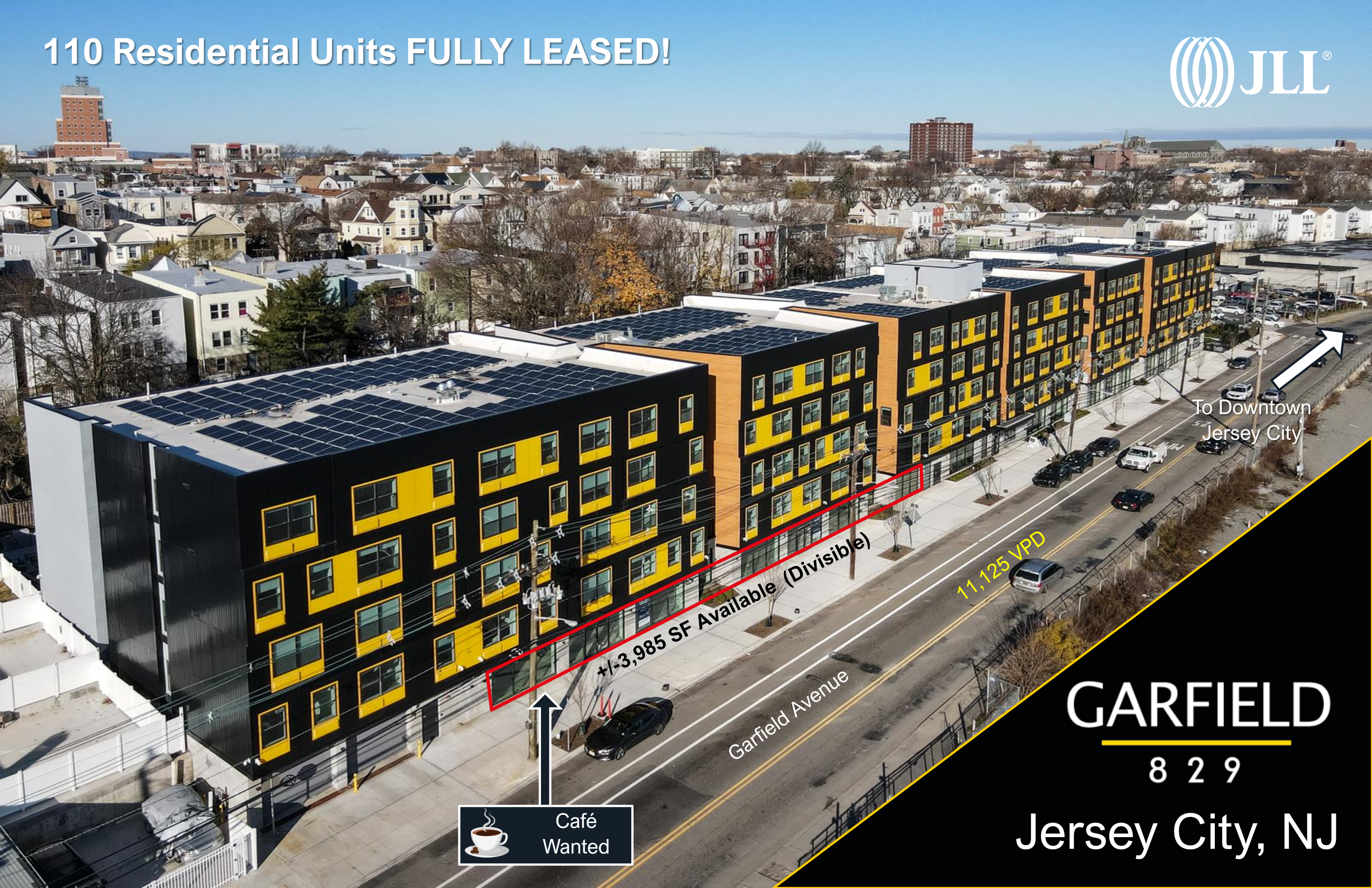
