

# Welcome

## ABOUT 200 MONTICIELLO AVE

200 Monticello is a new development, mixed use building of 38-unit residential rentals and 3 storefronts, gym and a rooftop lounge.

12 ft ceilings allowed uses are recreation usage, pickleball, badminton, gyms, dance studios, retail, restaurant, medical, office and more.

The 200 Monticello Ave building has great visibility, heavy foot traffic and sits steps from the McGinley Square. Hundreds of new residential units constructed in the immediate area.



### LOCATION

*Jersey City, NJ*

### SPACE TYPE

*Commercial*

### STOREFRONTS

*Three*

### PRICE

*\$30 per sqft*

## ABOUT THE SPACE

- Space: 1st floor, 2,331sqft
- Terms: negotiable
- Rental Rate: \$30/sqft
- Space Use: Flex
- Lease rate does not include utilities, property expenses or building services
- Central Air and Heating
- Available: January 1, 2025
- Zone 1: Historic Neighborhood Mixed-Use Zone of the Jackson Hill Redevelopment Plan
- Condition: New, Year Built: 2024



## OPTIONS

Available Units breakdown:

- can be delivered as 1 open space (2,331 sq ft)
- can be divided into 2 open spaces
- can be divided into 3 open spaces

## COMMERCIAL SPACE:

### CONTACT INFORMATION

#### AGENTS

*Natalia Rawska*  
*Kevin Oliveira*

#### PHONE

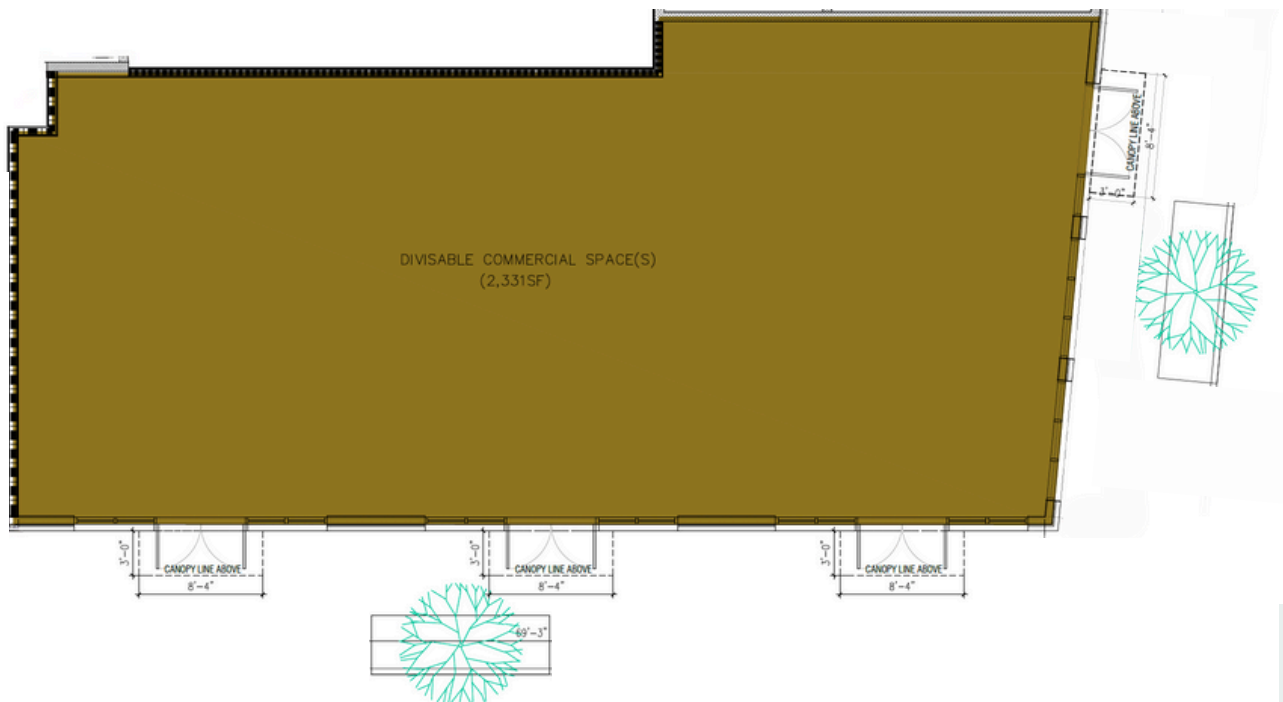
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#### BROKERAGE

*Serhant*



200 Monticello Ave

# Transportation

– Jersey City

## TRANSIT/SUBWAY:

- Journal Square Path: 10min drive, 1.4miles
- Grove Street Path: 10min drive, 1.8miles
- Newport Station Lightrail: 15min drive, 2.6miles
- Jersey Avenue Lightrail: 8 min drive, 1.5miles

