

Fully Built Out & Stand Alone Building For Lease With Parking - Plug and Play!

## 660 TONNELE AVENUE, JERSEY CITY 07307

On High-Traffic Tonnele Ave with Unbelievable Visibility and 63,302 VPD

Virtual Walk-Thru Available



RETAIL

UP TO  
**10,000 SF**

STAND ALONE  
BUILDING FOR LEASE  
WITH PARKING

BRAND NEW!

**BOBBY ANTONICELLO JR.**

Licensed Real Estate Broker

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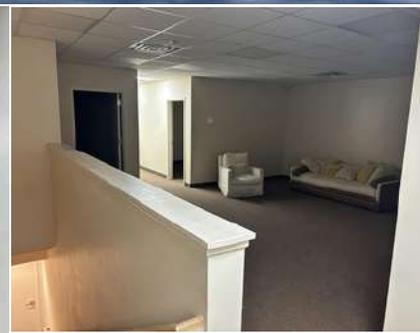
# FRONT OF THE HOUSE



**BACK OF THE HOUSE**



# SECOND FLOOR



# 660 TONNELE AVENUE, JERSEY CITY 07307

## SIZE:

GROUND FLOOR: ± 8,600 SF

- Check-in/Waiting Area
- Retail Area
- Distribution Area
- Interior Garbage Area
- Storage Room
- 3 Office Spaces
- Manufacturing Area
- 3 ADA Restrooms
- Break Room

SECOND FLOOR: ± 1,260 SF

- Conference Room
- 2 Private Offices
- Lounge Area
- 1 ADA Restroom

## FRONTAGE:

TONNELE AVE: 113 FT

## CEILING HEIGHT:

13 FT

## LOCATION:

LOCATED ON TONNELE AVE BETWEEN SECAUCUS RD AND MANHATTAN AVE.

## PARKING:

+/- 26 PARKING SPACES

## LOADING:

1 BAY

## TRAFFIC COUNT:

63,302 VPD.

## RENT TYPE:

NNN

## RENT:

UPON REQUEST

## COMMENTS:

UNBELIEVABLE OPPORTUNITY TO STEP INTO A BRAND NEW BUILDING WITH A FULL BUILD OUT ALONG TONNELE AVE IN JERSEY CITY.

TONNELE AVENUE IS A MAJOR THOROUGHFARE IN JERSEY CITY'S HIGHWAY COMMERCIAL ZONE, WITH STRONG VEHICLE COUNTS AND GREAT FRONTAGE FOR DRIVE-BY VISIBILITY. NEARBY PROPERTIES HIGHLIGHT "EXCELLENT VISIBILITY, STRONG TRAFFIC COUNTS, AND CONVENIENT ACCESS," MAKING IT IDEAL FOR BUSINESSES THAT BENEFIT FROM PASSING TRAFFIC, SUCH AS RETAIL, AUTOMOTIVE SERVICES, OR CONSUMER-FACING OPERATIONS.

THE AREA IS UNDERGOING MASSIVE TRANSFORMATION WITH HIGH-RISE RESIDENTIAL TOWERS, NEW RETAIL (INCLUDING A TARGET ANCHOR), AND MIXED-USE PROJECTS DRAWING THOUSANDS OF NEW RESIDENTS AND INCREASING FOOT TRAFFIC/DEMAND. DEVELOPMENTS LIKE ONE JOURNAL SQUARE, THE JOURNAL, AND OTHERS ARE ADDING RESIDENTIAL UNITS, AMENITIES, AND COMMERCIAL SPACE, REVITALIZING THE BROADER REGION AND CREATING A VIBRANT, GROWING CUSTOMER BASE.

THE CORRIDOR SUPPORTS A WIDE RANGE OF USES (E.G., RETAIL, OFFICE, HOSPITALITY, SERVICE-ORIENTED BUSINESSES), WITH RECENT ACTIVITY IN CANNABIS/RETAIL SHOWING VIABILITY FOR ADAPTABLE SPACES. THE PROPERTY ITSELF HAS HOSTED LARGE-SCALE COMMERCIAL OPERATIONS (PREVIOUSLY 10,000 SQ FT FOR A DISPENSARY), INDICATING SUITABILITY FOR SIMILAR HIGH-VISIBILITY TENANTS.

