

# 154 NEWARK AVE, JERSEY CITY, NJ 07302

## PRIME RETAIL SPACE AVAILABLE IN JERSEY CITY'S TRENDIEST NEIGHBORHOOD STEPS FROM THE PATH STATION

### RETAIL:

800 SF + BASEMENT

### FRONTAGE:

20 FT

### POSSESSION:

Arranged

### LEASE TYPE:

NNN

### RESTAURANT VENTING:

None (No Full Service Restaurant)

### CEILING HEIGHT:

10 FT

### OUTDOOR SEATING:

Available

### RENT:

Upon request

### HIGHLIGHTS:

- Prime Downtown Jersey City Location on Vibrant Newark Avenue — Situated in the heart of the bustling Restaurant Row and Pedestrian Plaza, this space offers exceptional visibility and constant foot traffic in one of Jersey City's most dynamic commercial corridors.
- Historic Character Meets Modern Retail Opportunity — Located in the iconic Sperry Building (circa 1890), this ground-floor retail unit combines timeless charm with high-traffic accessibility in a fully walkable neighborhood (Walk Score 100).
- 800 SF of Flexible Retail Space — Ideal for cafes, boutiques, and retail services — perfect dimensions for efficient layout and strong street presence on a thriving mixed-use block.
- Surrounded by Dense Residential & Office Population — Benefit from nearby apartments (including units in the Sperry Building itself), high foot traffic from locals and visitors, plus proximity to shops, dining, and transit hubs in booming Downtown Jersey City.
- Unbeatable Connectivity & Growth Area — Steps from major transportation options with easy access to NYC, PATH trains, and local amenities in a market experiencing strong retail demand and new mixed-use developments.



### RETAIL NEIGHBORS:

Wonder Mathews  
FOOD & DRINK

Tony Boloney's

CITYMD  
URGENT CARE

VanLeeuwen  
ICE CREAM & VEGAN ICE CREAM

THE ASHFORD

Six 26

skinner's loft

THE SOUTH HOUSE

One Dee Siam  
Bringing the Thai spice to Jersey City

BANG COOKIES

DUNKIN'

PORTA®

McDonald's

BOBBY ANTONICELLO JR., CCIM

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GRID COMMERCIAL  
REAL ESTATE

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



**LOCATION:**

Located in the heart of Downtown Jersey City on Newark Ave Restaurant Row

Inclose proximity to these heavily trafficked areas of town:

- 2 MIN walk to Grove Street Path
- 7 MIN walk to Hamilton Park
- 10 MIN walk to Jersey City Medical Center
- 2 minute walk to Grove Street

