

25 COTTAGE STREET

JERSEY CITY, NJ 07306

HOMESTEAD PLACE RETAIL AND OFFICE FLEX SPACE AVAILABLE FOR LEASE
JOIN LIFTED SPIRITS WINE STORE!

RETAIL/OFFICE FLEX:

RETAIL:

Leased to Lifted Spirits Wine Store

SECOND FLOOR:

OFFICE/RETAIL FLEX: 10,000 - 25,774 SF (Divisible)

Corner of Cottage Street and Homestead Place

PRIVATE ENTRANCE ON FIRST FLOOR LOCATED ON COTTAGE STREET

CEILING HEIGHT:

Second Floor Office/Retail Flex: 12 Feet

FRONTAGE:

100 Feet on Homestead Place

100 Feet on Cottage Street

LOCATION:

- 2 Blocks from the Journal Square PATH Station, Less than 3 Minute Walk
- 1 Block to NJ Transit Bus Stop
- 2 Blocks from Hudson County Superior Court House

DELIVERY:

Vanilla Box

POSSESSION:

Completion of Landlords Work

ZONING:

Commercial

LEASE TYPE:

Office/Retail Flex: Modified Gross

ASKING RENT:

Upon Request



BOBBY ANTONICELLO JR., CCIM

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ANDREW CRISARA

Licensed Real Estate Broker
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25 COTTAGE STREET

PRIME NEW RETAIL SPACE AVAILABLE

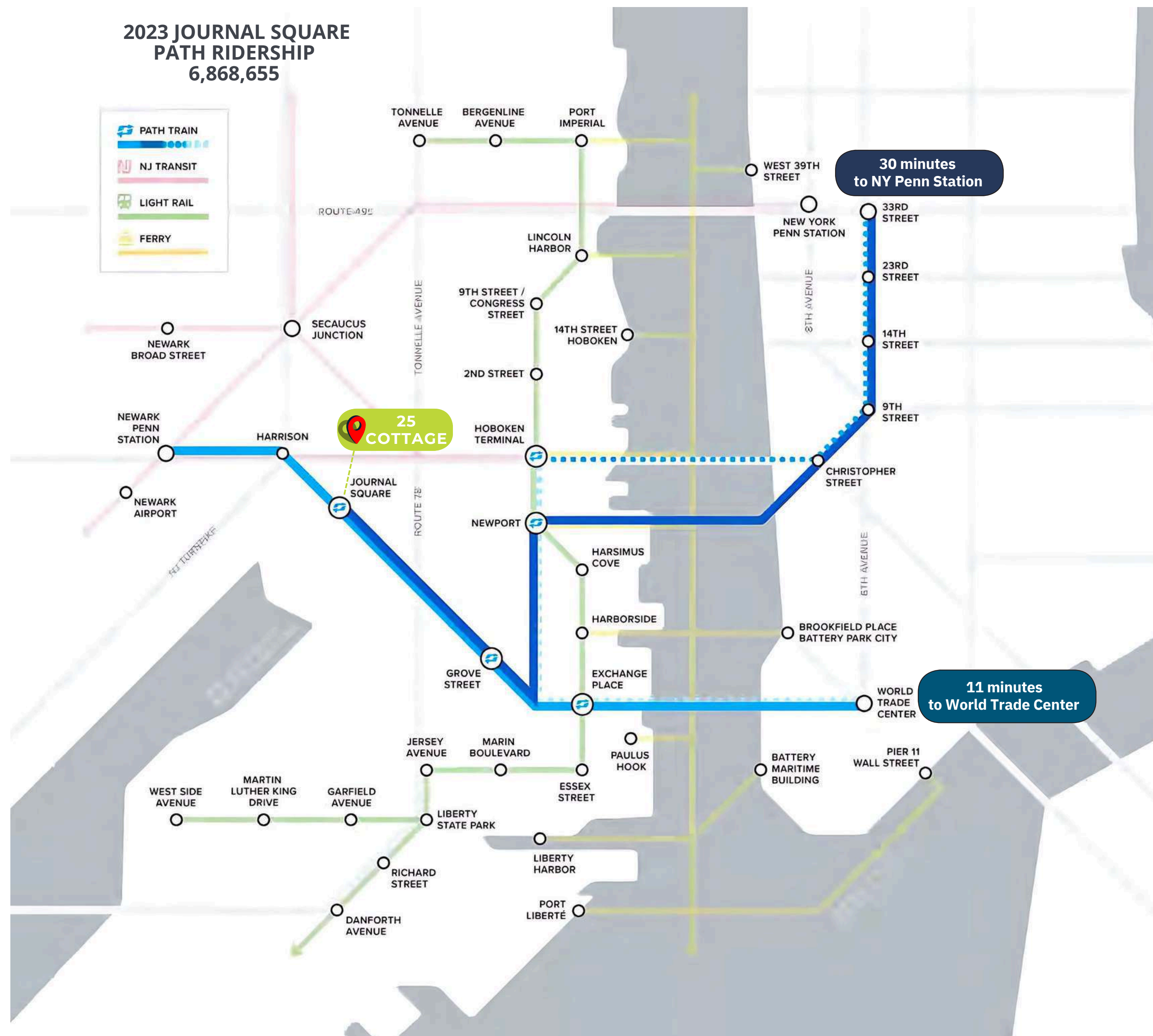
HIGHLIGHTS:

- 25 Cottage Street is located on Homestead Place, a new pedestrian-only street that connects the Journal Square PATH entrance on Pavonia Avenue to Newark Avenue.
- 25 Cottage Street is a 28-story mixed-use tower designed by Handel Architects and developed by Nasser Freres. The building will offer 622 rental residences, including a mix of studios, one-, two-, and three-bedroom apartments — blending upscale urban living with thoughtful design in the heart of Journal Square.
- Once completed, Homestead Place will feature approximately 4,500 residential units and include vibrant ground-floor retail spaces for shops, cafés, and restaurants. The development emphasizes thoughtful landscaping, wide sidewalks, and inviting seating areas to create a pedestrian-friendly, community-focused environment.
- Homestead Place sits directly across from Journal Squared (1,800 residential units) and the Journal Square PATH Station (New Jersey's busiest PATH Station).
- 25 Cottage Street is situated at Cottage Street between Summit Ave and JFK Blvd, steps from the Journal Square PATH station, with excellent proximity to Manhattan, Newark, Hoboken, and NJ Transit services.