AS A FAST-GROWING HUB, JERSEY CITY OFFERS LOWER COSTS THAN NYC WITH EXCELLENT CONNECTIVITY, POPULATION DENSITY, AND ECONOMIC MOMENTUM—PERFECT FOR BUSINESSES SEEKING EXPOSURE IN A DYNAMIC MARKET NEAR MAJOR PORTS, AIRPORTS, AND THE NORTHEAST CORRIDOR.

## STATUS:

AVAILABLE NOW

## MAIN ENTRANCE

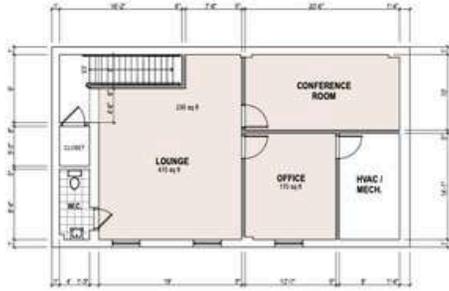


## ENTRANCE AND LOADING





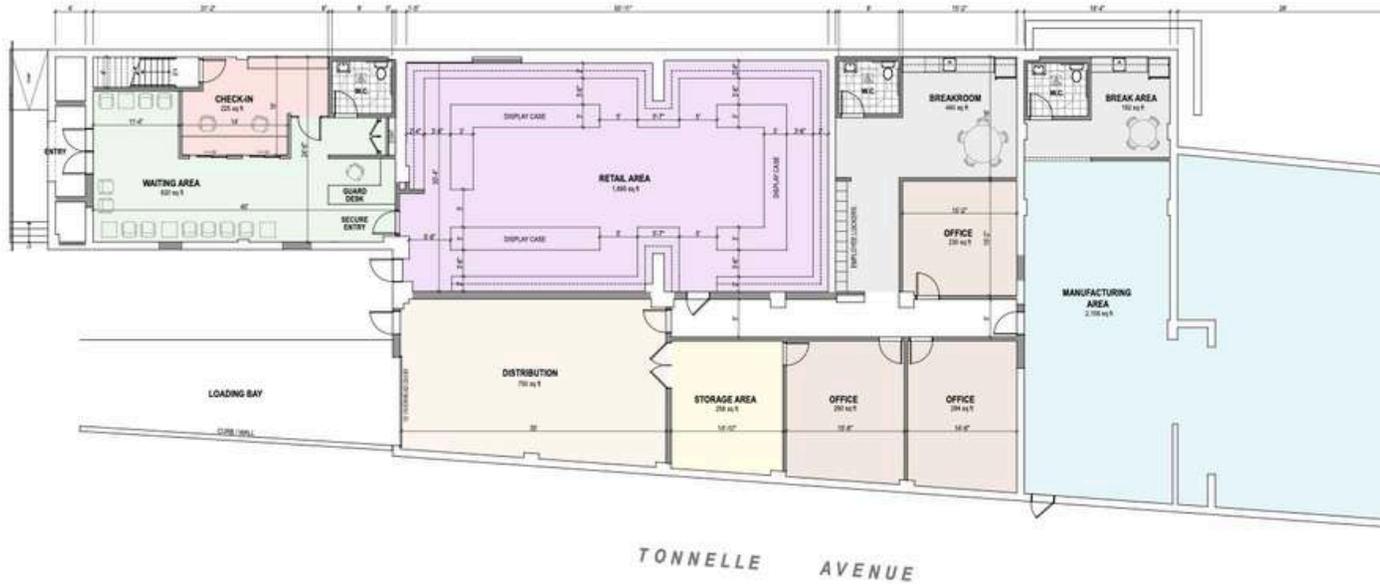
# FLOOR PLAN:



DRAWING LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION

AREA LEGEND	
	CHECK-IN / RECEPTION
	SHIPPING / RECEIVING
	STORAGE AREA
	WAITING AREA
	PACKAGING
	RETAIL AREA
	EMPLOYEE / BREAK AREA
	OFFICE AREA