**BATHROOMS:**

1 Bathroom

**STORAGE:**

Basement Storage

**ZONING:**

Restaurant Row Commercial

**NEARBY RETAILERS:**



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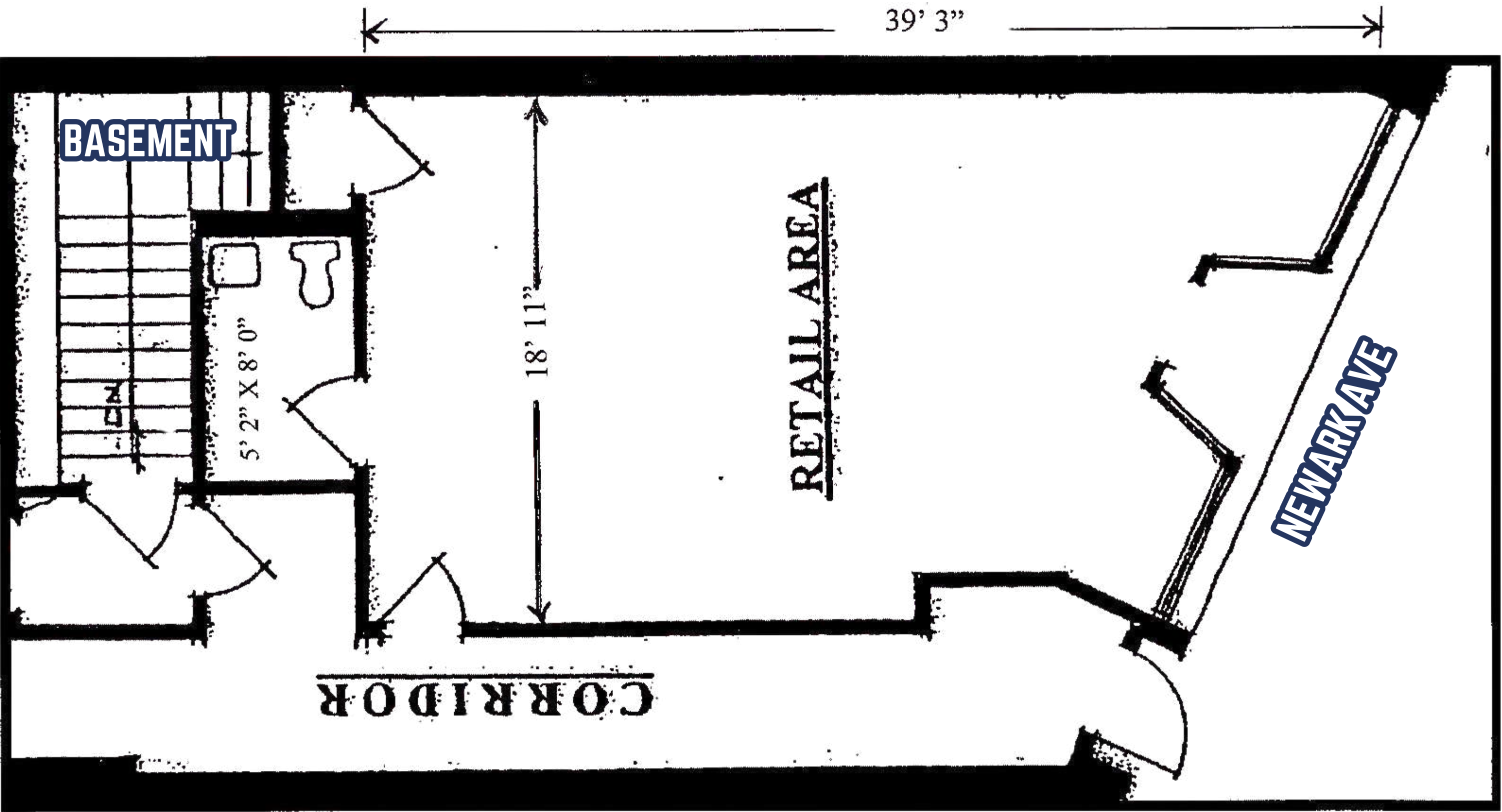


