



For Lease

**RIPCO**  
RETAIL LEASING

# 404 Tonnelle Avenue

Jersey City, NJ  
Hudson County

1,250 - 10,000 SF

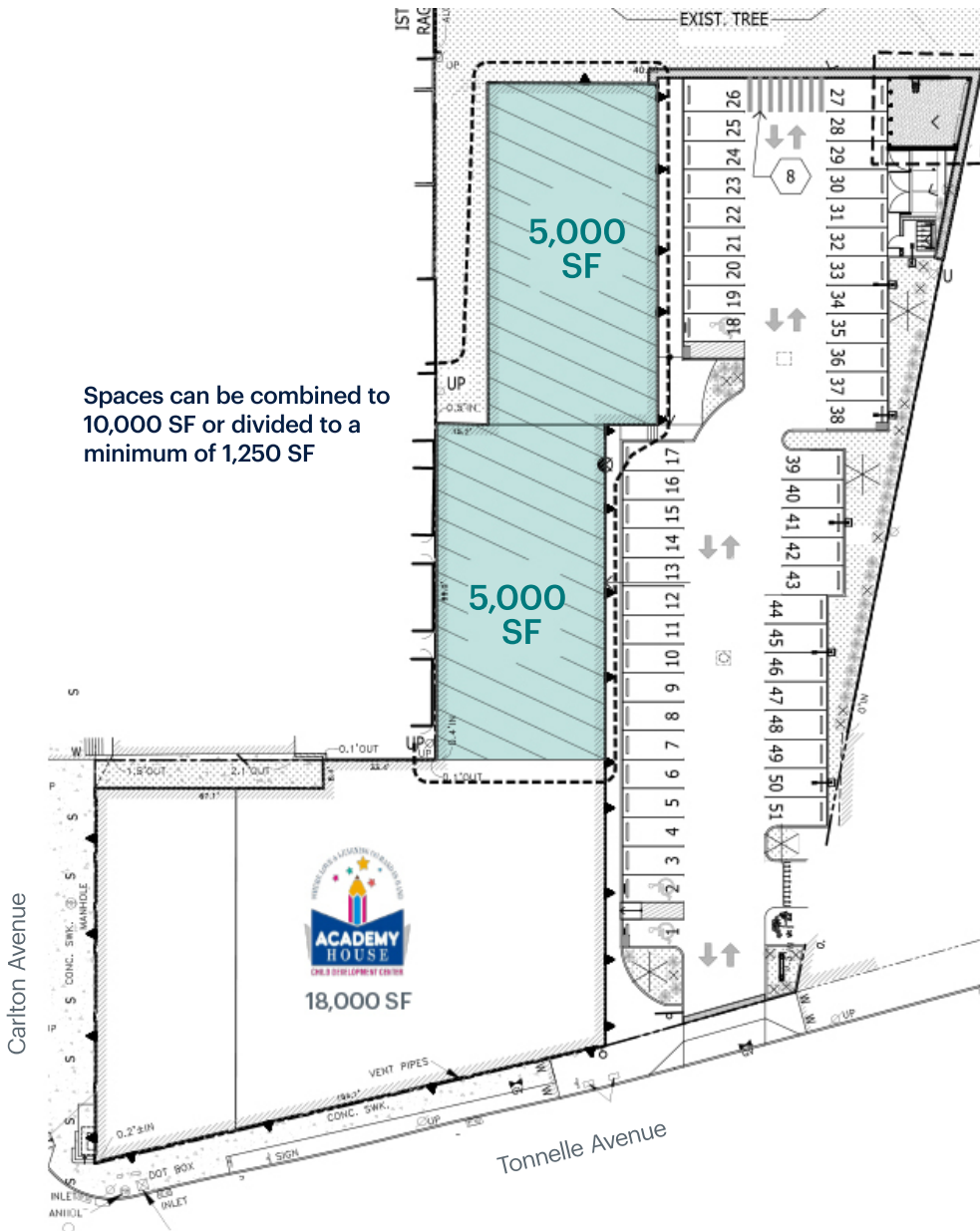
Retail Space at the center of Routes 1 & 9 business district

**Contact**  
**Exclusive Agents**

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# Space Details



<b>Size</b>	1,250 - 10,000 SF Spaces can be combined or divided
<b>Rent</b>	\$40-45.00 PSF for 1,250 - 5,000 SF \$35-\$40.00 PSF for 5,000 - 10,000 SF
<b>NNN's</b>	\$10.00 PSF
<b>Co-Tenants</b>	Academy House 5 Child Development Center
<b>Neighbors</b>	Dunkin', Rodeway Inn, Walgreen's, Papa John's, Burger King, AT&T, Santander Bank, McDonald's, Stop & Shop
<b>Comments</b>	High traffic counts - 70,581 vehicles per day Property sits at a busy 4-way traffic light intersection High population density Property is at the center of Route 1&9 business district New retail space available, up to 10,000 SF Approximately 50 parking spaces

