



For Lease

RIPCO
RETAIL LEASING

404 Tonnelle Avenue

Jersey City, NJ
Hudson County

1,250 - 10,000 SF

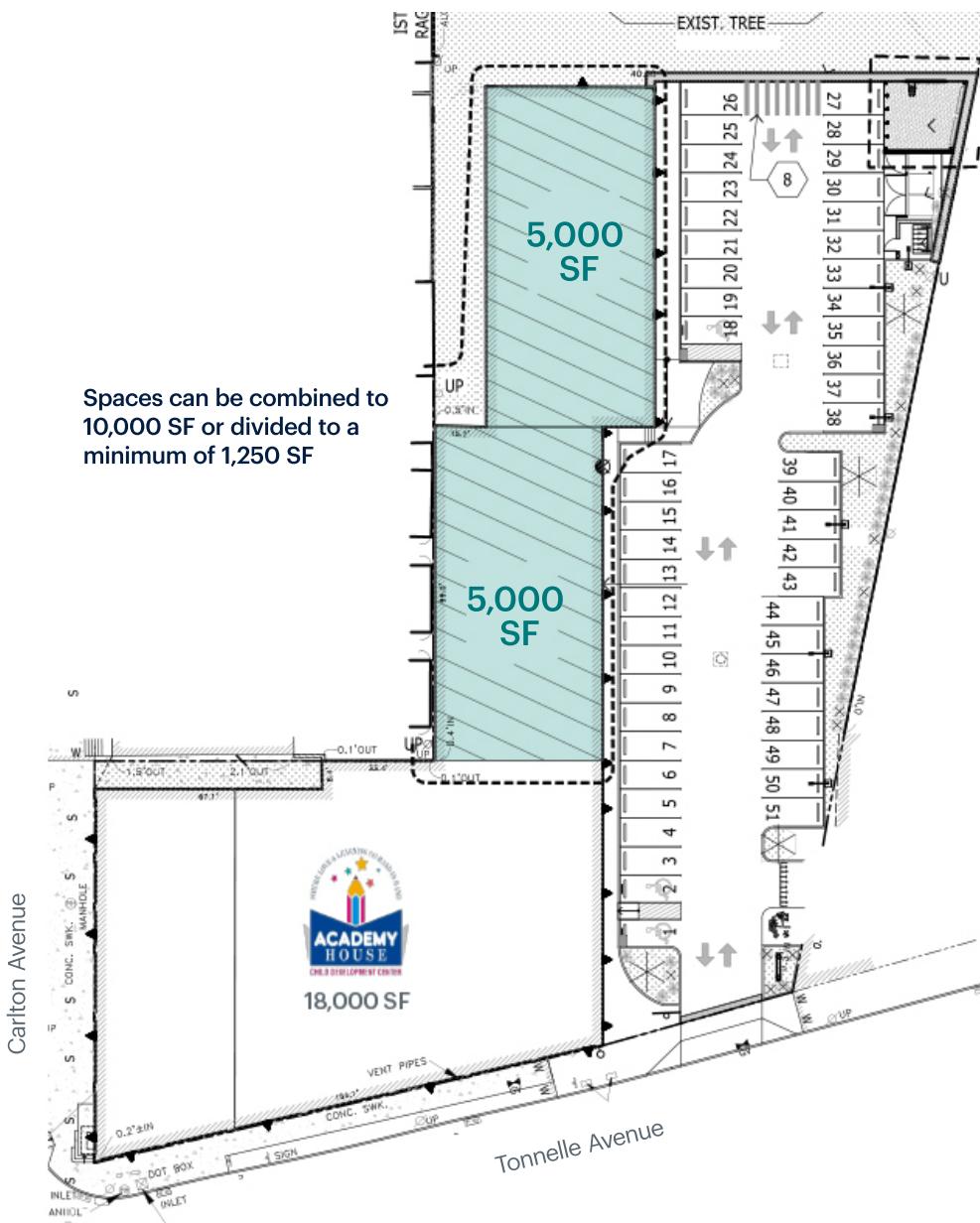
Retail Space at the center of Routes 1 & 9 business district

Contact
Exclusive Agents

Florian Suserman
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Samantha Zawadzki
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Space Details



Size	1,250 - 10,000 SF Spaces can be combined or divided
Rent	\$40-45.00 PSF for 1,250 - 5,000 SF \$35-\$40.00 PSF for 5,000 - 10,000 SF
NNN's	\$10.00 PSF
Co-Tenants	Academy House 5 Child Development Center
Neighbors	Dunkin', Rodeway Inn, Walgreen's, Papa John's, Burger King, AT&T, Santander Bank, McDonald's, Stop & Shop
Comments	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