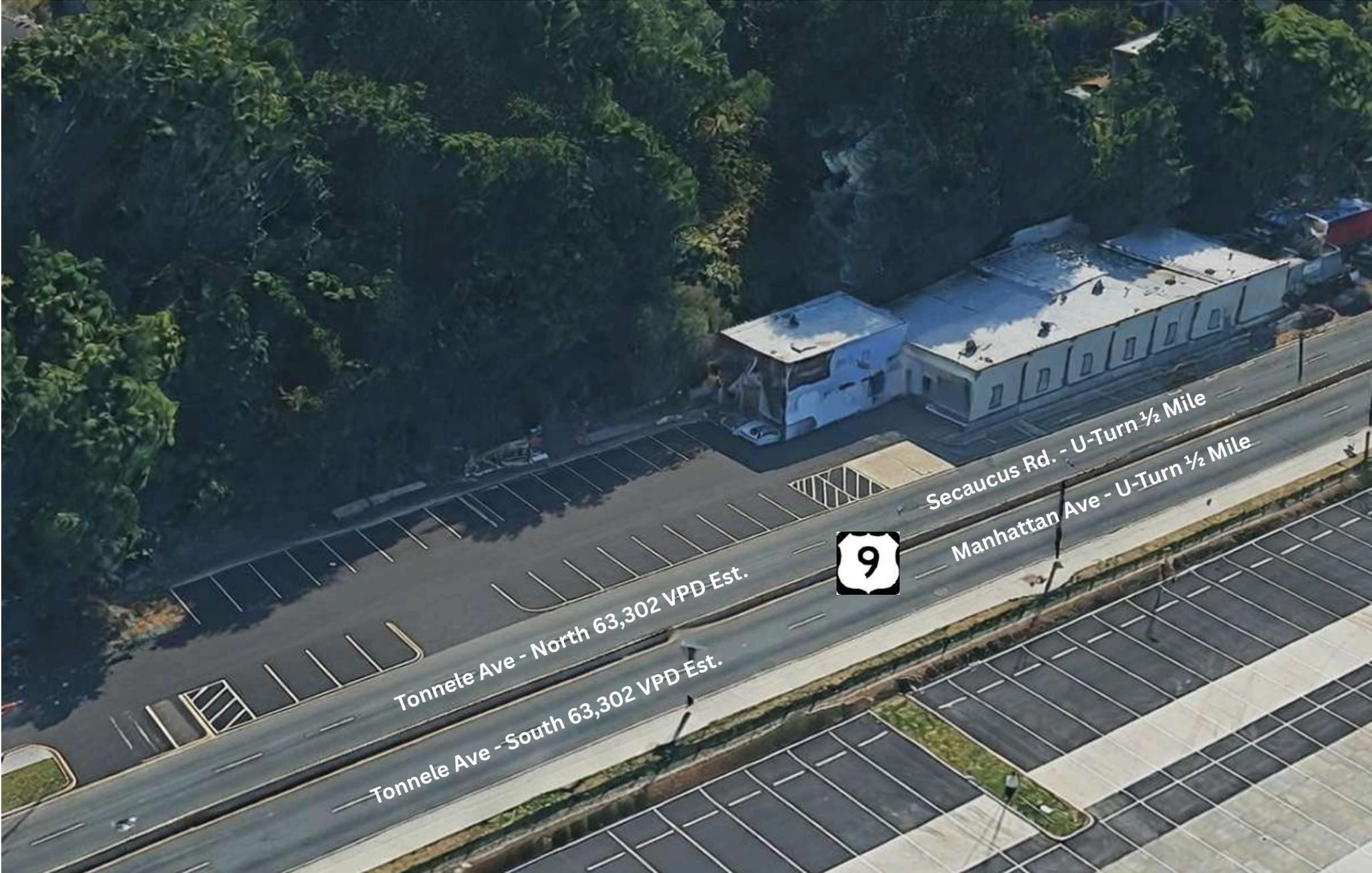
SECOND FLOOR PLAN - PROPOSED (± 1,260 S.F.)



GROUND FLOOR PLAN - PROPOSED SCHEME C (± 8,600 S.F.)



# AERIAL:



Tonnele Ave - North 63,302 VPD Est.