## COMMUTER RAIL:

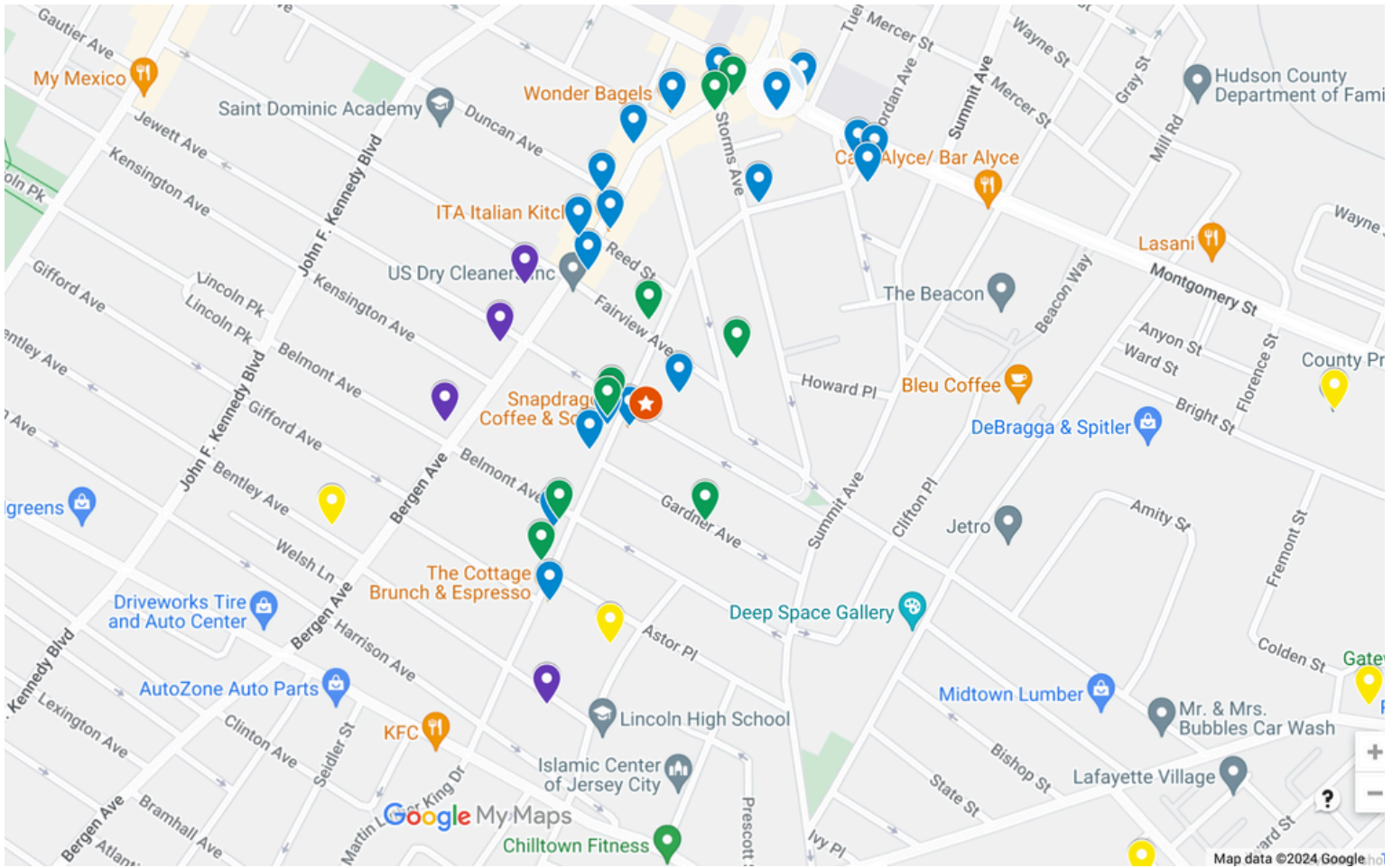
- Hoboken Terminal: 19min drive, 3.6miles
- Secaucus Junction: 22min drive, 4.7miles
- New York Penn Station: 30min drive, 7.9miles
- Grand Central Terminal: 40min drive, 7.3miles

## AIRPORT:

- Newark Liberty International: 18min drive, 8.5miles
- LaGuardia: 50min drive, 16miles



# Neighborhood Map



## DETAILS

### Restaurants

#### Individual styles

- Snapdragon Coffee & Social
- Baonanas Banana Pudding
- Aasma Restaurant
- Moore's Place
- Goldy's Fried Chicken
- The Cottage Brunch & Espe...
- ITA Italian Kitchen
- Brisas Del Valle
- Krewe of McGinley Square
- Crema
- Tlaloc taqueria
- Wonder Bagels
- Alex Sazón
- Astor Bar & Grill
- Subway
- Rinconcito Copaneco
- Coconut
- Mi Mariachi Restaurant

### Stores

#### Individual styles

- Don Henriquez
- The Bike Hub, Jersey City
- Kilt Masters
- Belmont liquor
- Lastplacewinners
- Monticello Smoke Shop
- Medical Mega
- H. Schoenberg
- Kim's Beauty Supply

### Churches

#### Individual styles

- Metropolitan AME Zion Church
- Good Shepherd Church of Ch...
- Trinity Gospel Haven Church
- Christ Our Saviour Lutheran ...

### Schools

#### Individual styles

- Jersey City Community Char...
- Julia A. Barnes Elementary S...
- County Prep High School
- Beloved Community Charter ...
- Jersey City Regional Day Sc...
- Jersey City Elementary Scho...

# Population

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,704	25,302	77,313
Average Age	34.3	35.4	35.5
Average Age (Male)	35.0	35.3	34.8
Average Age (Female)	34.3	36.1	36.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,374	11,573	33,583
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$63,944	\$69,308	\$80,917
Average House Value	\$242,107	\$321,666	\$375,574

**77,815 PEOPLE WITHIN 1 MILE**

**\$80,870 AVERAGE INCOME  
PER HOUSEHOLD**

The Broker relies on information provided by the Landlord or other sources supplied by the Landlord and does not verify its accuracy. The Broker makes no representations or warranties, express or implied, regarding the accuracy of this information.

# Space

## MAY 2024: CONSTRUCTION PROGRESS



## OCTOBER 2024: CONSTRUCTION PROGRESS



## RENDERINGS:



# Thank You

AGENTS

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BROKERAGE

**SERHANT.**