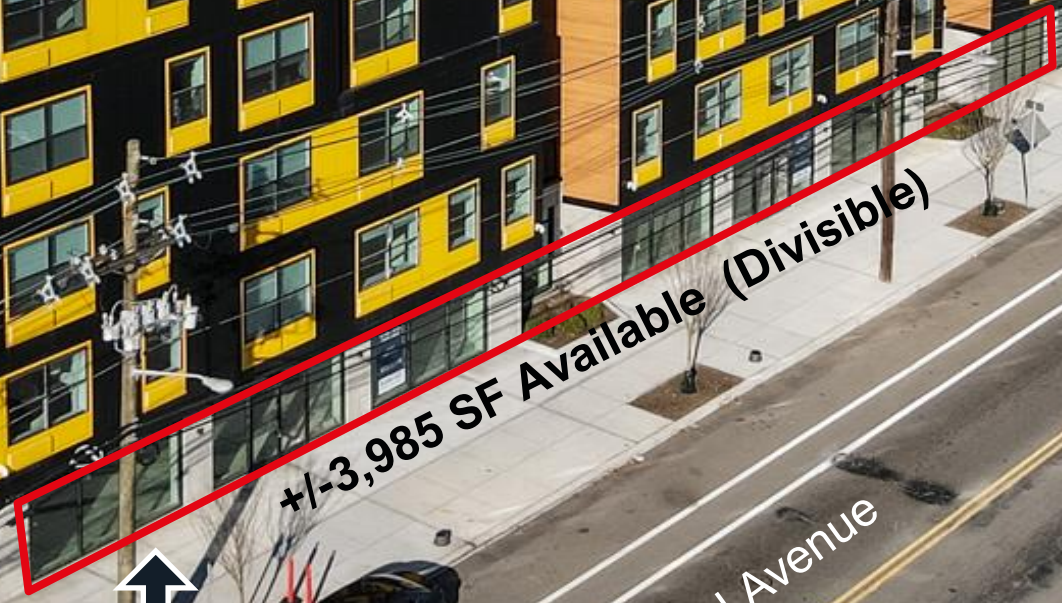