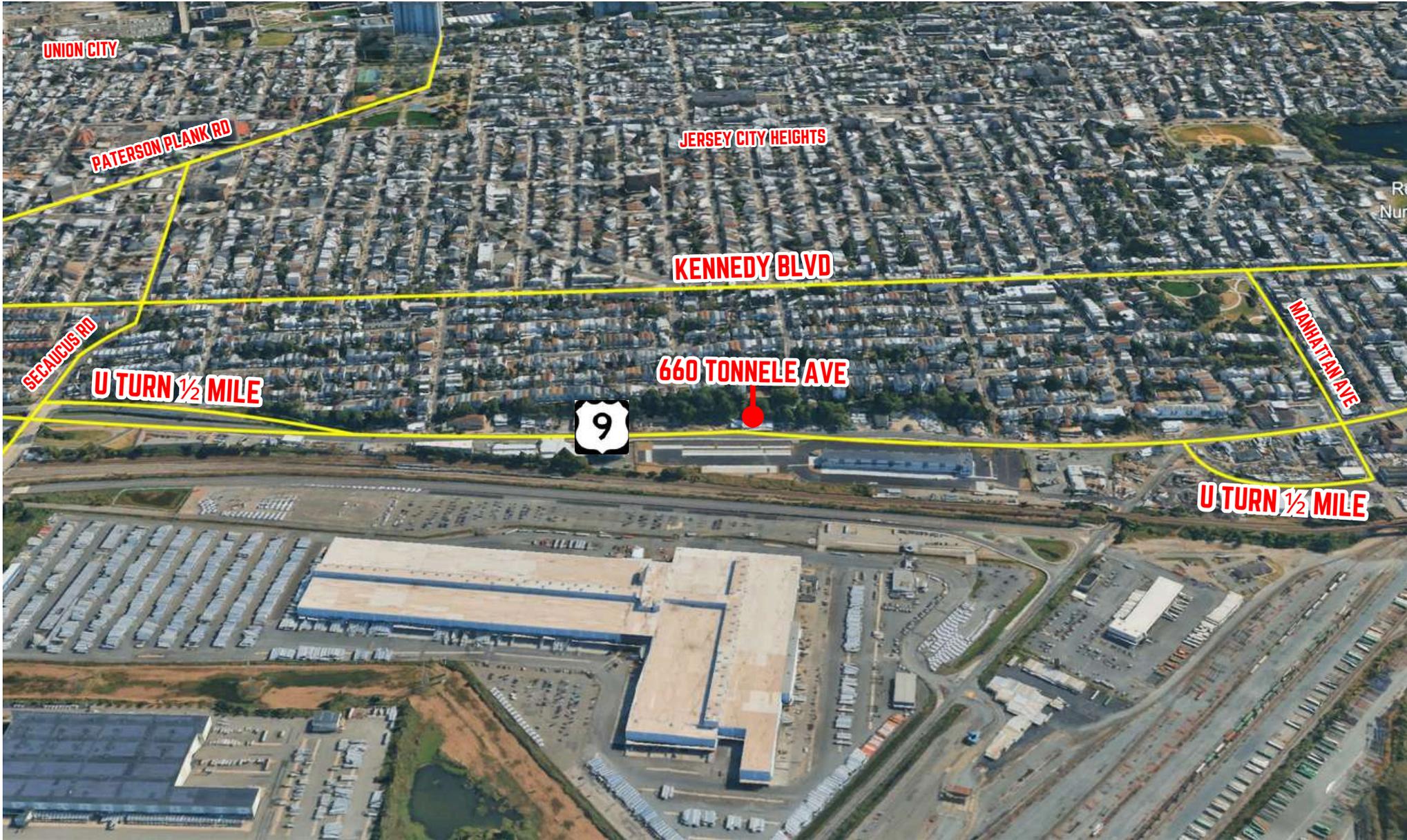
Tonnele Ave - South 63,302 VPD Est.



