

EXCLUSIVE RETAIL OPPORTUNITY



Located at the base of **AQUA**, a new residential building at 54 Flagship Street, Bayonne, New Jersey

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OT SOCIAL



PREMISES

8,408 SF

- 7 Cooking Sections -1,719SF (~350 SF/Stall)
- 1 Non-Cooking Sections -344SF (172 SF/Stall)
- Bar-207 SF (Liquor License Available)
- Shared Space Includes Storage, Walk -in Cooler, and Restrooms
- Ample Seating Area with a Dining Hall

FRONTAGE

~182Feet

- All Glass
- Opens to a beautifully designed and landscaped, upscale pedestrian plaza



COMMENTS

- Space can be leased in its entirety in a master lease or separately.
- All sections come with their individual electrical panel, plumbing for a sink and a dishwasher, and gas connection for an oven and/or fryer. Cooking units also have HVAC connectivity with a hood.
- 12 Foot Ceiling Heights
- Brokers Protected

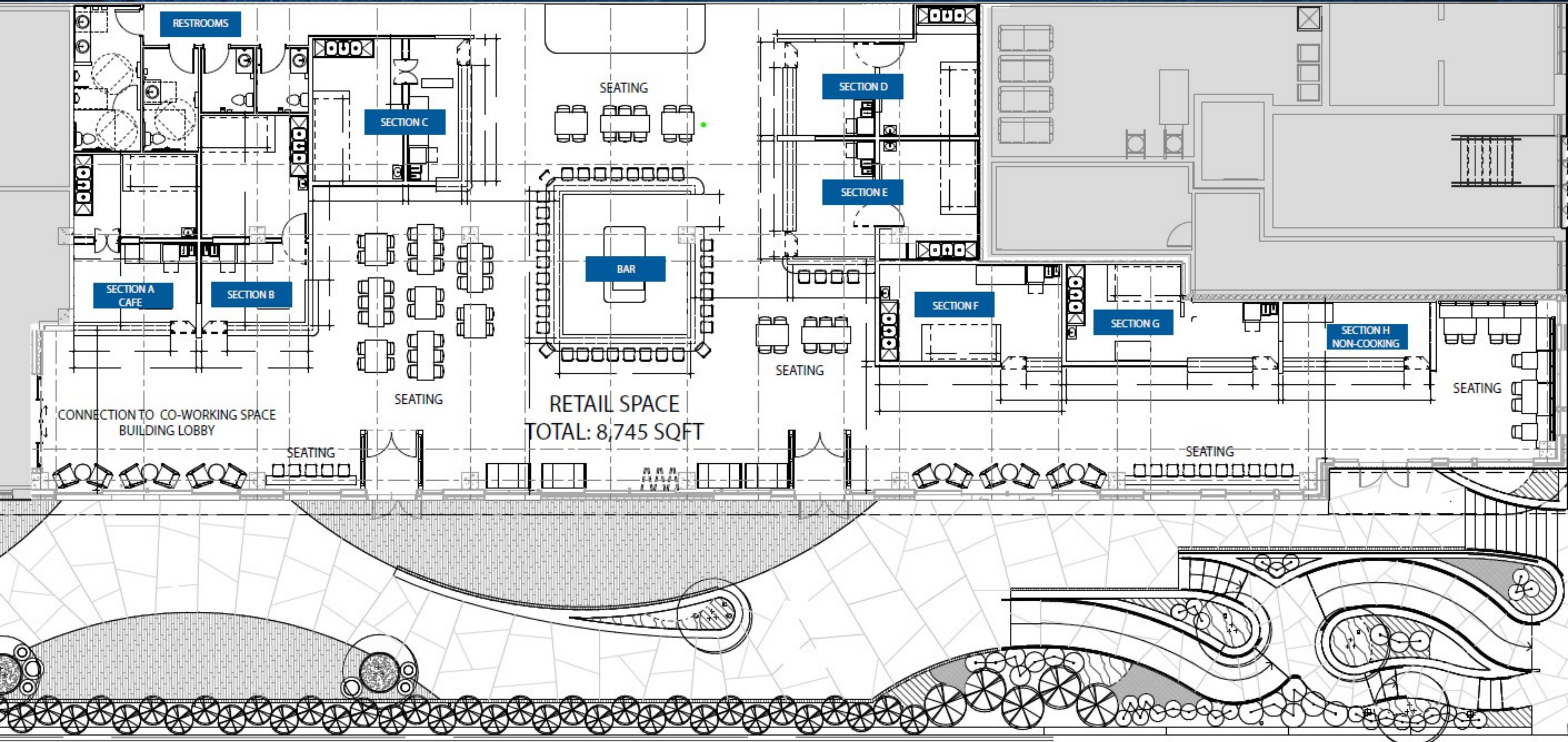
POSSESSION

Estimated – Fall 2025

ASKING RENT

Upon Request

OT SOCIAL FLOOR PLAN



OT SOCIAL - FOOD HALL

Representative Elevations



OPPORTUNITY



Prime Location - Nestled on the MOTBY peninsula of Bayonne, the Gold Coast of New Jersey is one of the most vibrant and rapidly growing waterfront communities.

Convenient Location - Strategically located at 54 Flagship Street, there are substantial and prominent retail establishments within a 1 block walking distance - Costco, Starbucks, LIDL, LA Fitness, CVS, etc.

Visibility - Positioned at a highly visible corner location on a pedestrian plaza and set to become part of a future retail corridor, this will drive activity and ensure maximum exposure for your business.