RIPCO RETAIL LEASING

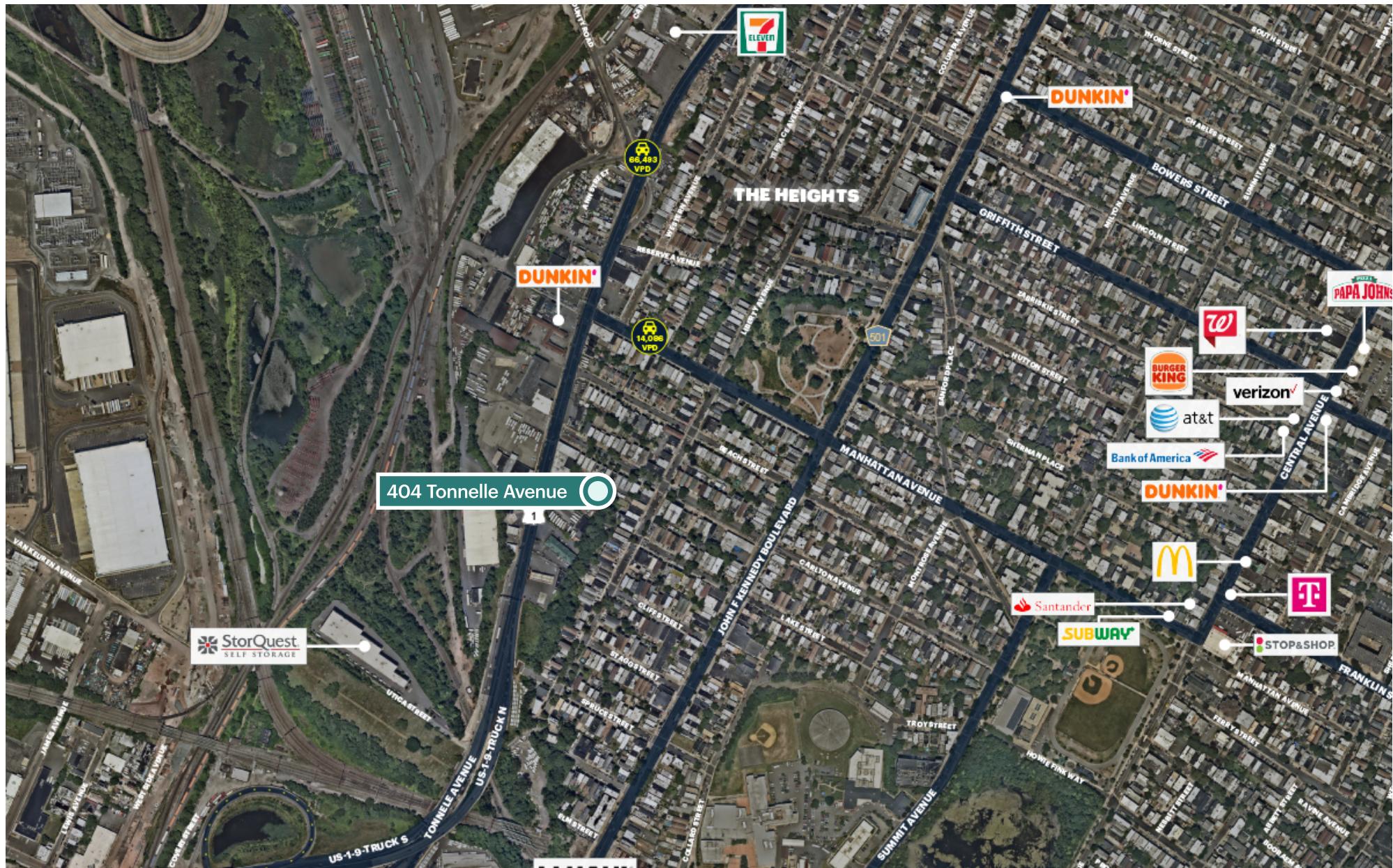
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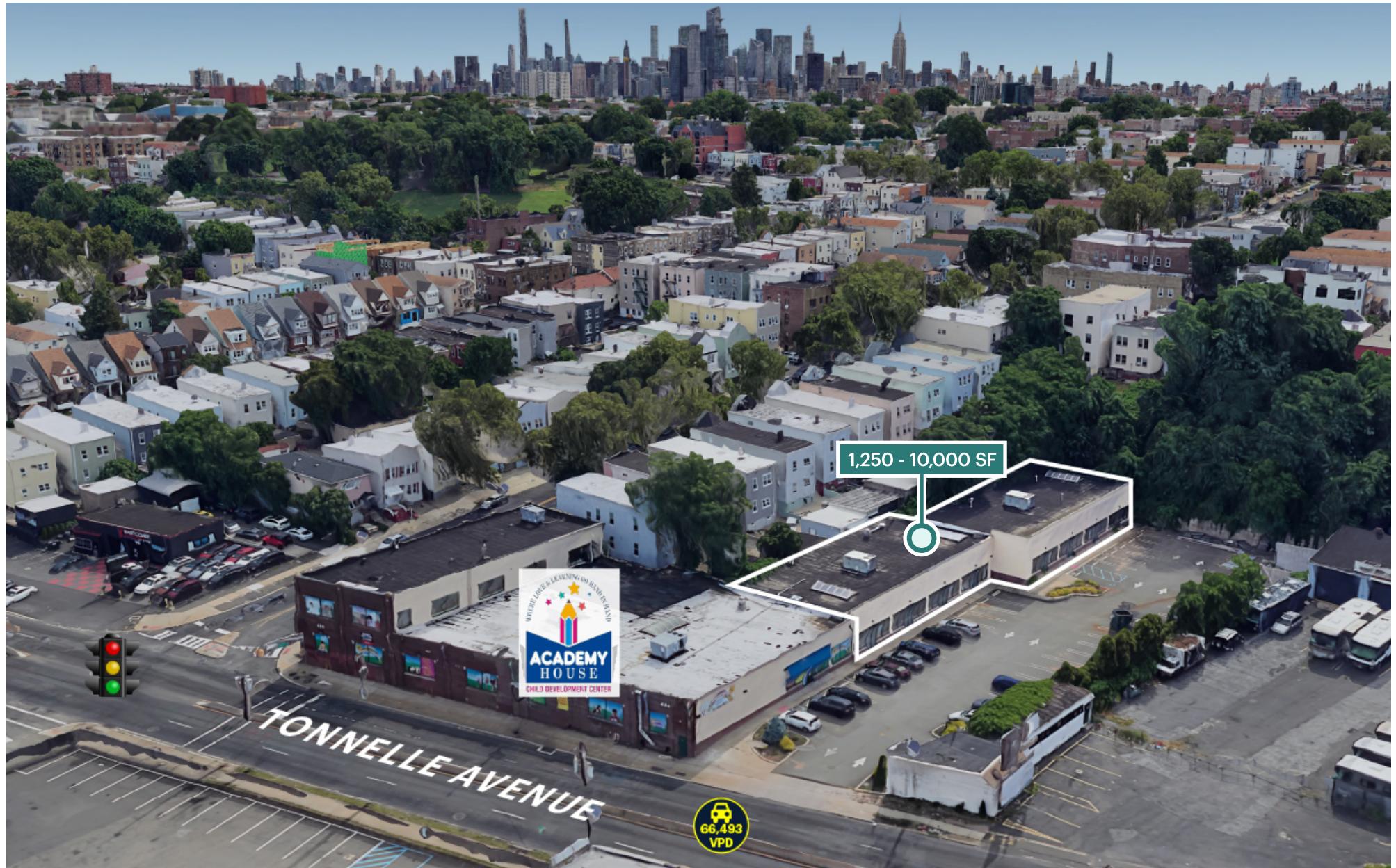
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Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

