

172 CHRISTOPHER COLUMBUS DR. JERSEY CITY, NJ 07302

PRIME RETAIL SPACE AVAILABLE IN DOWNTOWN JERSEY CITY

HIGHLIGHTS:

Located in the heart of Downtown Jersey City on busy Christopher Columbus Drive.
3,424 SF available for lease with a full build out.
3 blocks from the Grove Street PATH Station.
Surrounded by hundreds of new residential units and condos.

SPACE AVAILABLE:

3,424 SF

LOCATION:

Between Jersey Ave and Borrow Street.
Steps off Restaurant Row.

TRAFFIC COUNT:

Christopher Columbus Dr: 20,764 VPD
Jersey Ave: 6,386 VPD

CEILING HEIGHT:

12 FT - 15 FT

LEASE TYPE:

NNN

TERM:

Negotiable

ASKING RENT:

Upon request



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com



201 Marin Blvd, Unit 106, Jersey City, NJ 07302



LOCATION

NEIGHBORING RETAILERS:



SPACE AVAILABLE:

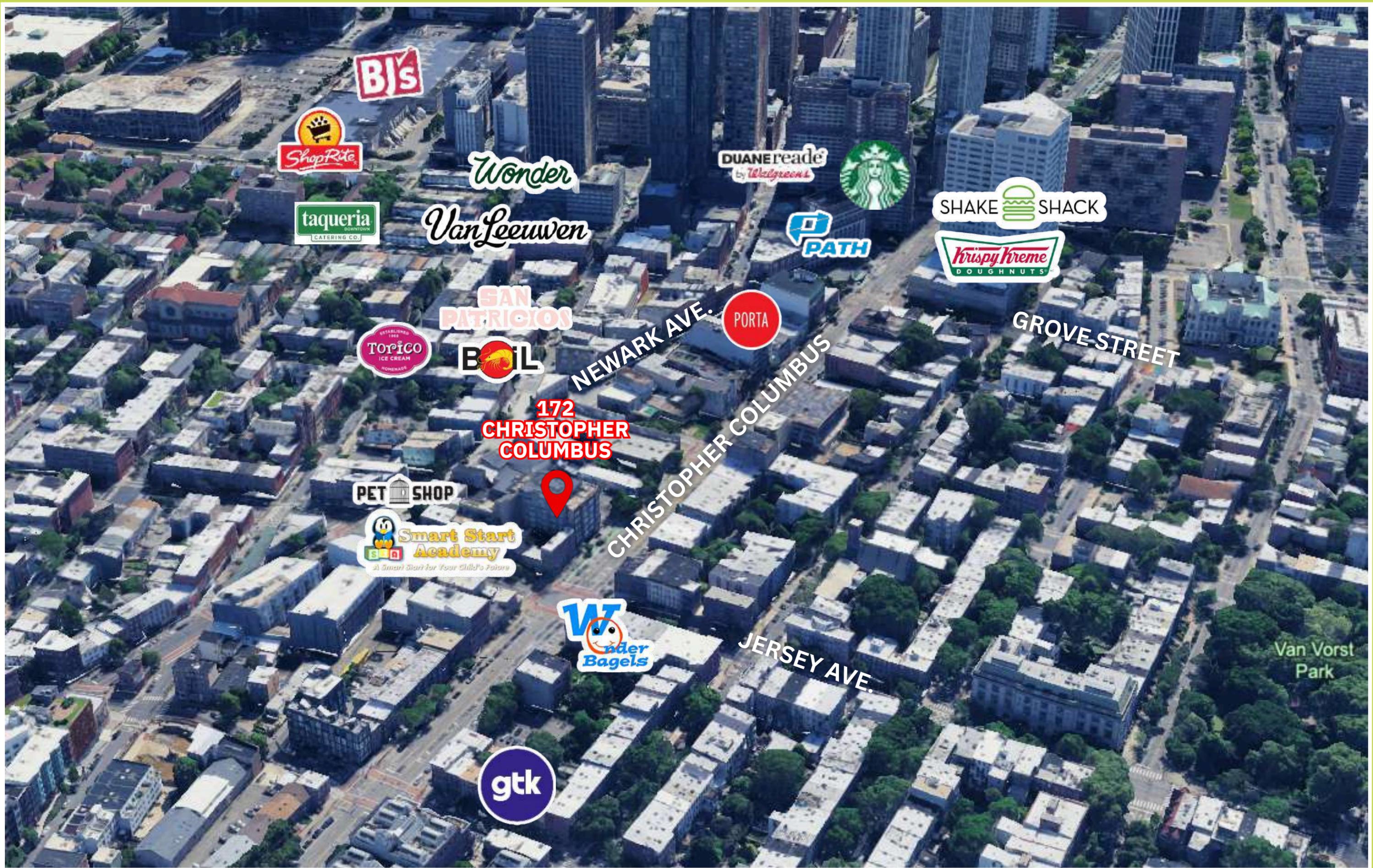


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BJ's

ShopRite

Wonder

DUANEreade
by Walgreens



taqueria
DOWNTOWN
CATERING CO.

Van Leeuwen

PATH

SHAKE SHACK

Krispy Kreme
DOUGHNUTS

SAN PATRICIOS

NEWARK AVE.

PORTA

GROVE STREET

ESTABLISHED 1862
TORICO
ICE CREAM
HOMEMADE

BOIL

172 CHRISTOPHER COLUMBUS



CHRISTOPHER COLUMBUS

PET SHOP

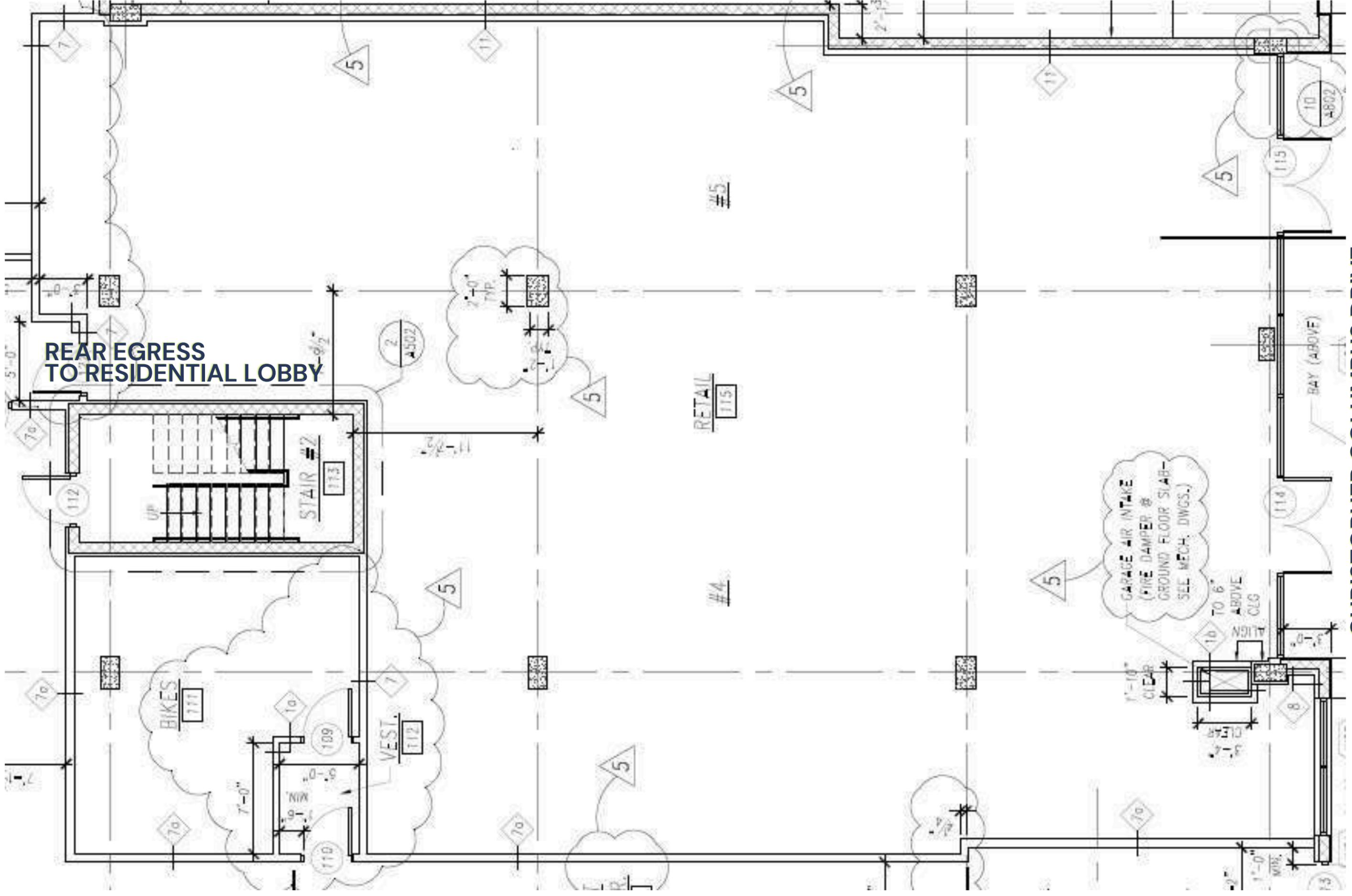
Smart Start Academy
A Smart Start for Your Child's Future

