



For Lease

**RIPCO**  
RETAIL LEASING

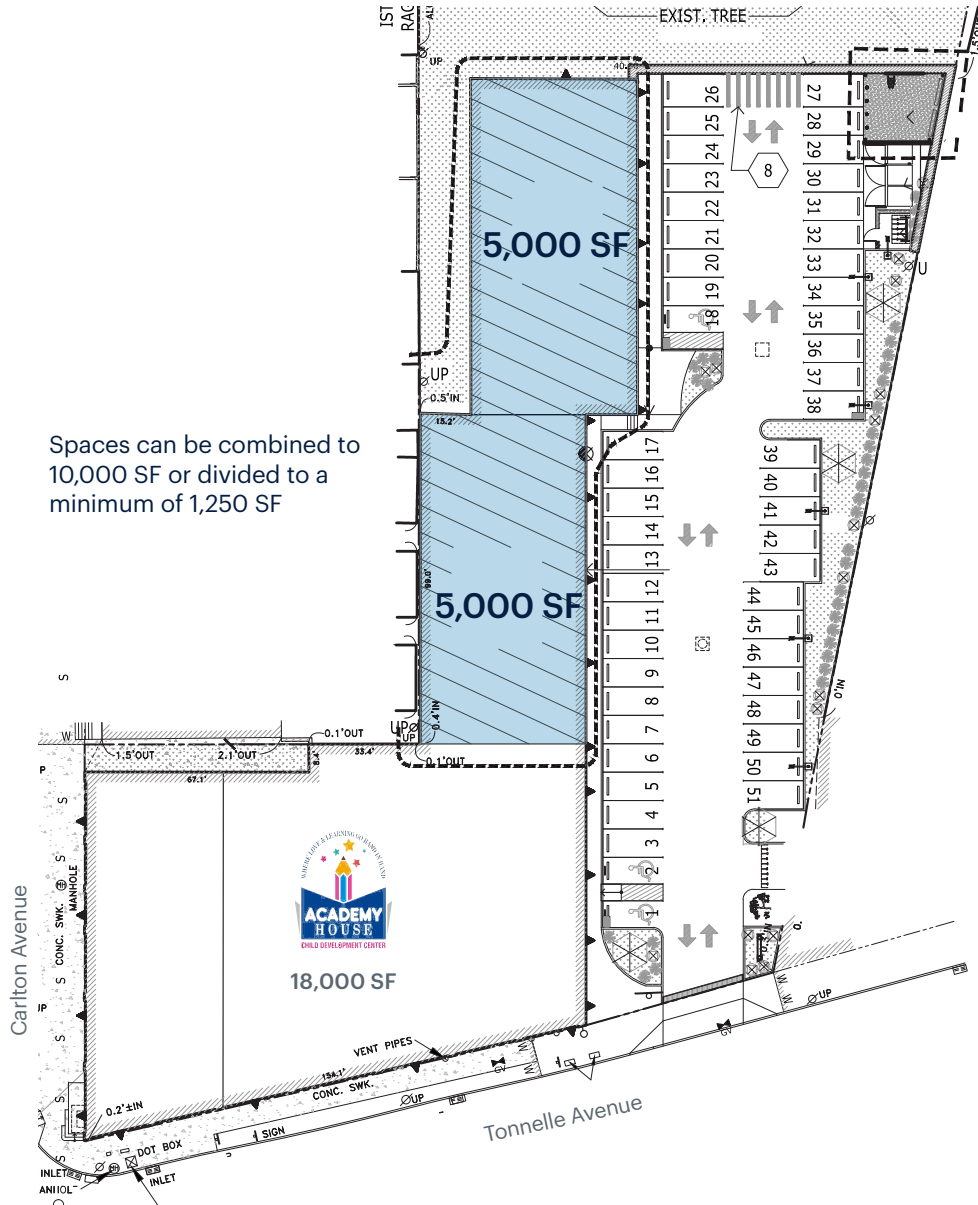
# 404 Tonnelle Avenue

Jersey City, NJ  
Hudson County

1,250 SF - 10,000 SF

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

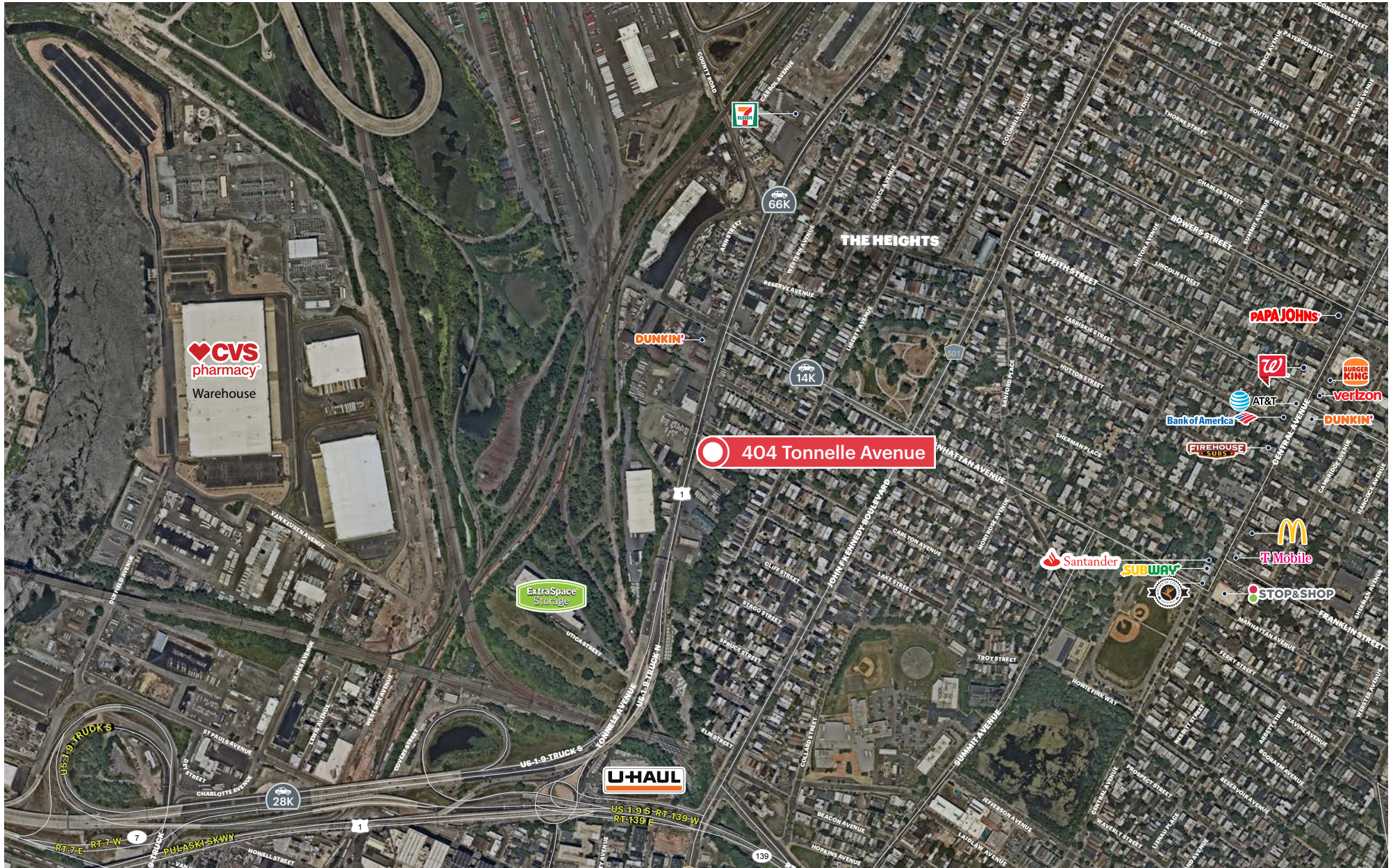
# Space Details



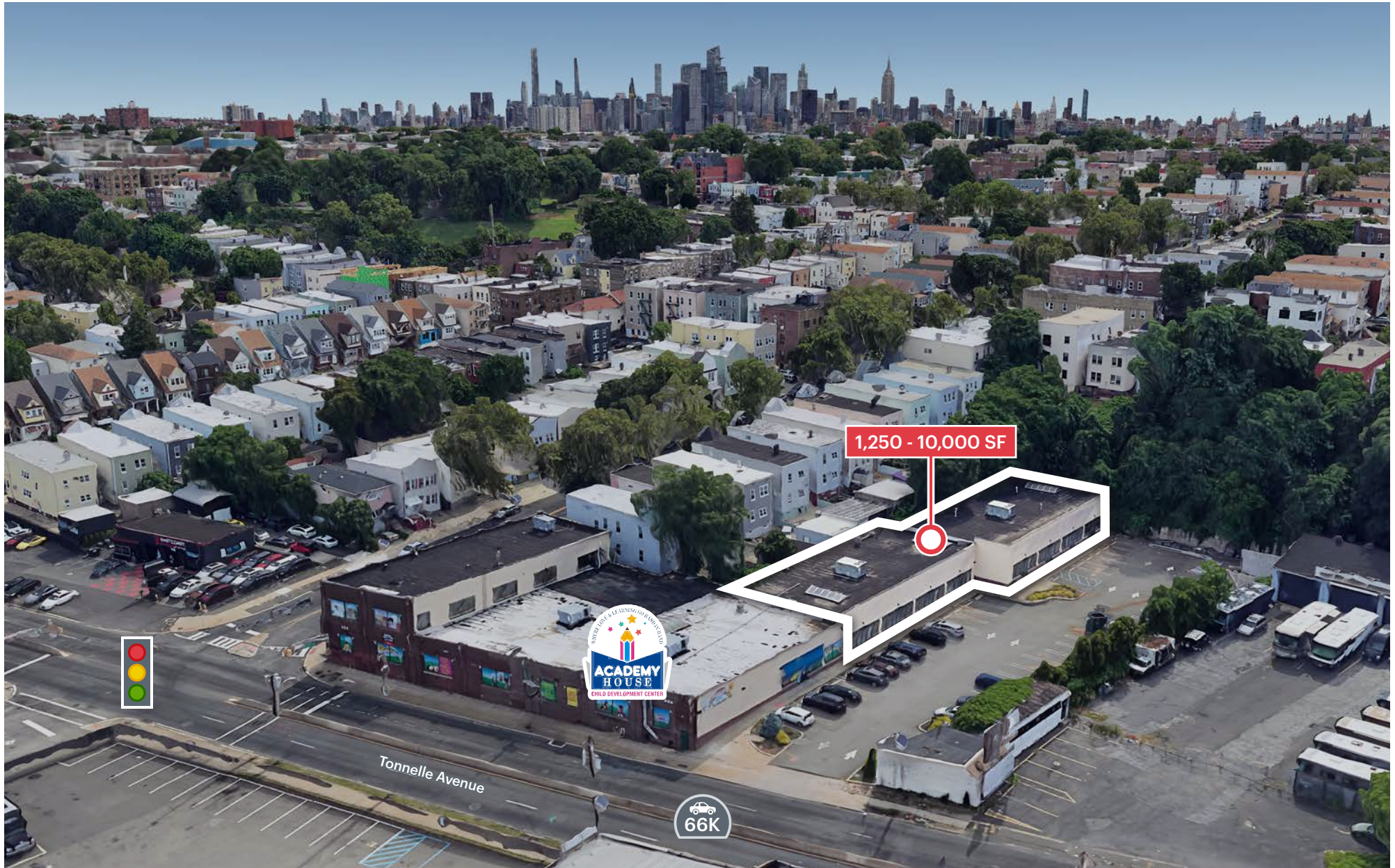
<b>Size</b>	1,250 - 10,000 SF *Spaces can be combined or divided
<b>Rent</b>	\$40-\$45.00 PSF for 1,250 - 5,000 SF \$35-\$40.00 PSF for 5,000 - 10,000 SF
<b>NNN's</b>	\$10.00 PSF
<b>Co-Tenants</b>	Academy House 5 Child Development Center
<b>Neighbors</b>	Dunkin', Rodeway Inn, Walgreen's, Papa John's, Burger King, AT&T, Santander Bank, McDonald's, Stop & Shop
<b>Comments</b>	High traffic counts - 66,000 VPD Property sits at a busy 4-way traffic light intersection High populatin density Property is at the center of Routes 1 & 9 Business District New retail space available, up to 10,000 SF Approximately 50 parking spaces