Local Retail



Property Overview



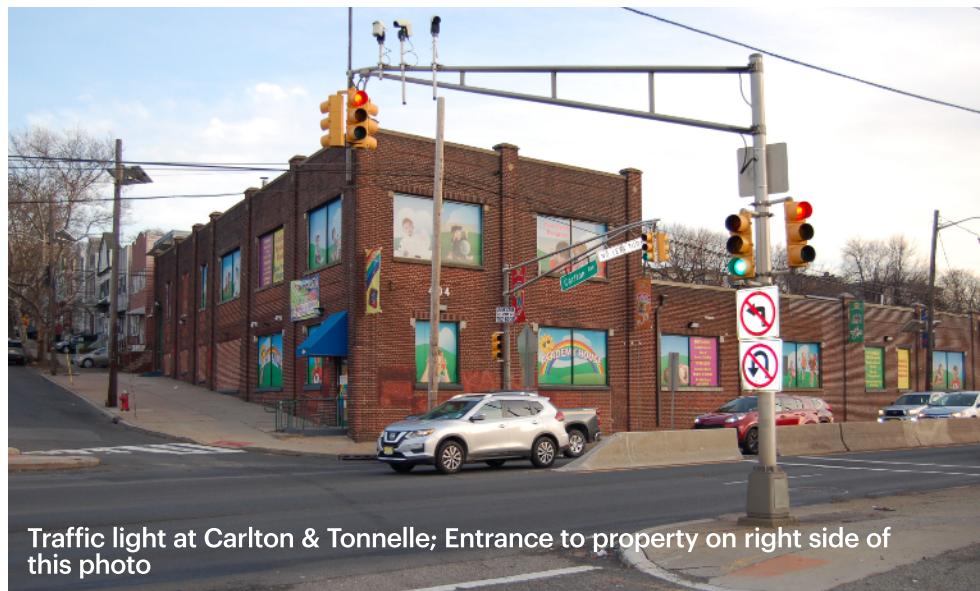
Property Photos



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