110 Residential Units FULLY LEASED!




To Downtown  
Jersey City



+/-3,985 SF Available (Divisible)

11,125 VPD

Garfield Avenue

 Café  
Wanted

**GARFIELD**

8 2 9





Jersey City, NJ



# Property Highlights

- ▶ Bergen and Lafayette’s newest and largest mixed-use development
- ▶ 110 residential units fully leased and 10,919 SF of retail on the ground floor
- ▶ +/-3,985 SF available for lease  
Unit is divisible
- ▶ One block from Garfield Light Rail Station & minutes from the Holland Tunnel & Liberty State Park
- ▶ Co-tenant is a daycare
- ▶ Traffic Counts:  
Garfield Avenue: 11,125 VPD

# Demographics

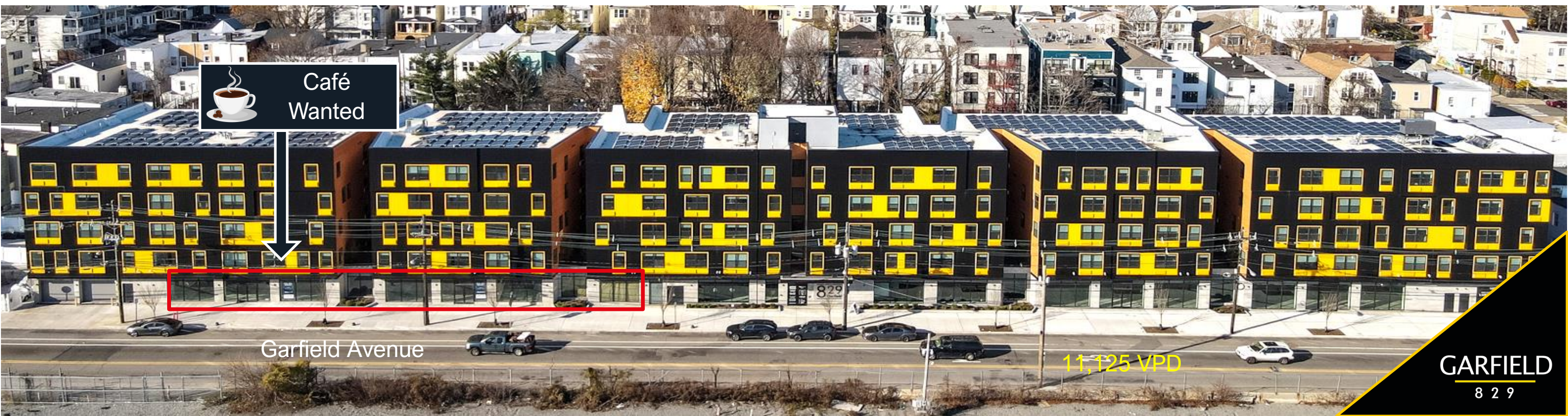
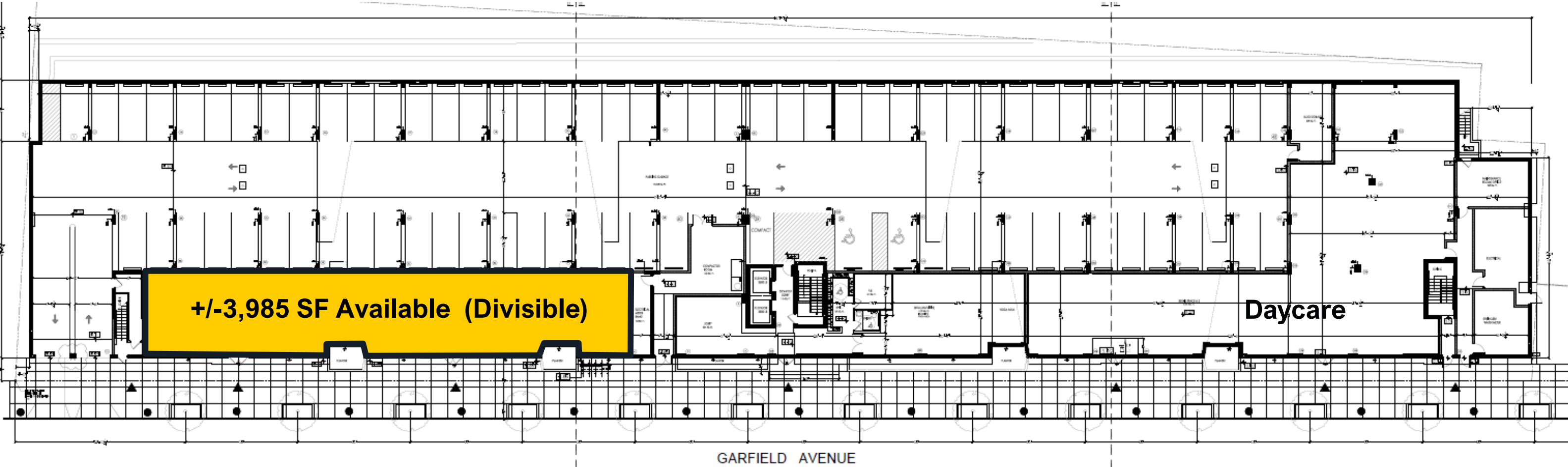
			
<b>277,979</b>	<b>\$89,874</b>	<b>96,841</b>	<b>8,879</b>
Population	Med. HH Income	Employees	Businesses