Transportation Hub - Enjoy close proximity to the 34th St. Light Rail Station, a proposed Ferry to NYC, and shuttles to the Grove Street PATH station, public transportation is easily accessible to residents and commuters. There is direct accessibility off NJ Turnpike Exit 14 A & Chosen Few Way to this location.

Parking - Ample parking with 161 spots (46 indoor and 115 outdoor), some of which are reserved for the public, providing unparalleled convenience for customers. Featuring 10+ EV charging spots with the potential for future expansion.

Expanding Market – There is a noticeable absence of proper restaurant options in and around the MOTBY peninsula, this presents an exceptional opportunity for a dining/ QSR establishment to fill the gap and meet the pent- up demand.

Thriving Population - Bayonne boasts an estimated population of 72 , 000 people and a median age of 38 . 9 that continues to grow, offering a substantial and diverse customer base.

Development Boom - Positioned in the midst of a development boom, there are thousands of residential units surrounding this development already under construction and 7,000 additional apartments with high- income residents planned for future development.

Upcoming Luxury Residential Units - Anticipate a surge in demand with the upcoming luxury residential units, this will provide a growing customer base to market and expand compelling food concepts.

PROJECT AREA (AERIAL)



PROJECT AREA



~3,000+ residential units within 0.5 mile of the site, with more than 5,000+ additional units approved.

Significant opportunity to serve growing population in the area.