NEIGHBORHOOD:

- Located in the heart of the Central Business District with a living population of 21,681 residents and a median age of 34 ranking it one of the most populous neighborhoods in the city.
- The building is located directly next door to the new \$400 million Hudson County Court House, 345 Baldwin Ave (116 residential units), 348 Baldwin Ave (45 residential units), Dickinson High School (2,000 students) and many new residential developments in the surrounding area.
- Less than 10 minute walk from JSQ PATH Station and 15 minute walk to Downtown Jersey City.
- Residential pipeline of +/- 15,000 rental units are currently planned or in development in the neighborhood.

2023 JOURNAL SQUARE PATH RIDERSHIP
6,868,655



BOBBY ANTONICELLO JR., CCIM

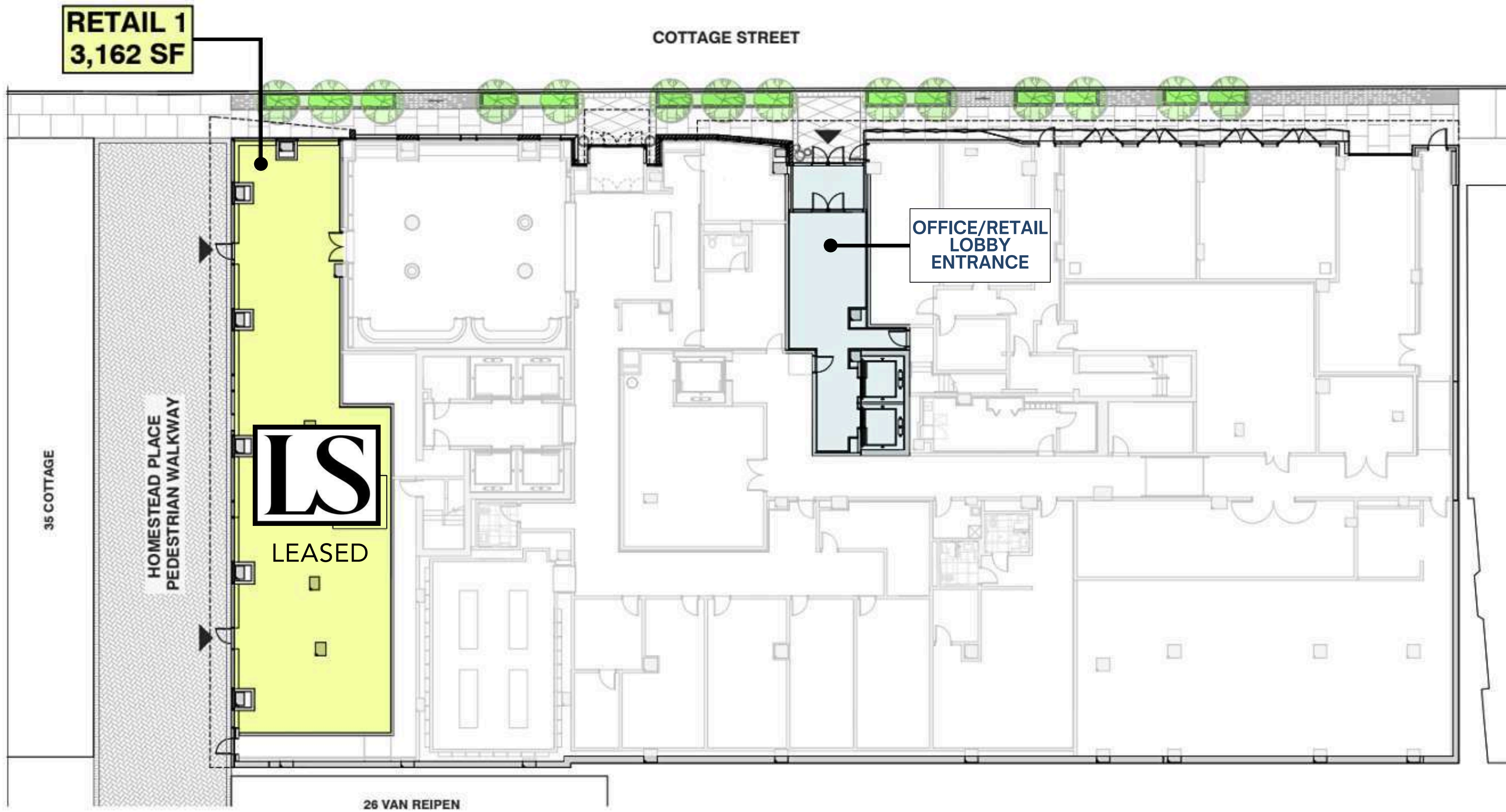
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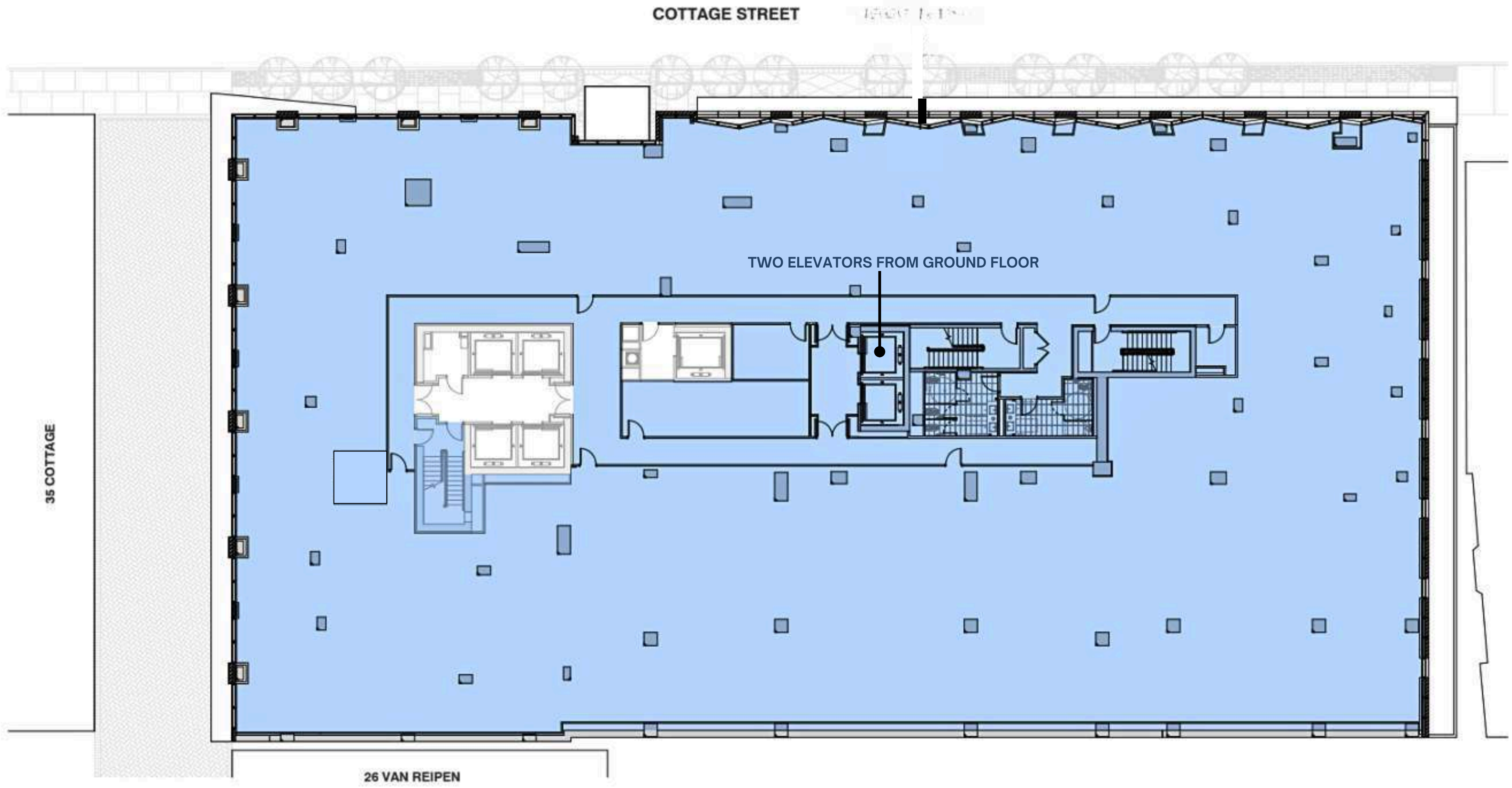
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201 Marin Blvd, Unit 106, Jersey City, NJ 07302







