

# 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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# 25 COTTAGE STREET

PRIME NEW RETAIL SPACE AVAILABLE

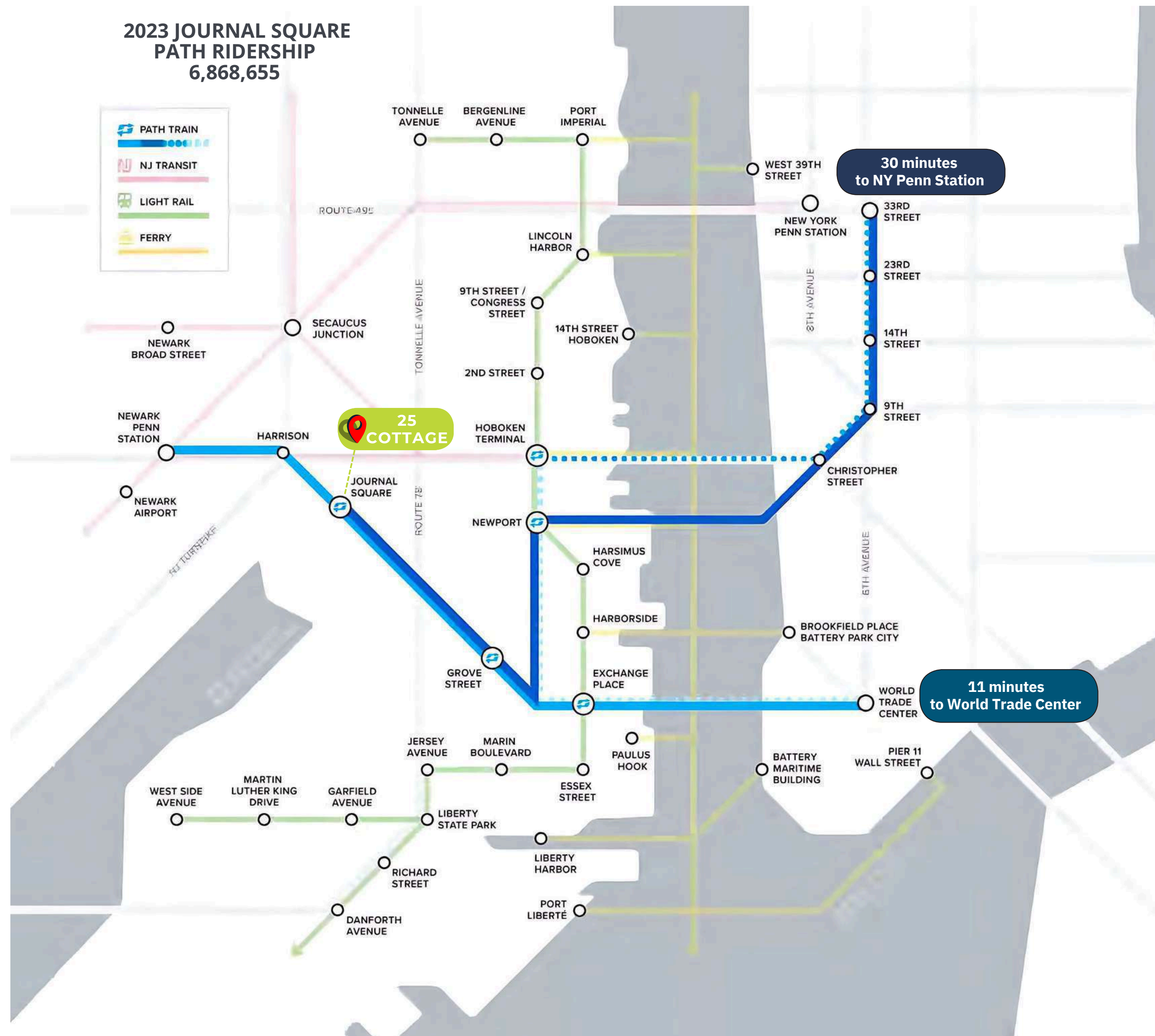
## HIGHLIGHTS:

- 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**

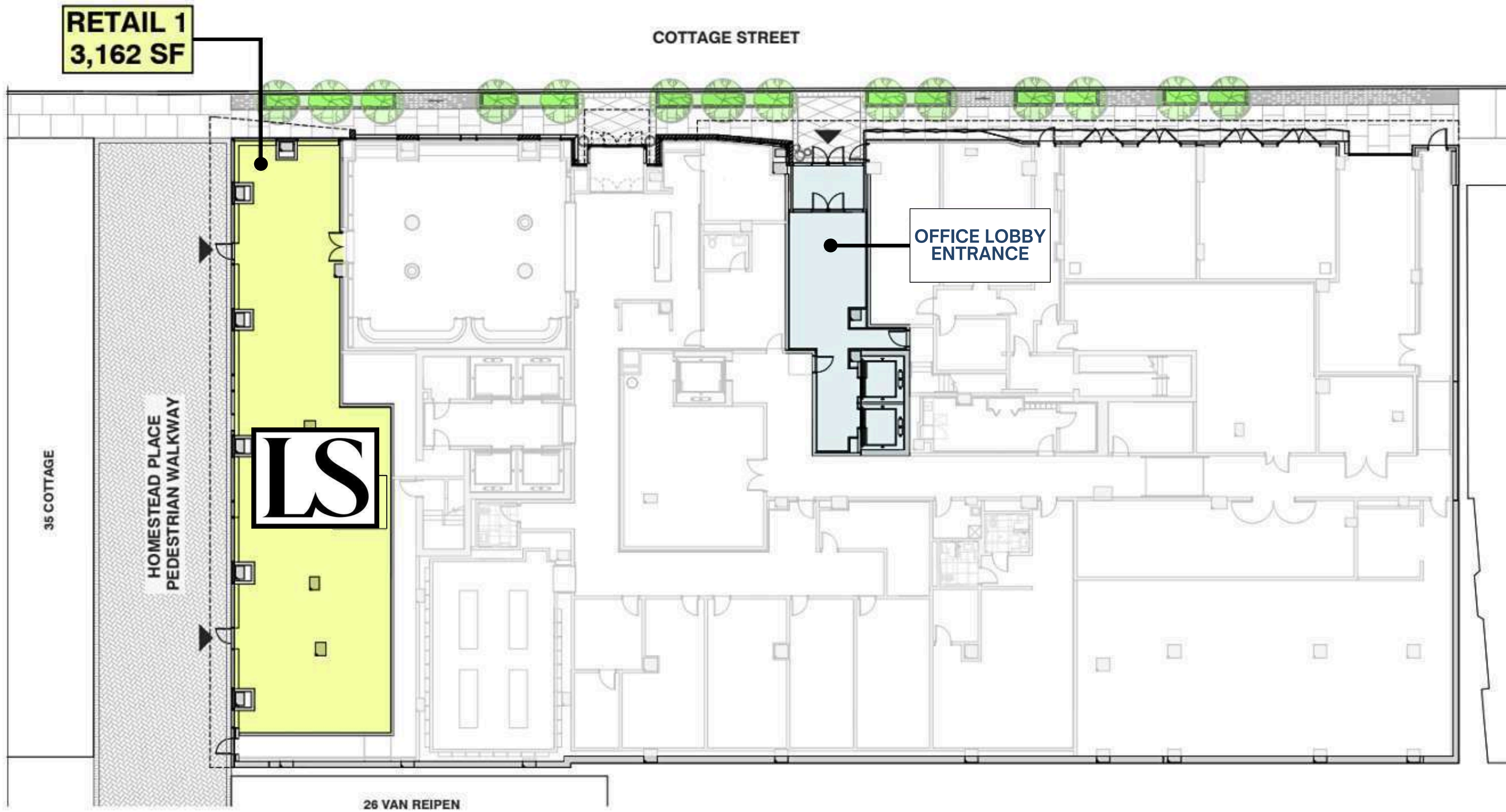
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