Wnder Bagels

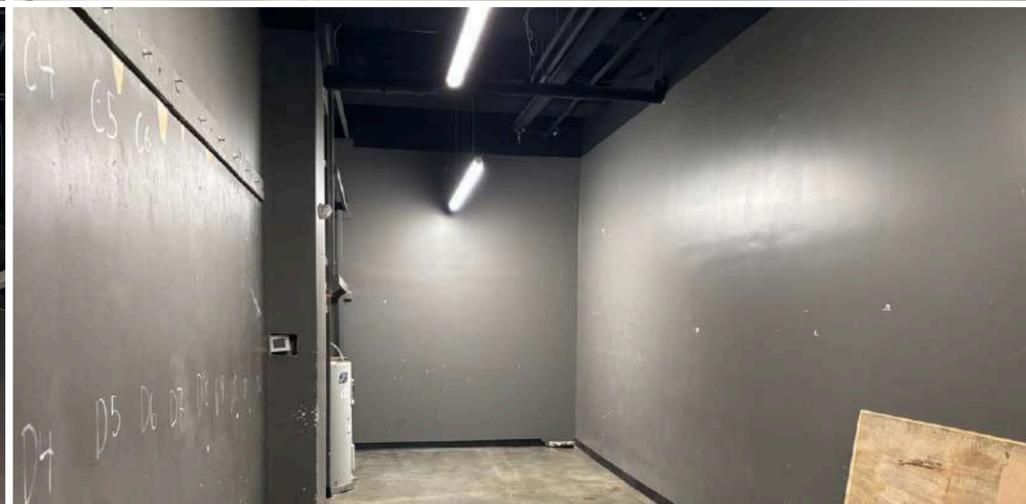
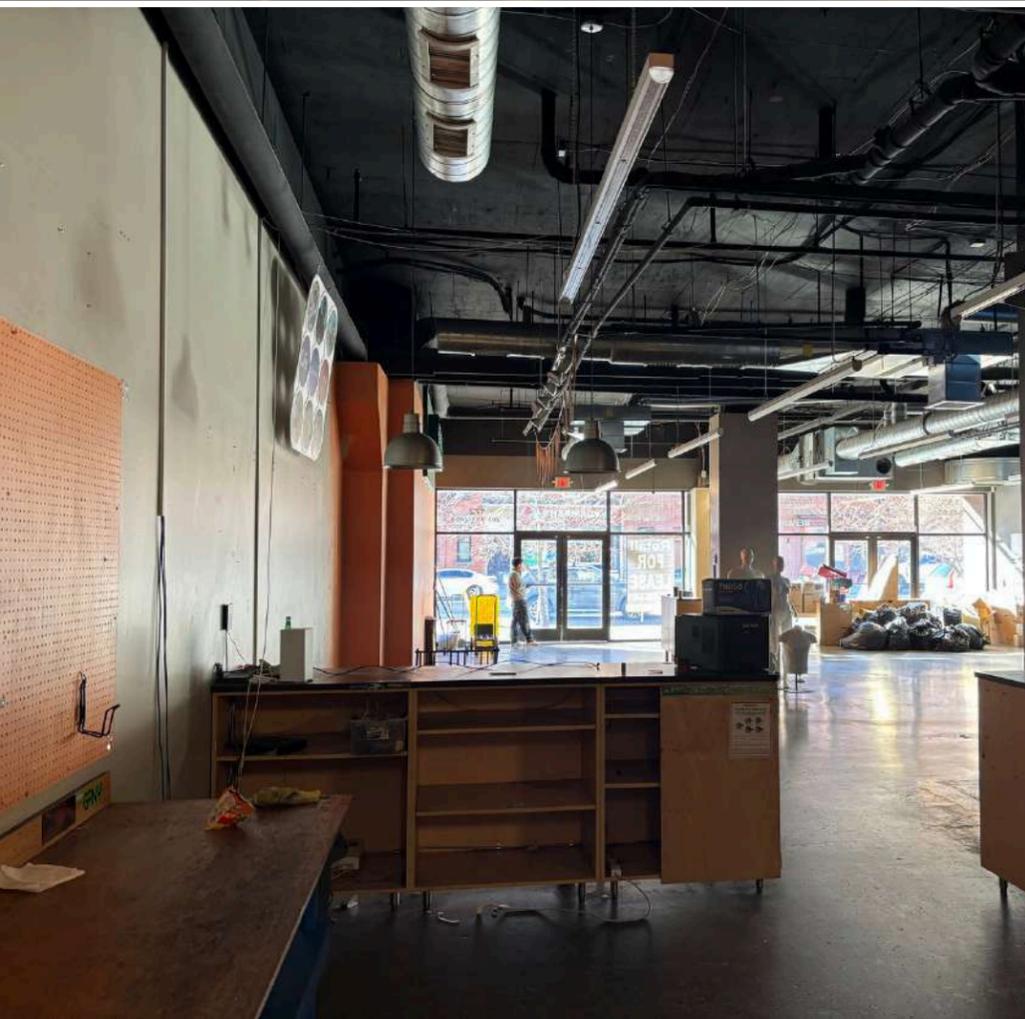
JERSEY AVE.