OFFICE SPACE OFFICE SPACE

OFFICE LOBBY

RESIDENTIAL LOBBY

LS

COTTAGE STREET

*HOMESTEAD PLACE
PEDESTRIAN PLAZA*



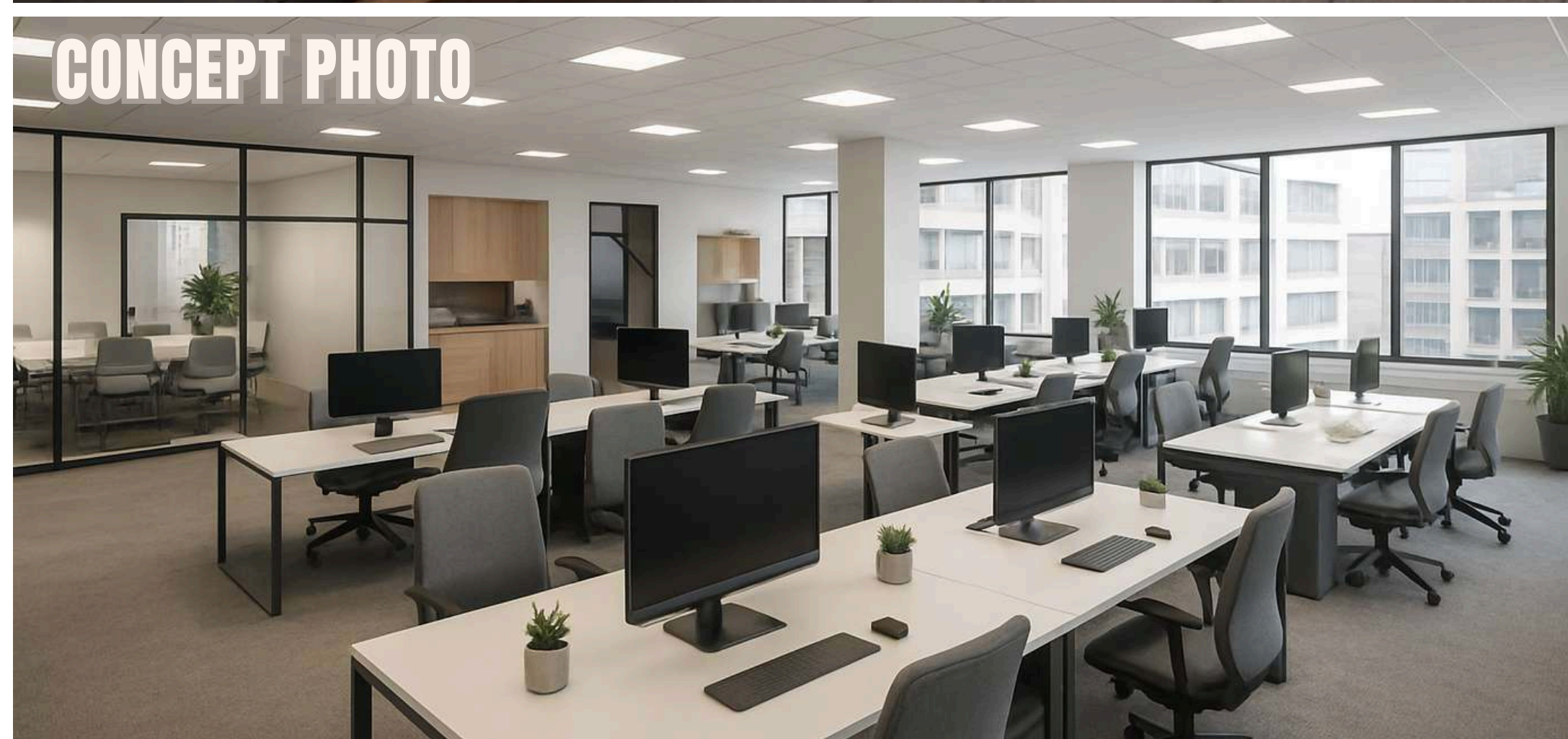
25 COTTAGE ST.