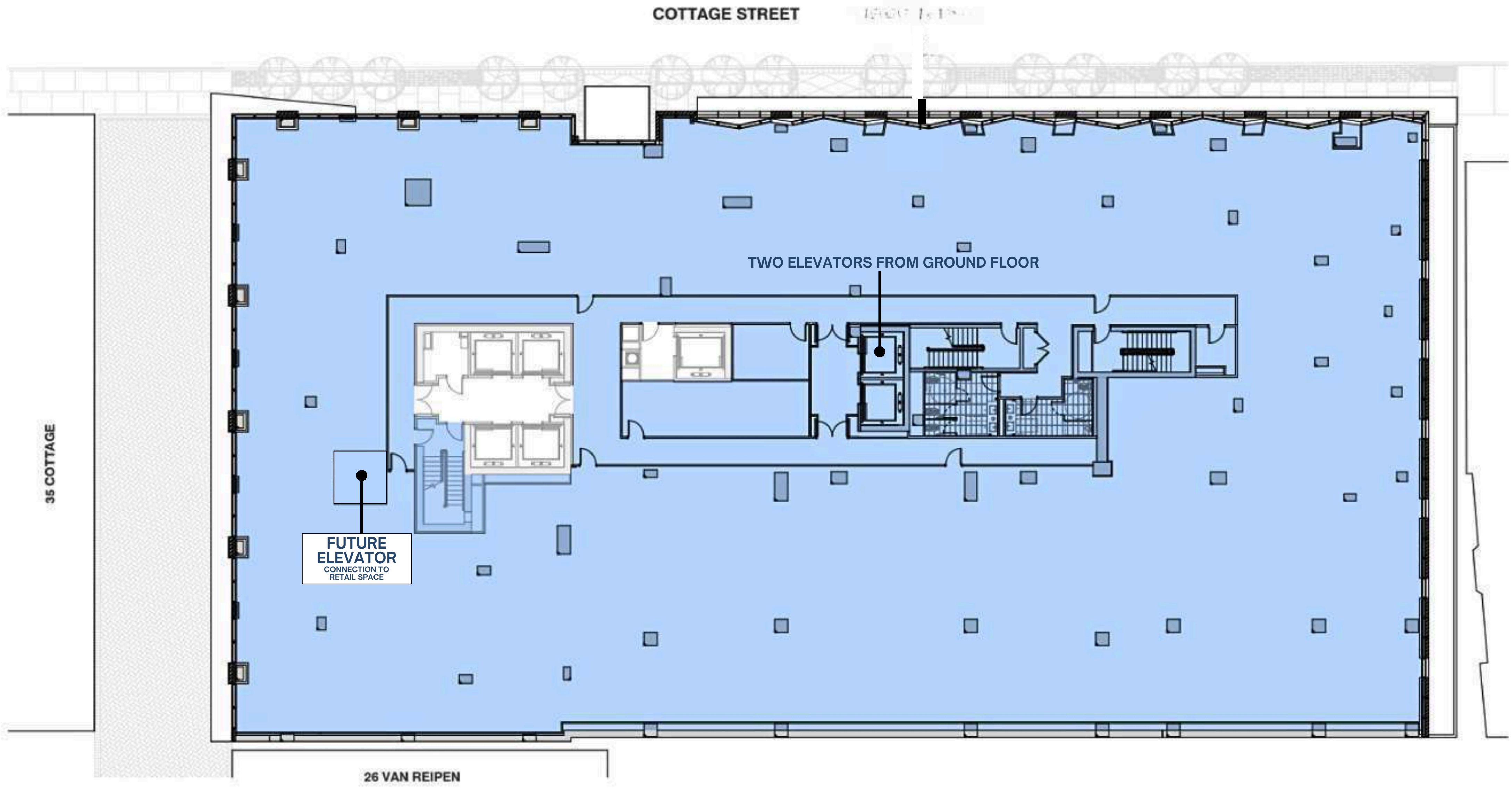
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**OFFICE SPACE OFFICE SPACE**