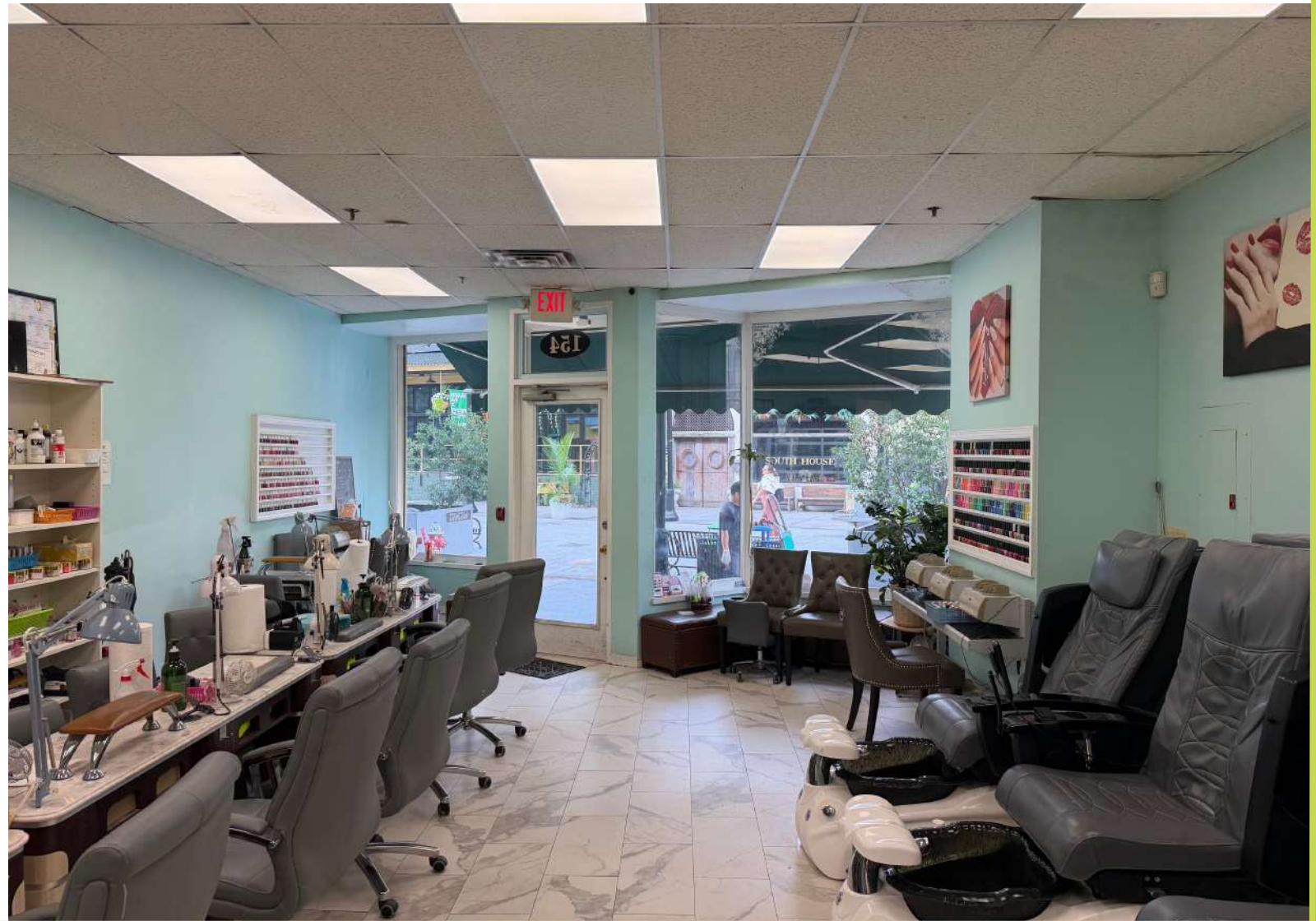
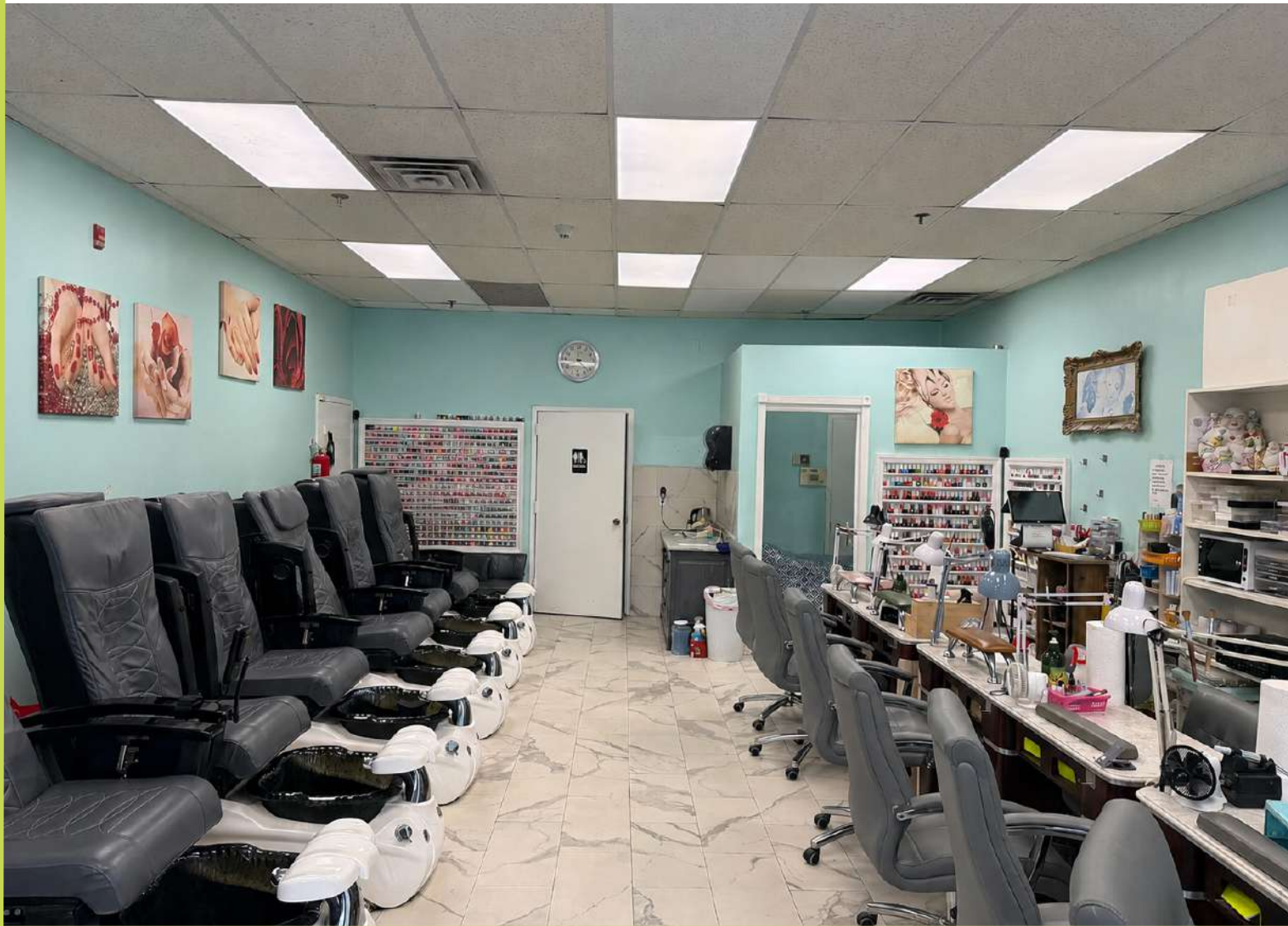
