The Hudson River is visible on the right side of the map, and the surrounding urban landscape of Jersey City is depicted.

RESIDENTIAL



PATH STATION TRANSIT LINES TO NYC



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

CONTACT EXCLUSIVE AGENTS

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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.