PATH

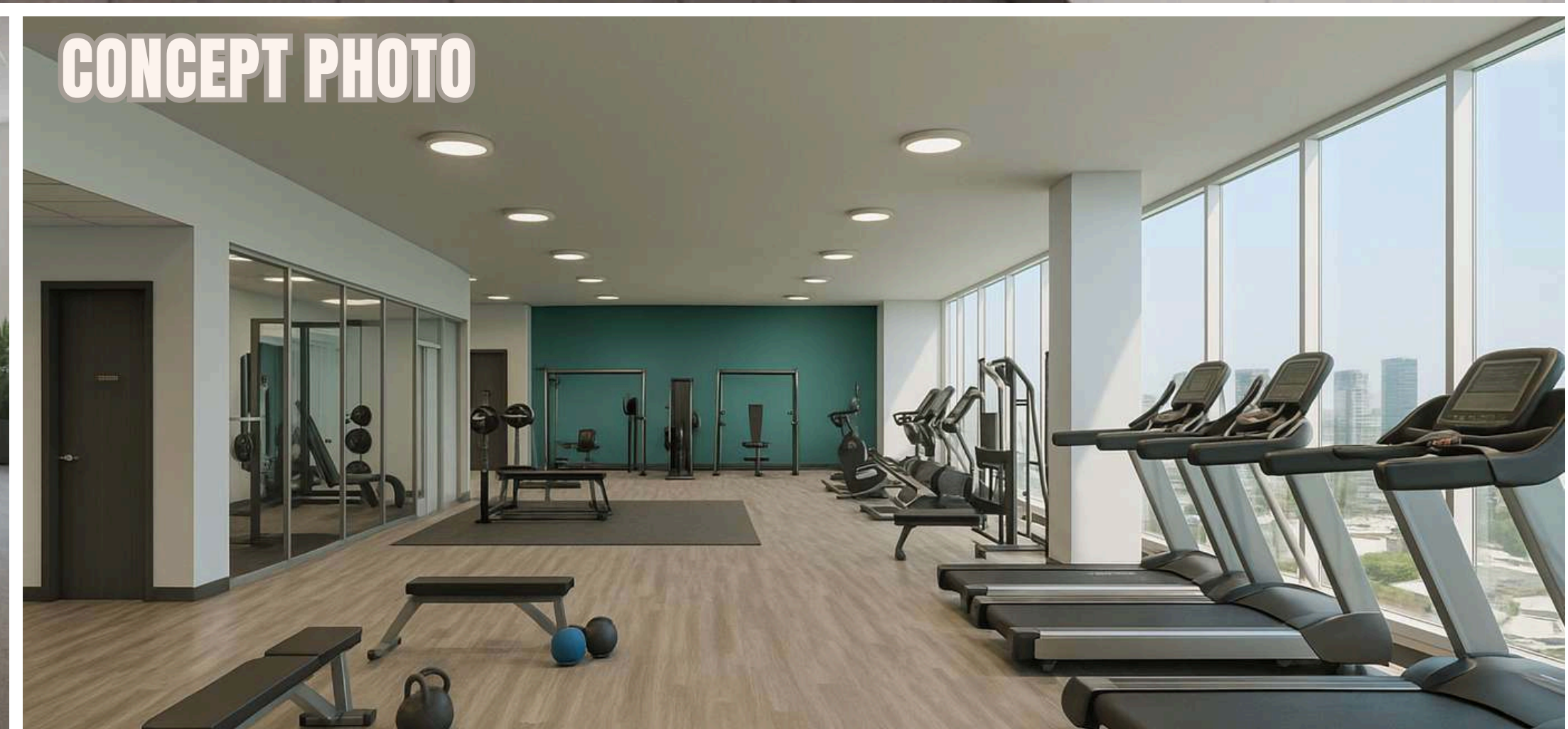
OFFICE LOBBY