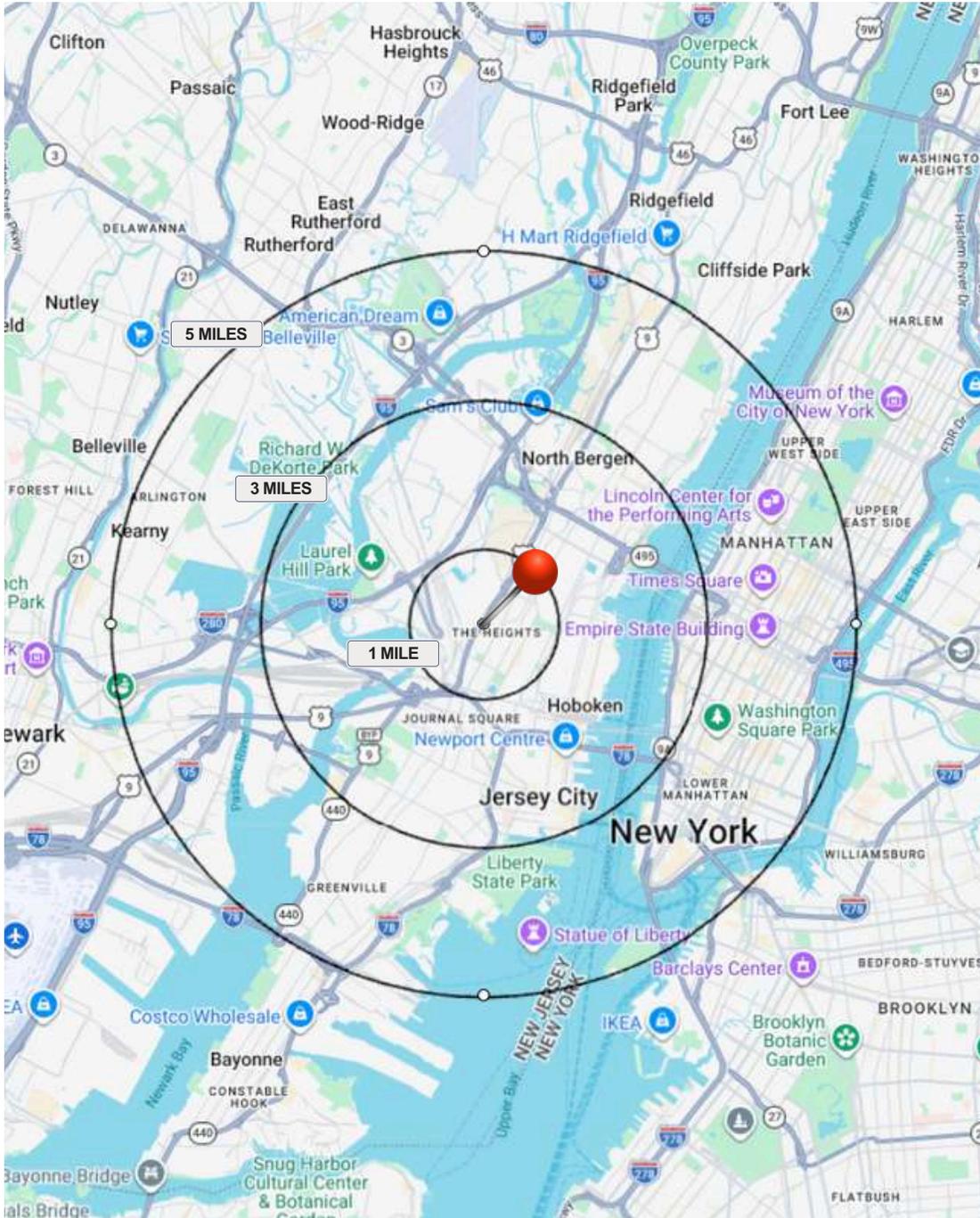
Secaucus Rd. - U-Turn 1/2 Mile

Manhattan Ave - U-Turn 1/2 Mile

# AERIAL:



# DEMOGRAPHICS:



## 1 MILE RADIUS

### POPULATION

12,333

### HOUSEHOLDS

3,654

### MEDIAN AGE

33.4

### COLLEGE GRADUATES

(Bachelor's +)

1,474 - 18.7%

### TOTAL BUSINESSES

482

### TOTAL EMPLOYEES

3,260

### MEDIAN AGE

33.4

### DAYTIME POPULATION

(w/ 16 yr +)

6,880

## 3 MILE RADIUS

### POPULATION

54,842

### HOUSEHOLDS

17,422

### MEDIAN AGE

35.3

### COLLEGE GRADUATES

(Bachelor's +)

7,283 - 20.2%

### TOTAL BUSINESSES

1,408

### TOTAL EMPLOYEES

13,513

### MEDIAN AGE

33.4

### DAYTIME POPULATION

(w/ 16 yr +)

30,647

## 5 MILE RADIUS

### POPULATION

90,649

### HOUSEHOLDS

30,173

### MEDIAN AGE

37.0

### COLLEGE GRADUATES

(Bachelor's +)

14,562 - 24.0%

### TOTAL BUSINESSES

2,661

### TOTAL EMPLOYEES

31,697

### MEDIAN AGE

33.4

### DAYTIME POPULATION

(w/ 16 yr +)

60,637

# CONTACT AGENT

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THE MEDICINE WOMAN



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