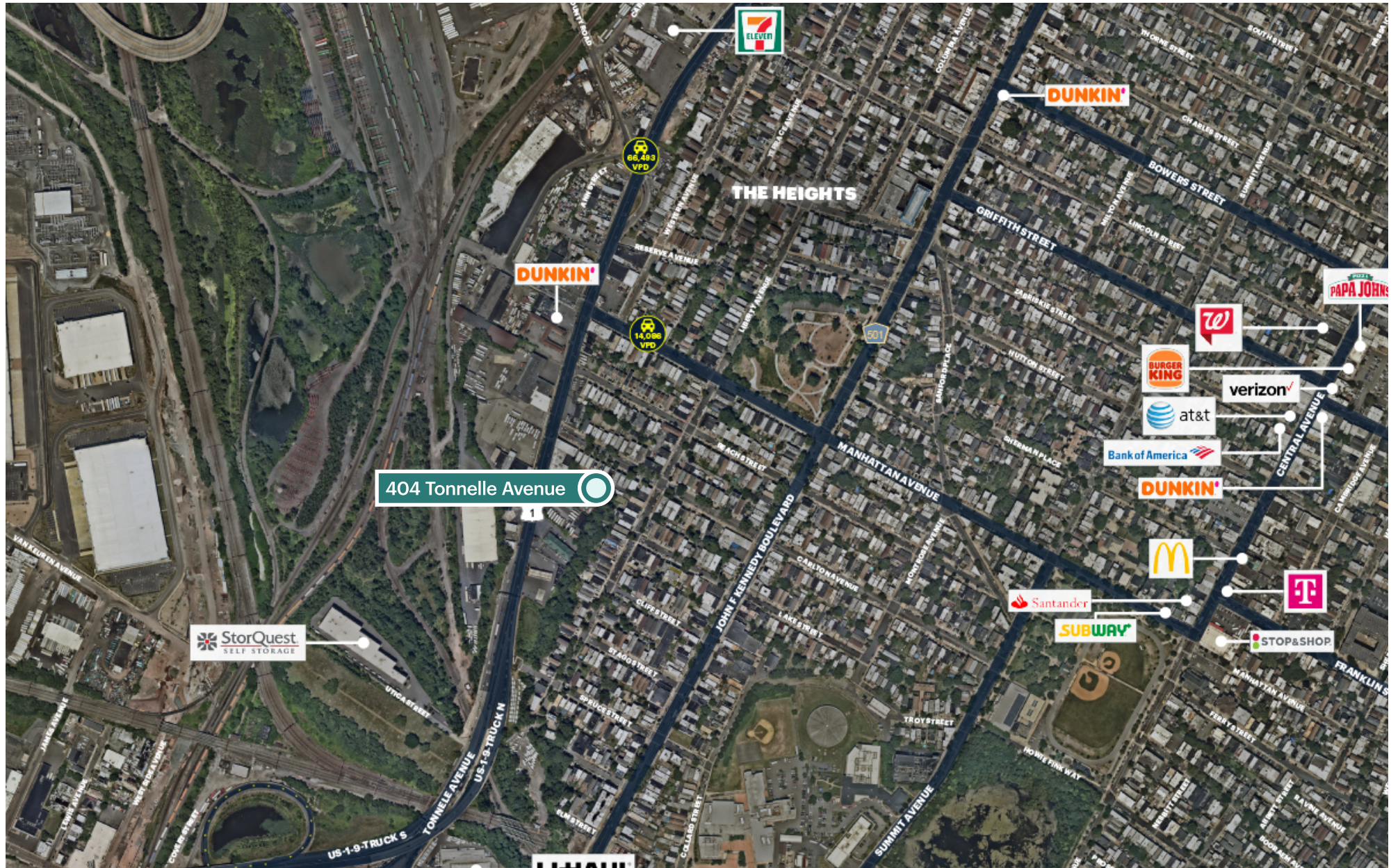


# Market Retail





# Local Retail





# Property Overview





# Property Photos



Retail facing parking lot



Carlton Street entrance to daycare



Traffic light at Carlton & Tonnelle; Entrance to property on right side of this photo



Large parking lot for 50 cars





2025 estimates

# Area Demographics

	0.5 mile	1 mile	1.5 miles
Population	12,674	66,817	146,255
Total Households	4,7887	26,509	59,470
Median Age	36.5	35.7	35.1
Population with Bachelors +	4,480	24,931	58,881
Total Businesses	201	1,650	3,567
Total Employees	2,999	23,641	52,787
Total Daytime Employees	9,606	56,760	122,844
Avg Household Income	\$112,257	\$119,816	\$137,529