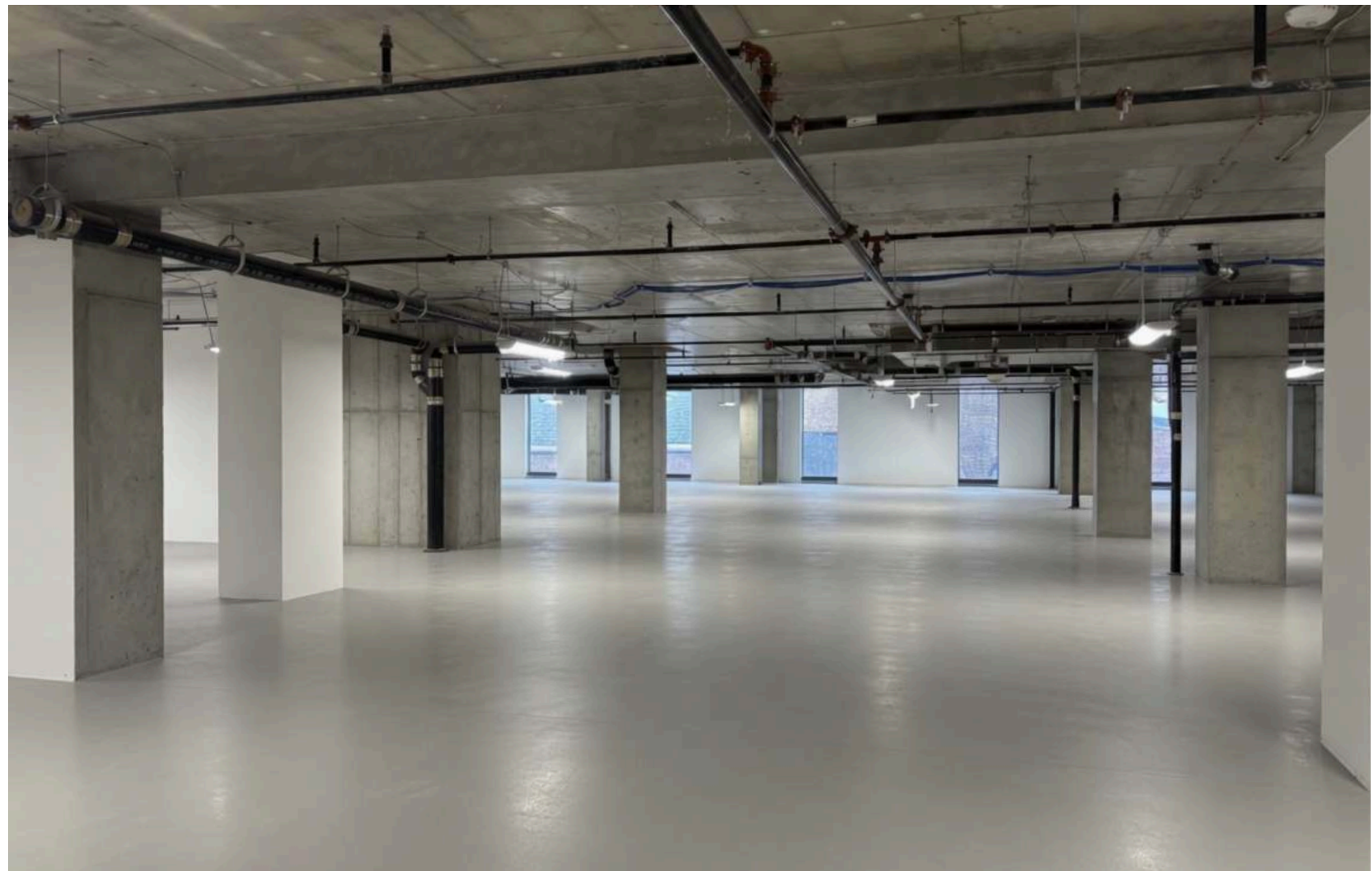
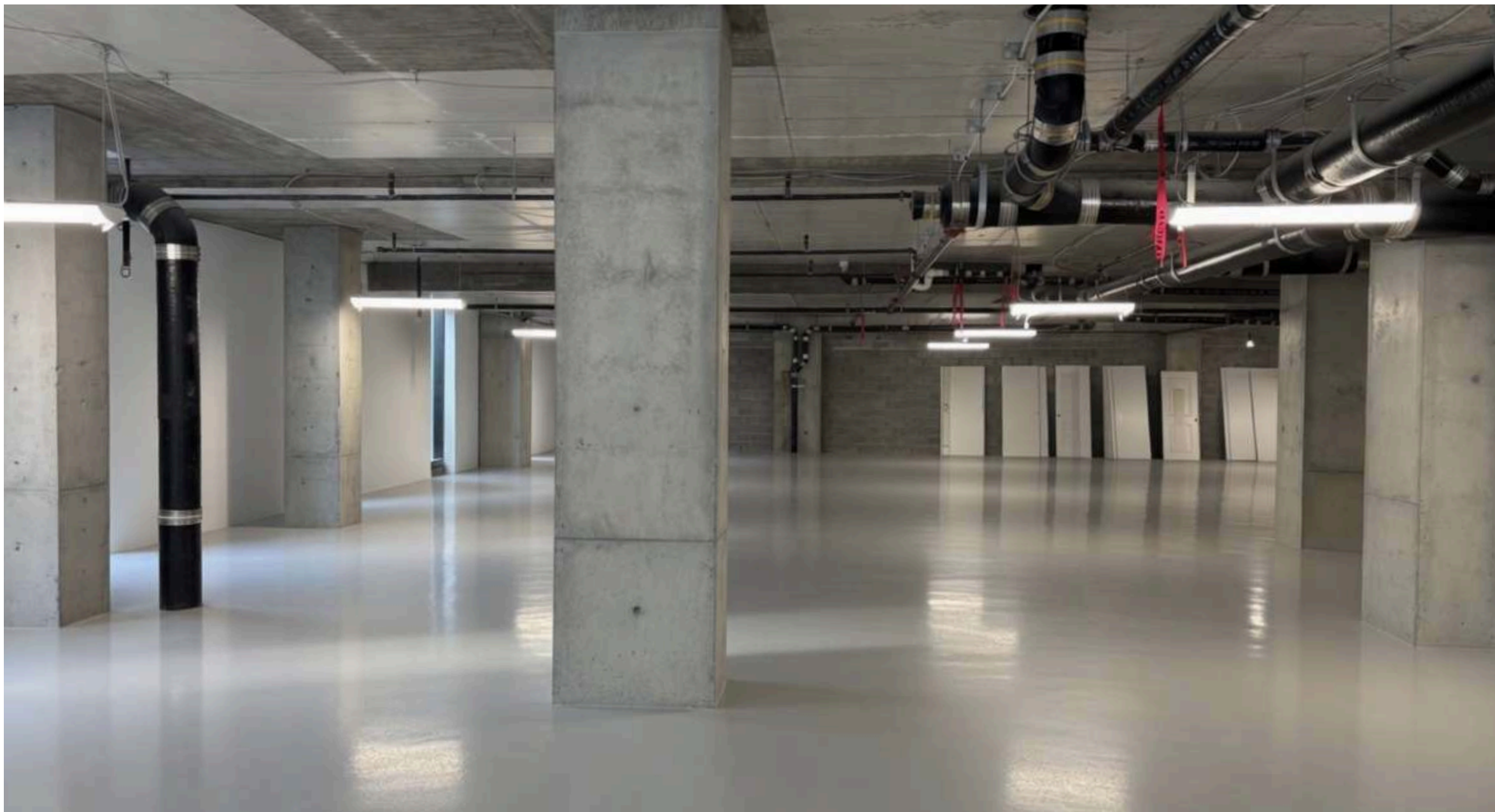