OFFICE LOBBY

RESIDENTIAL LOBBY

**LS**

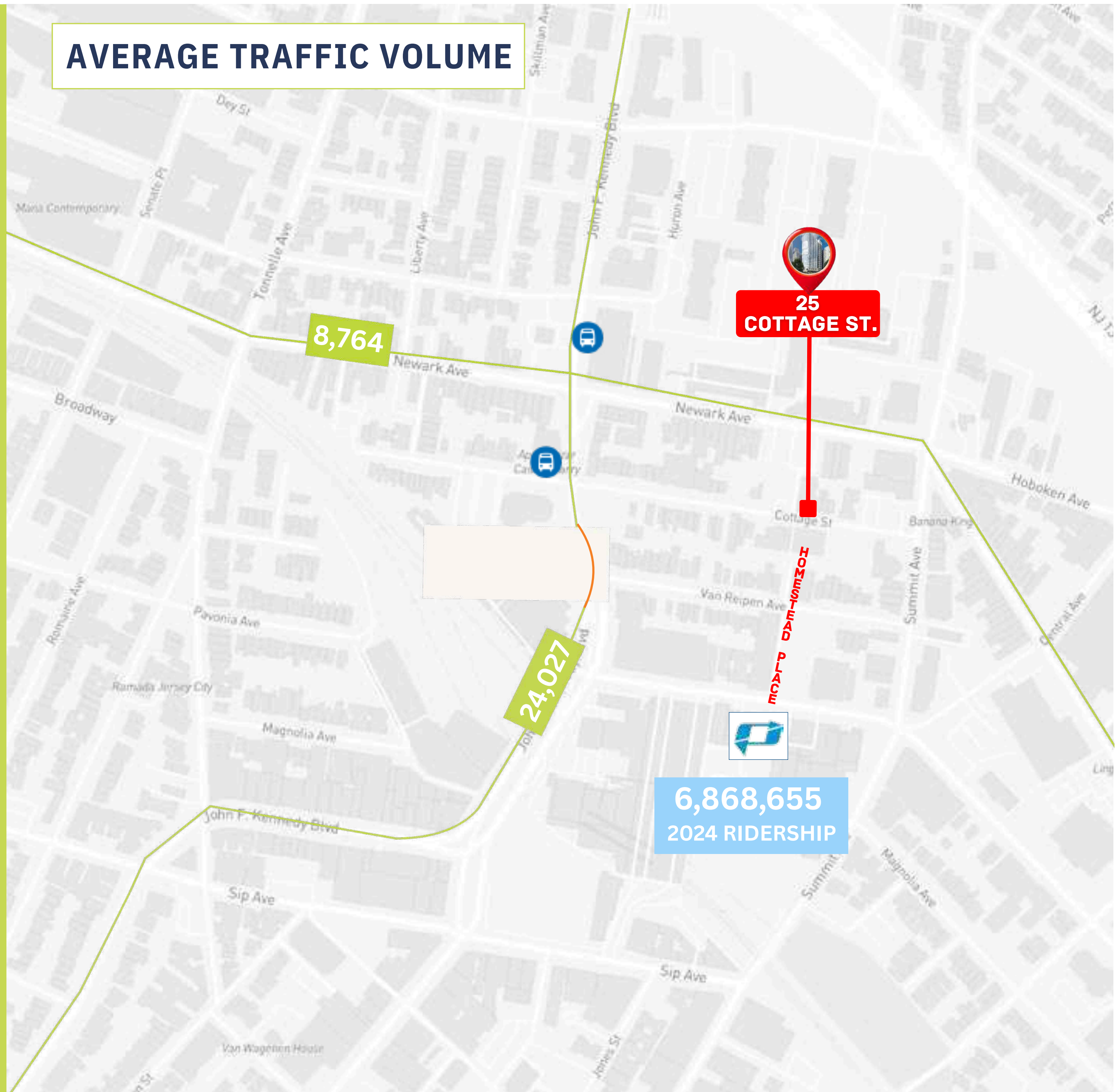
**COTTAGE STREET**

**HOMESTEAD PLACE  
PEDESTRIAN PLAZA**

## NEIGHBORING RETAILERS



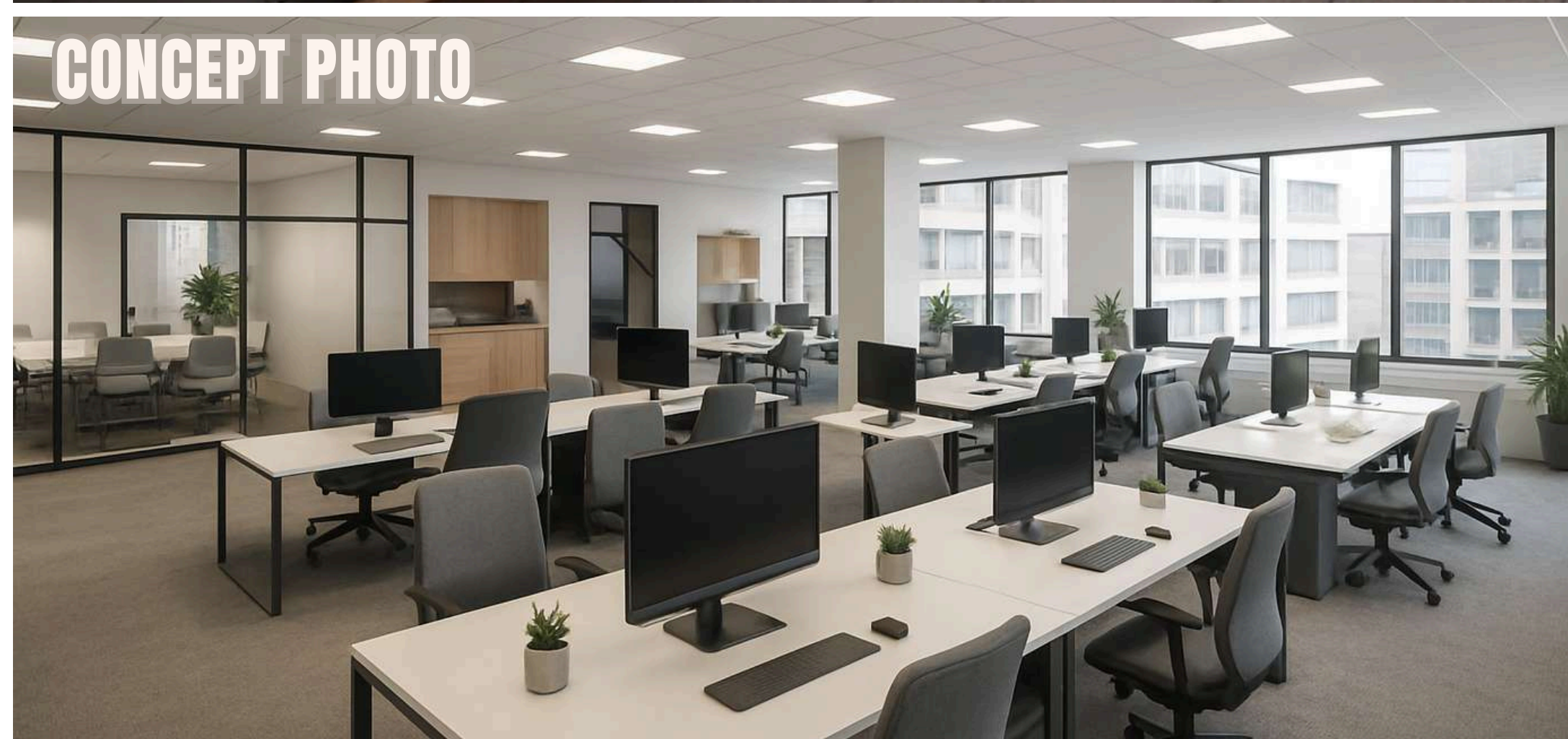
## AVERAGE TRAFFIC VOLUME



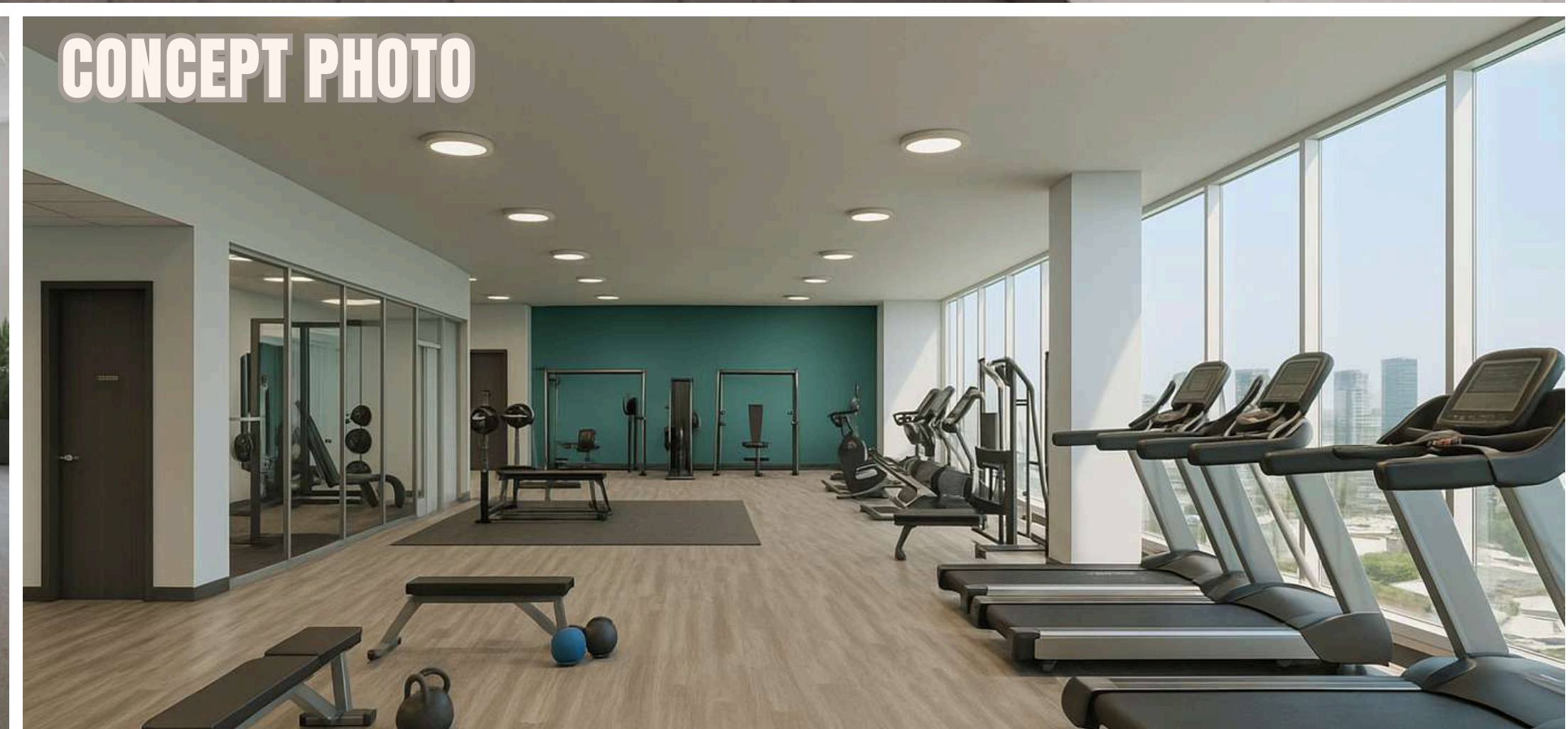
OFFICE LOBBY



CONCEPT PHOTO



CONCEPT PHOTO