# 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

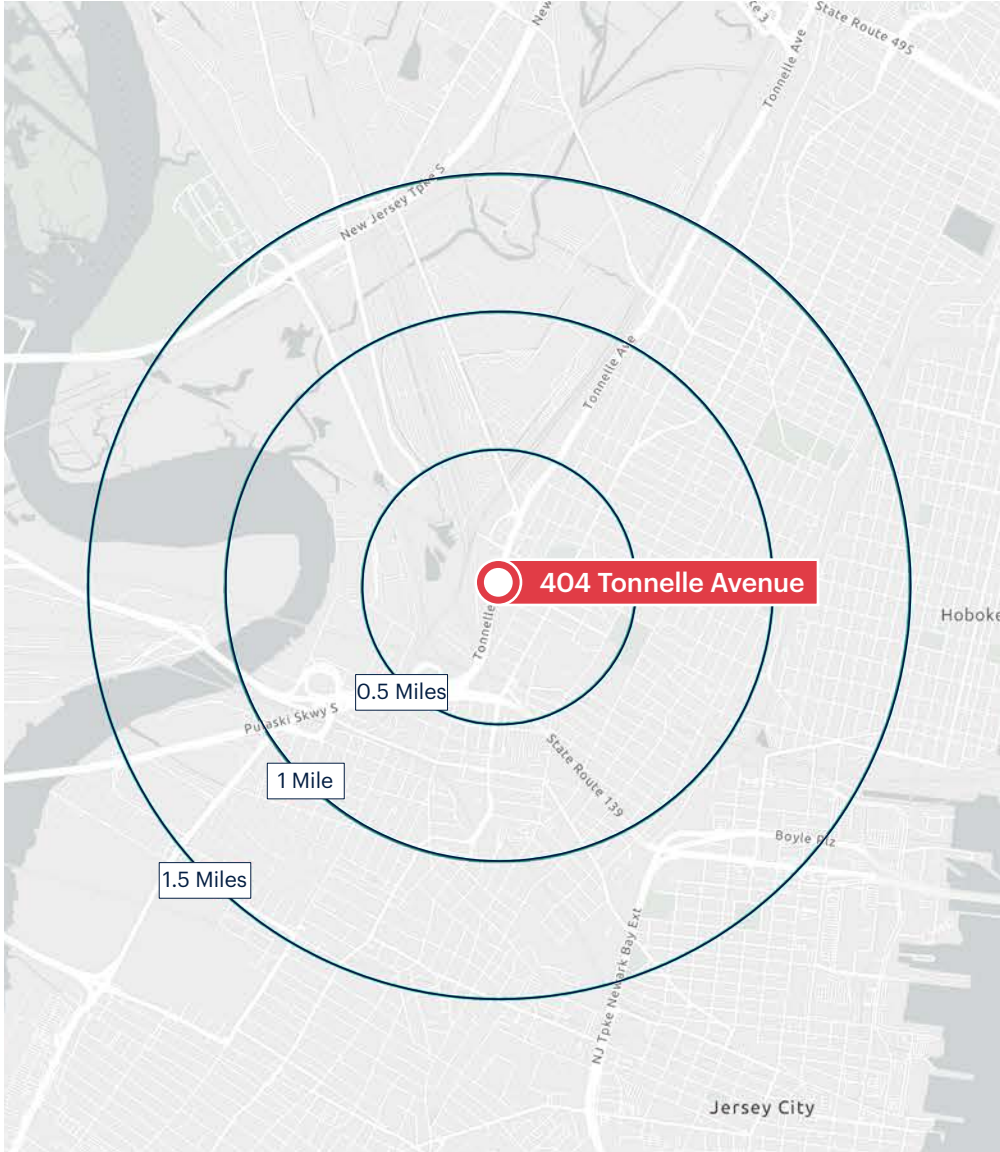


Large parking lot for 50 cars



# Area Demographics

2025 ESRI Summary Report



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