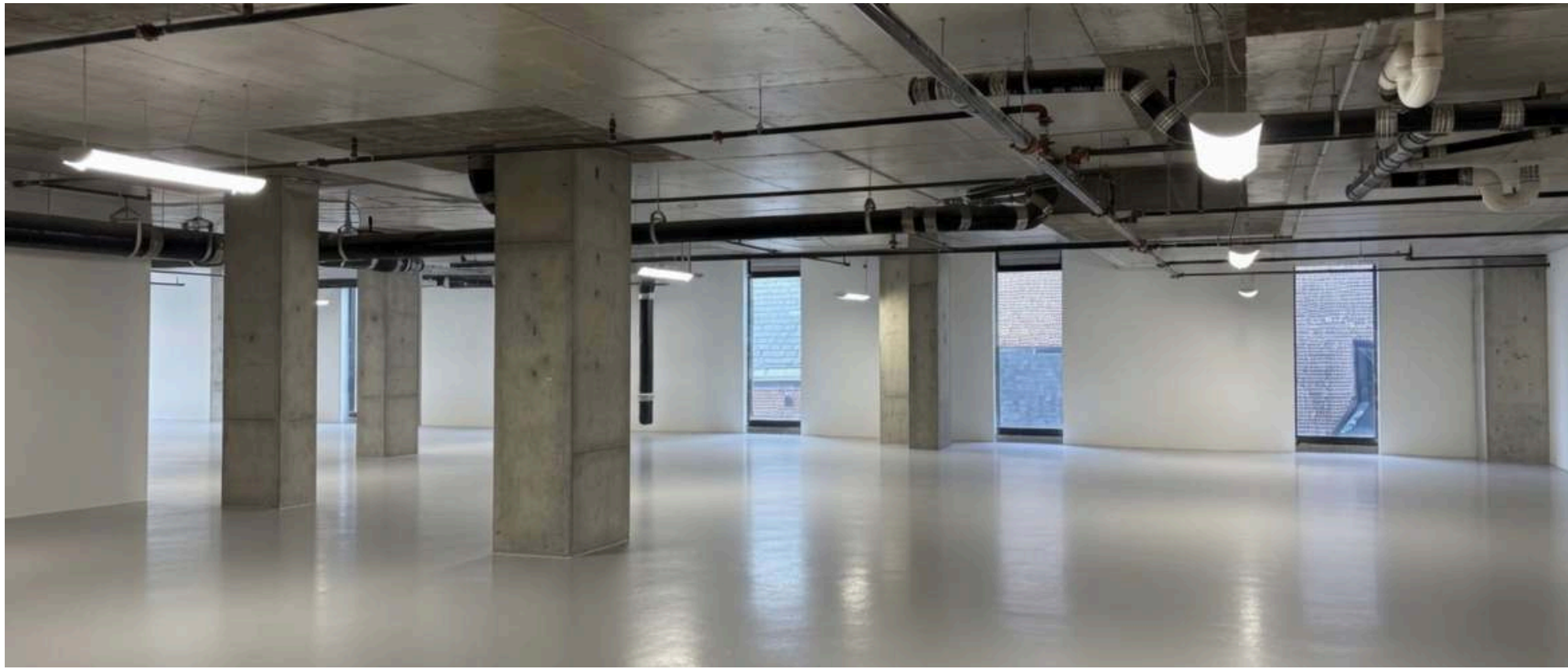