Van Vorst Park

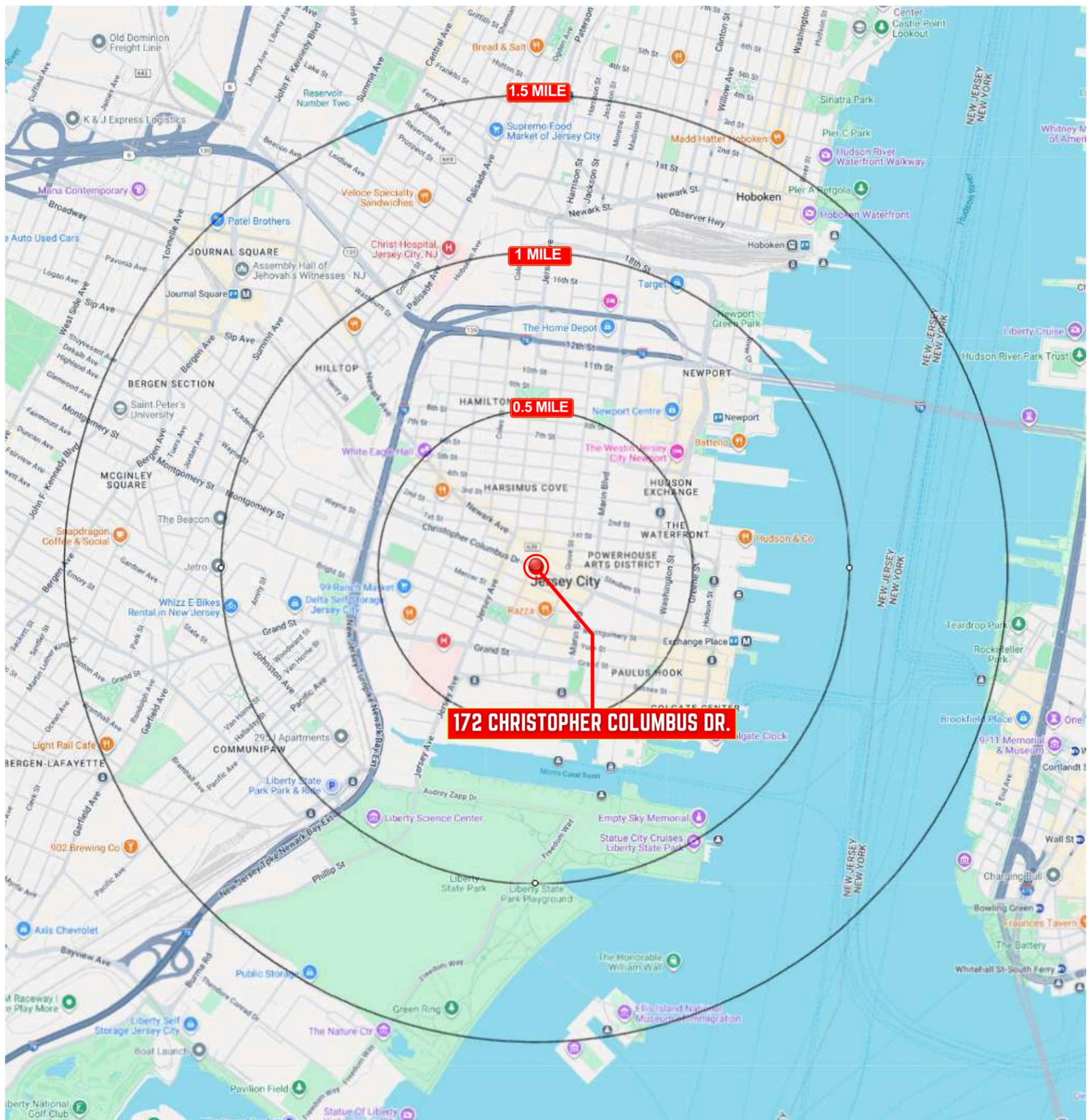
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CHRISTOPHER COLUMBUS DRIVE



DEMOGRAPHICS:



172 CHRISTOPHER COLUMBUS DR.

0.5 MILE RADIUS

POPULATION	34,734	TOTAL BUSINESSES	1,362
HOUSEHOLDS	18,004	TOTAL EMPLOYEES	19,145
MEDIAN AGE	33.7	DAYTIME POPULATION (w/ 16 yr +)	24,970
COLLEGE GRADUATES (Bachelor's +)	20,648 - 74.7%	AVERAGE HOUSEHOLD INCOME	\$154,002

1 MILE RADIUS

POPULATION	71,740	TOTAL BUSINESSES	3,033
HOUSEHOLDS	35,439	TOTAL EMPLOYEES	51,097
MEDIAN AGE	33.4	DAYTIME POPULATION (w/ 16 yr +)	64,808
COLLEGE GRADUATES (Bachelor's +)	41,459 - 73.9%	AVERAGE HOUSEHOLD INCOME	\$154,561

1.5 MILE RADIUS

POPULATION	131,657	TOTAL BUSINESSES	5,672
HOUSEHOLDS	61,546	TOTAL EMPLOYEES	75,575
MEDIAN AGE	33.8	DAYTIME POPULATION (w/ 16 yr +)	105,010
COLLEGE GRADUATES (Bachelor's +)	65,858 - 66.1%	AVERAGE HOUSEHOLD INCOME	\$136,380

CONTACT AGENT:
BOBBY ANTONICELLO JR.
LICENSED REAL ESTATE BROKER
bobby@gridcre.com
(551) 795-2836



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