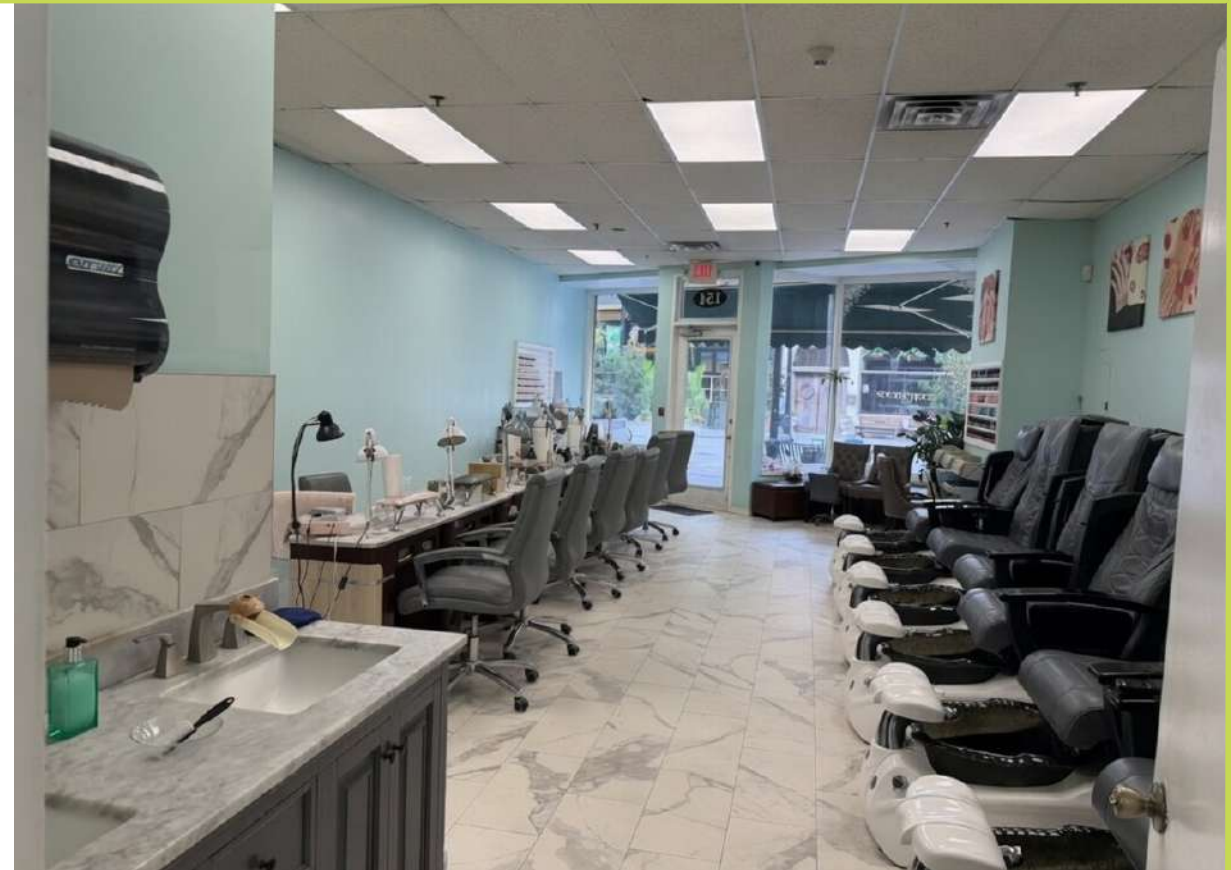
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**SOUTH VIEW**