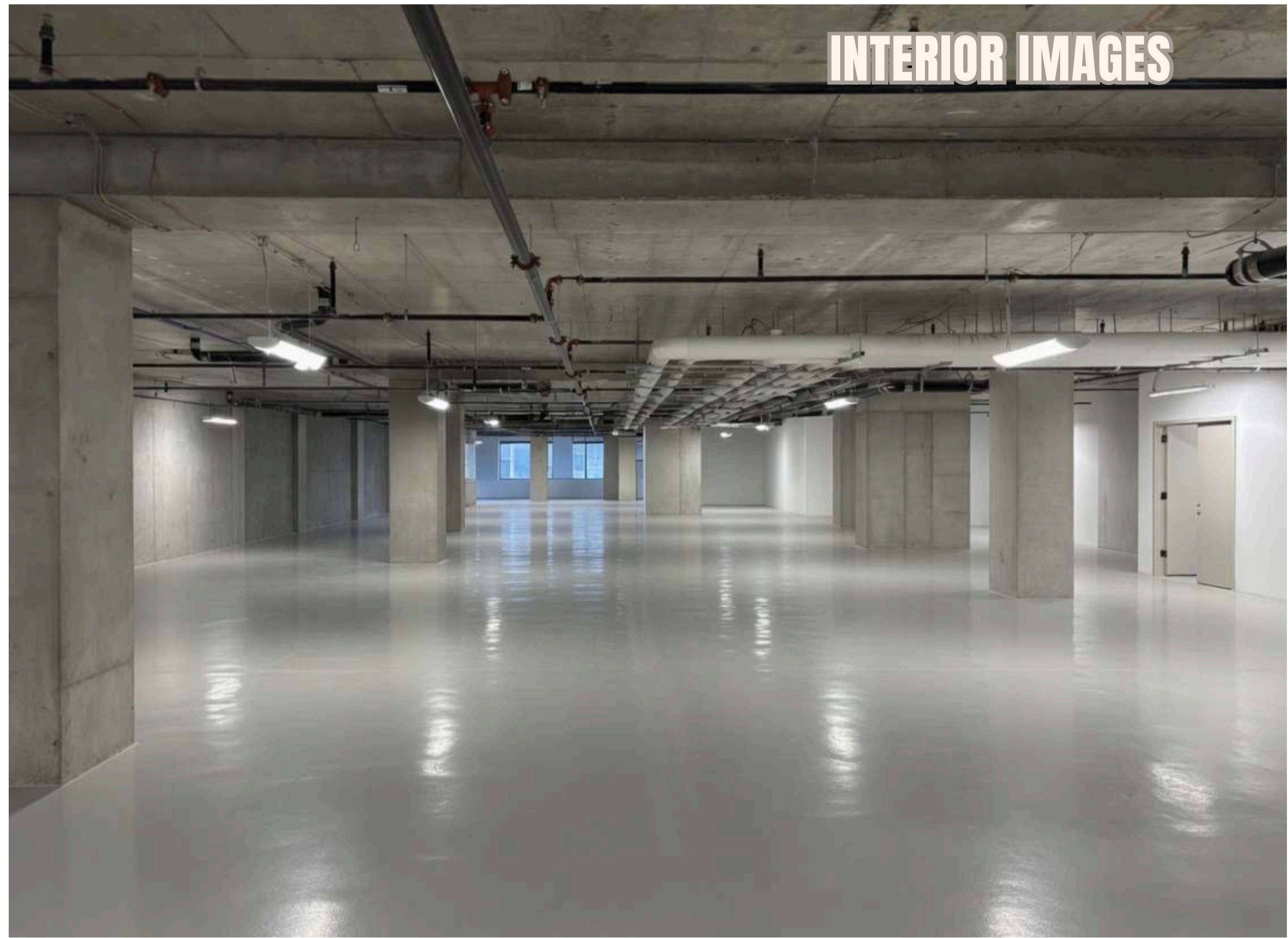
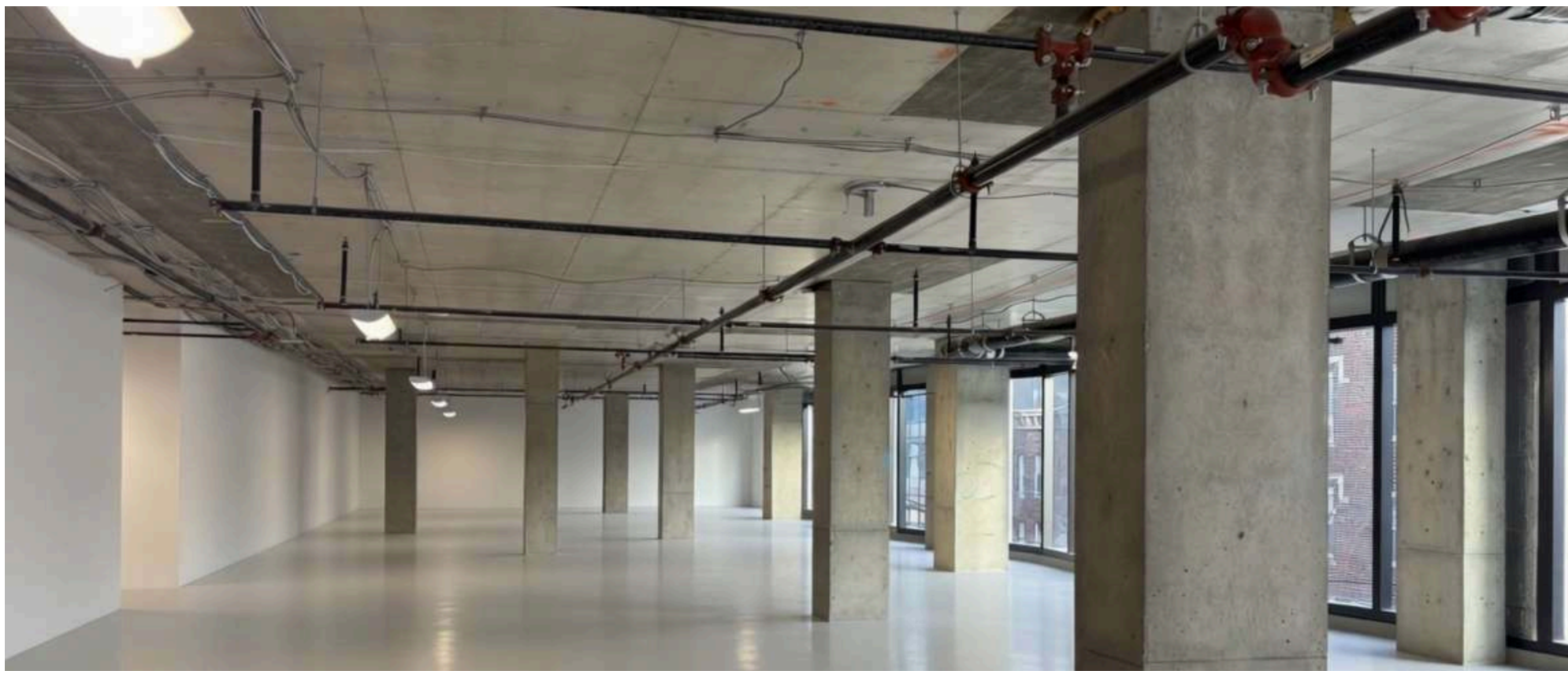