Demographics taken within 3 miles Source: ESRI, 2022

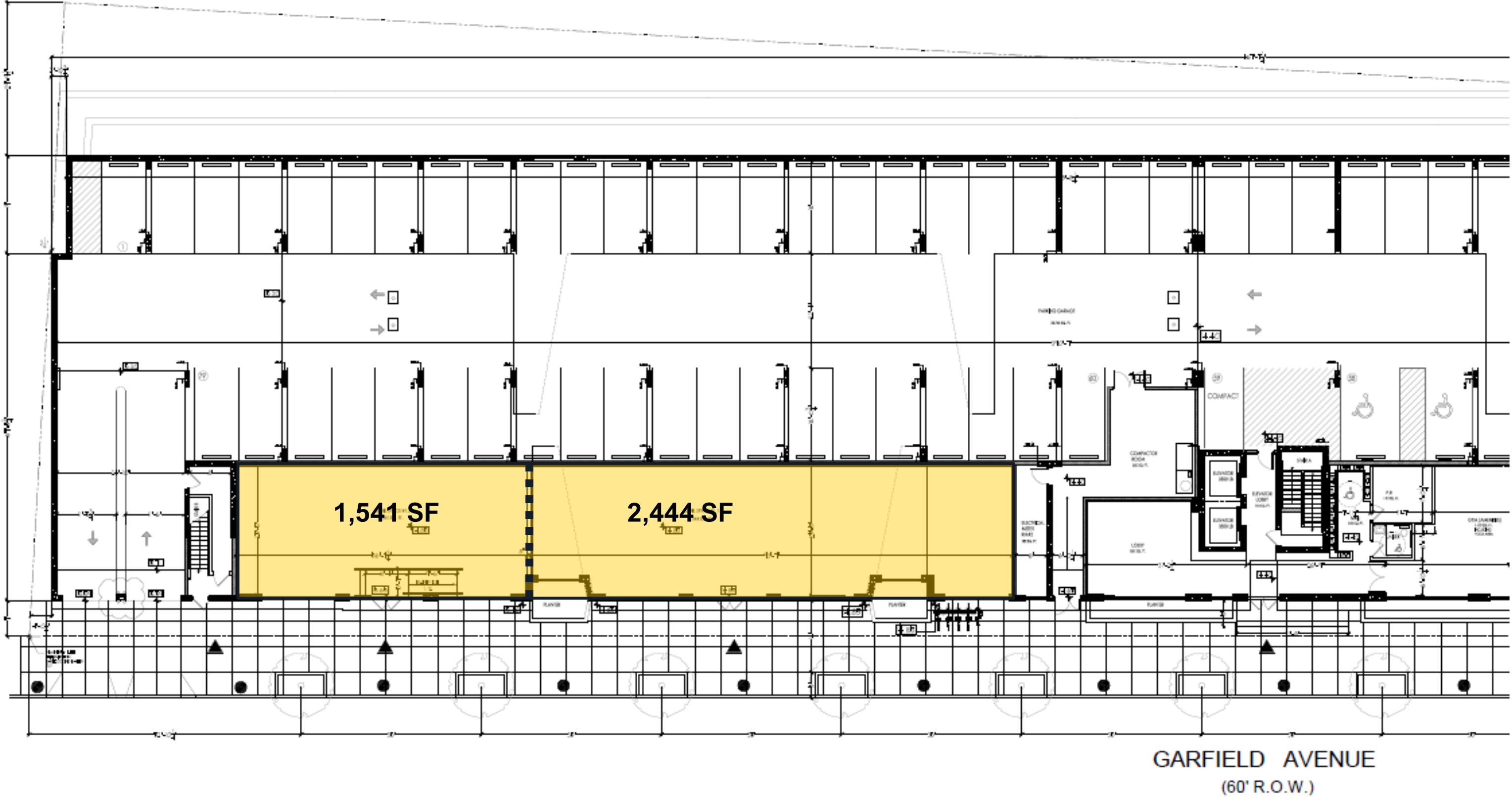


# Floor Plan





# Proposed Demising Plan





# Market Aerial



For more information contact:

**David Townes**  
Managing Director  
+1 917 993 5515  
david.townes@jll.com

**Alana Friedman**  
Vice President  
+1 201 741 0990  
alana.friedman@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.