THE COTTAGE COFFEE

RETAIL SPACE



LS

COTTAGE STREET

HOMESTEAD PLACE  
PEDESTRIAN PLAZA

**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**





**THE JOURNAL**  
1,800 RESIDENTIAL UNITS

**JOURNAL SQUARED**  
1,800 RESIDENTIAL UNITS

**25 COTTAGE ST.**  
622 RESIDENTIAL UNITS

**505 SUMMIT AVE.**  
605 RESIDENTIAL UNITS

**9 HOMESTEAD PLACE**  
432 RESIDENTIAL UNITS

**28 COTTAGE ST.**  
172 RESIDENTIAL UNITS

**413 SUMMIT AVE.**  
148 RESIDENTIAL UNITS

**URBY**  
317 RESIDENTIAL UNITS

**3 JOURNAL SQUARE**  
240 RESIDENTIAL UNITS

**425 SUMMIT AVE.**  
390 RESIDENTIAL UNITS

**SINGH TOWER**  
209 RESIDENTIAL UNITS

**THE OVERLOOK**  
297 RESIDENTIAL UNITS

**SUPERIOR COURT OF HOUSE  
OF HUDSON COUNTY**

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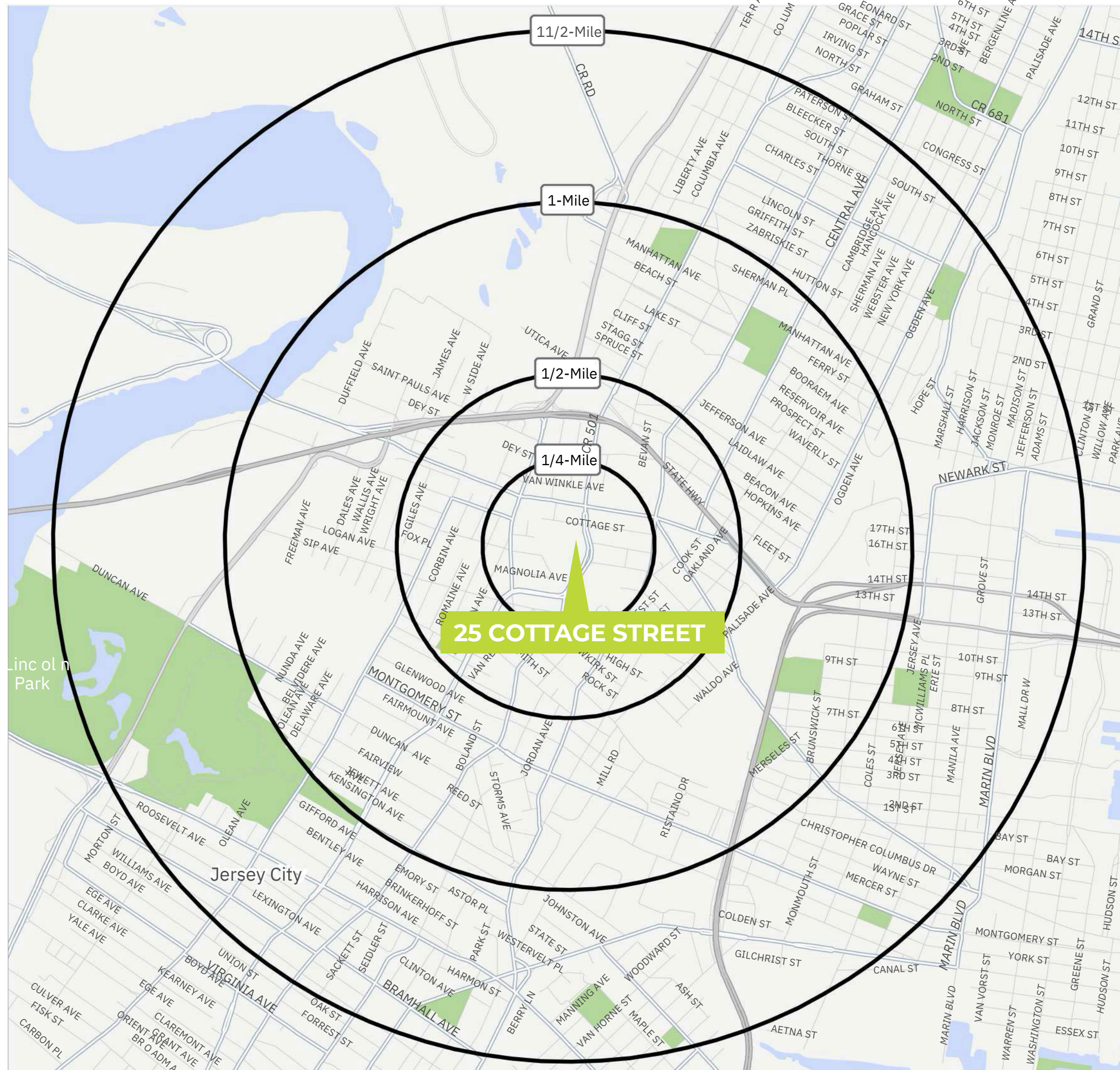
**345 BALDWIN AVE.**  
116 RESIDENTIAL UNITS

**416 HOBOKEN AVE.**  
524 RESIDENTIAL UNITS



# 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