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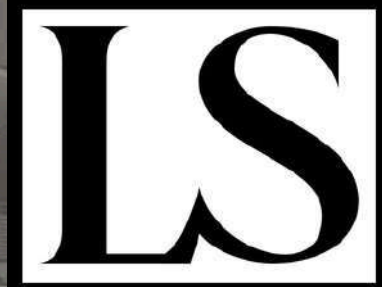




RESIDENTIAL LOBBY

OFFICE/RETAIL LOBBY

RETAIL SPACE



COTTAGE STREET

**HOMESTEAD PLACE
PEDESTRIAN PLAZA**

**25 COTTAGE ST.
622 RESIDENTIAL UNITS**



**505 SUMMIT AVE.
605 RESIDENTIAL UNITS**

**THE JOURNAL
1,800 RESIDENTIAL UNITS**

**JOURNAL SQUARED
1,800 RESIDENTIAL UNITS**

**9 HOMESTEAD PLACE
432 RESIDENTIAL UNITS**

**28 VAN RIPEN
235 RESIDENTIAL UNITS**

**612 PAVONIA AVE.
432 RESIDENTIAL UNITS**

**URBY
317 RESIDENTIAL UNITS**

**35 COTTAGE ST.
588 RESIDENTIAL UNITS**

**808 PAVONIA AVE.
1,100 RESIDENTIAL UNITS**

**25 COTTAGE ST.
622 RESIDENTIAL UNITS**

**3 JOURNAL SQUARE
240 RESIDENTIAL UNITS**

**IMPERIAL TOWER
542 RESIDENTIAL UNITS**

**555 SUMMIT AVE.
952 RESIDENTIAL UNITS**

**28 COTTAGE ST.
172 RESIDENTIAL UNITS**



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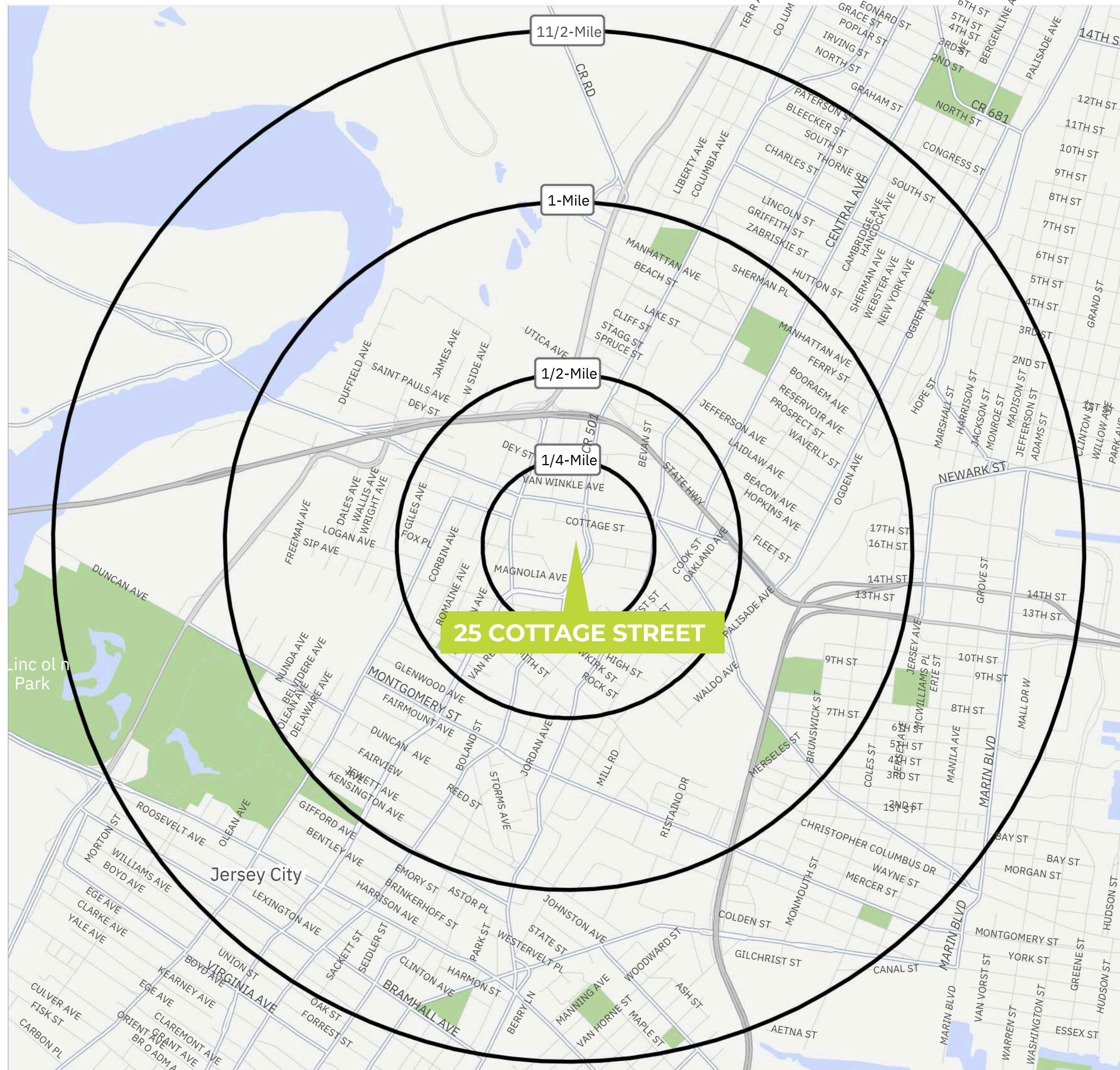
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AREA DEMOGRAPHICS

PRIME NEW RETAIL SPACE AVAILABLE



ESTIMATED DAYTIME POPULATION

1/4 mile	7,703
1/2 mile	27,463
1 mile	68,773
1 1/2 mile	134,234

MEDIAN AGE

1/4 mile	34.5
1/2 mile	35.0
1 mile	34.8
1 1/2 mile	34.3

TOTAL POPULATION

1/4 mile	5,787
1/2 mile	26,339
1 mile	79,450
1 1/2 mile	152,117

AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,385
1/2 mile	\$2,541
1 mile	\$2,659
1 1/2 mile	\$3,073

AVERAGE HOUSEHOLD INCOME

1/4 mile	\$59,880
1/2 mile	\$64,409
1 mile	\$67,278
1 1/2 mile	\$77,485