≈0.45 miles

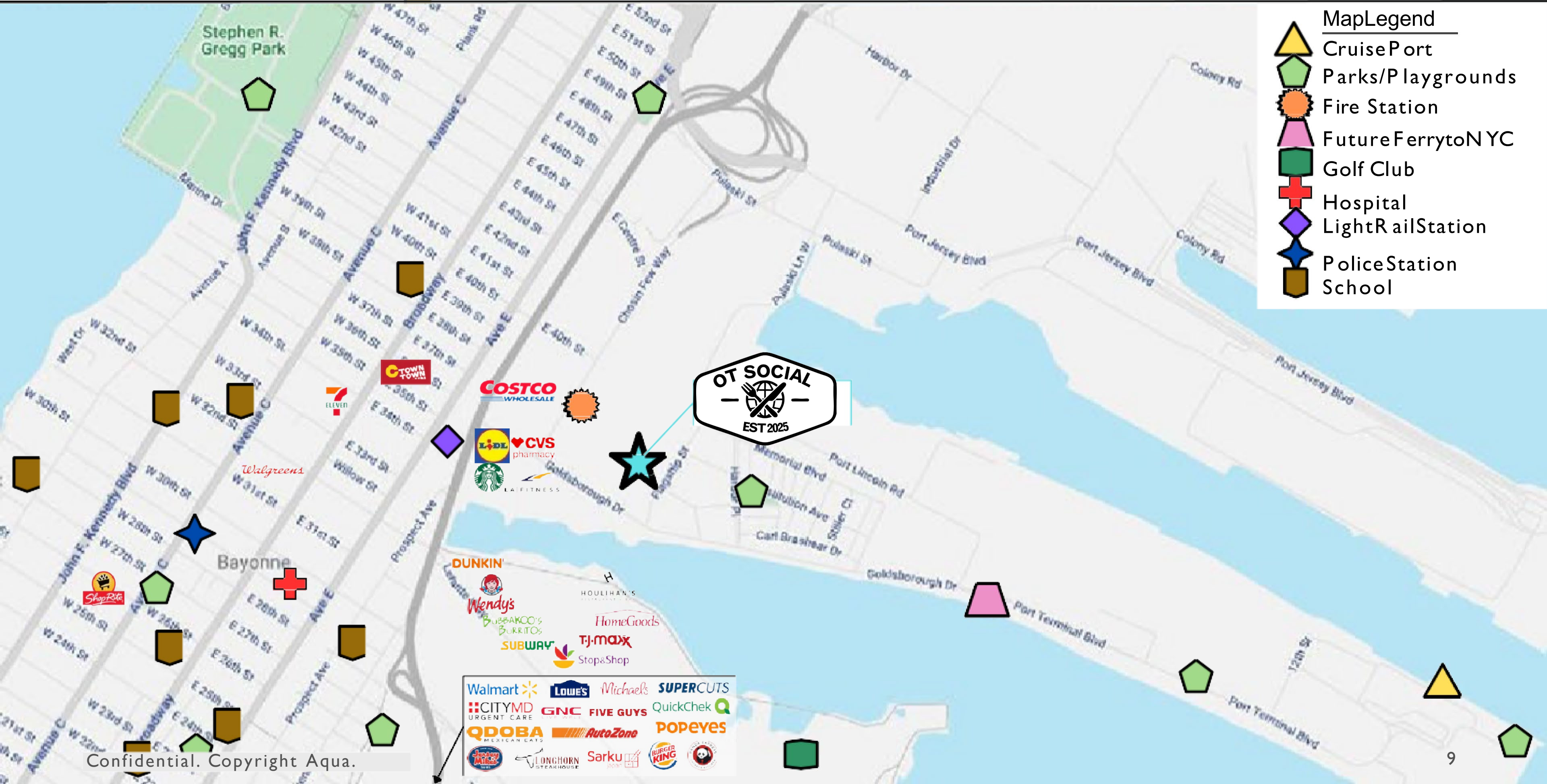
≈0.21 miles

AREA DEMOGRAPHICS (MOTBY PENINSULA - CURRENT)

- Average Household Income - \$132,237
- Median Age - 32.1

	1-Mile	3-Mile	5-Mile	7-Mile
Population (20 21)	34,670	186,472	590,071	1,941,325
Number of HH (20 21)	14,061	71,363	221,723	753,348
Median HH Income (20 21)	\$93,685	\$87,004	\$96,977	\$120,350
Median Age	37.0	35.7	35.2	34.8

PROJECT AREA



MapLegend

- Cruise Port
- Parks/Playgrounds
- Fire Station
- Future Ferry to NYC
- Golf Club
- Hospital
- Light Rail Station
- Police Station
- School

NEIGHBORING RETAIL



+ More

AQUA

TYPE - MULTI-USE RETAIL AND RESIDENTIAL

LOCATION - 54 FLAGSHIP ST, BAYONNE, NJ
07002

UNITS - 159+Retail+Amenities +Roof Decks

PHASE 1 OF A BRAND NEW PREMIUM LUXURY COMMUNITY

FEATURES -

- **Building Amenities:** Co-Working Space , 2nd Floor Amenity Deck with Gym & Lounge, Roof Deck
- Proximity to the waterfront with NYC and Hudson River Views





AQUA - PEDESTRIAN PLAZA & TERRACE







AQUA - ROOF DECK





AQUA - CLUB ROOM & FITNESS CENTER



DISCLAIMER

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