FLOOR PLAN





**WEST VIEW**

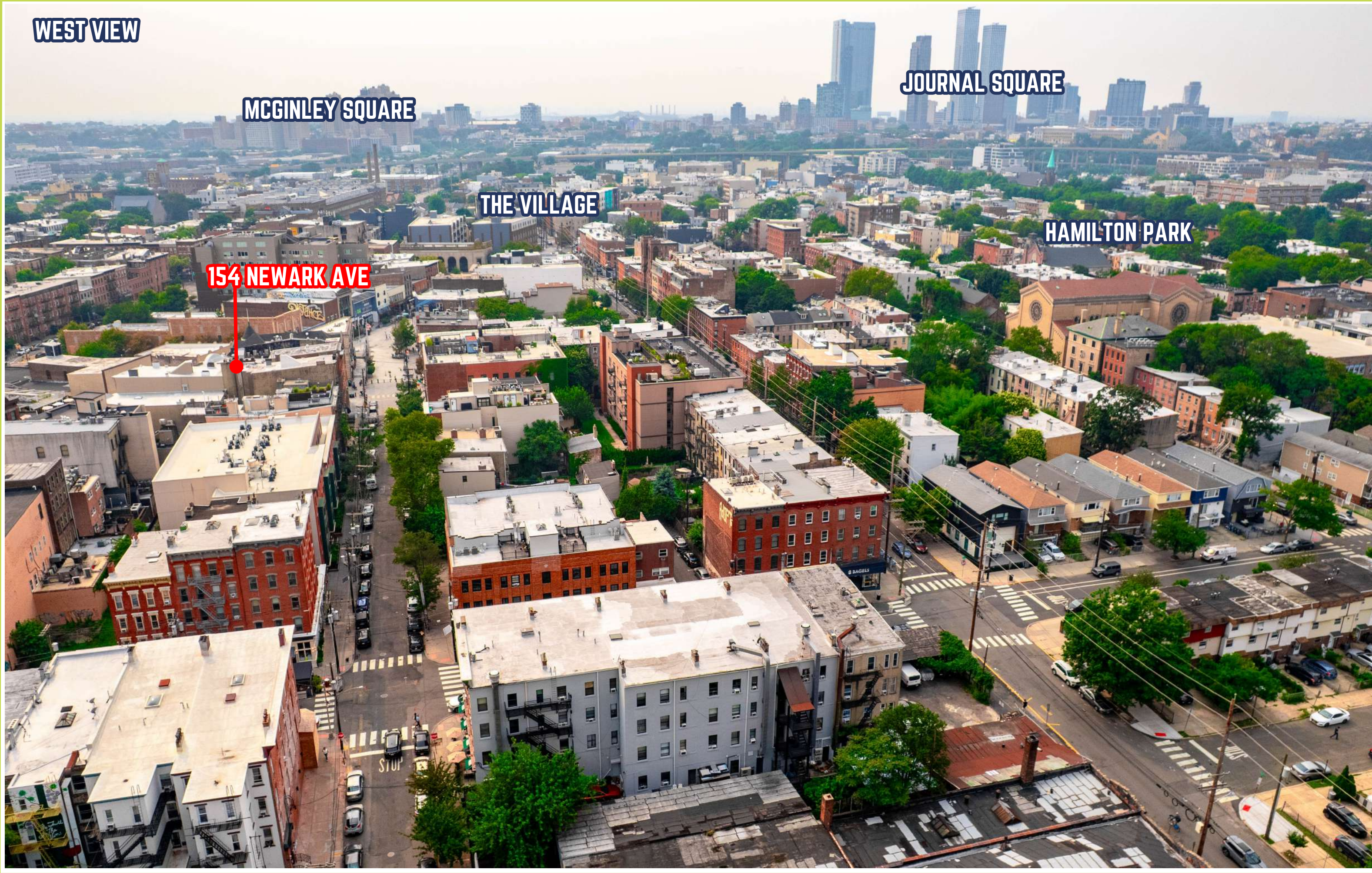
**MCGINLEY SQUARE**

**JOURNAL SQUARE**

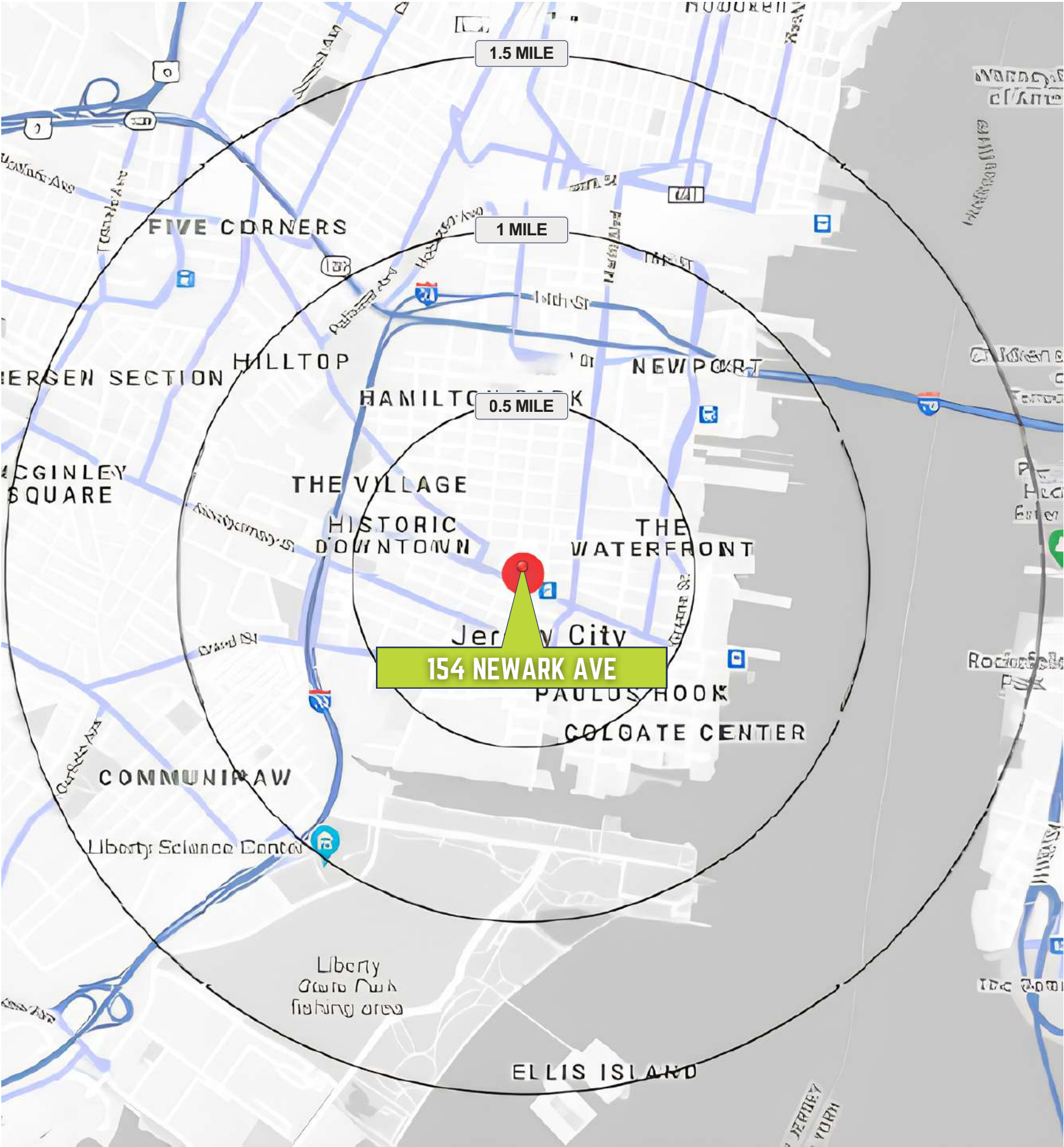
**THE VILLAGE**

**HAMILTON PARK**

**154 NEWARK AVE**



# DEMOGRAPHICS



## .5 MILE RADIUS

### POPULATION

34,734

### HOUSEHOLDS

118,004

### MEDIAN AGE

33.7

### COLLEGE GRADUATES (Bachelor's +)

20,648 - 74.7%

### TOTAL BUSINESSES

1,362

### TOTAL EMPLOYEES

19,145

### DAYTIME POPULATION (w/ 16 yr +)

24,970

### AVERAGE HOUSEHOLD INCOME

\$154,002

## 1 MILE RADIUS (excludes NYC)

### POPULATION

71,740

### HOUSEHOLDS

35,439

### MEDIAN AGE

33.4

### COLLEGE GRADUATES (Bachelor's +)

41,459 - 73.9%

### TOTAL BUSINESSES

3,033

### TOTAL EMPLOYEES

51,097

### DAYTIME POPULATION (w/ 16 yr +)

64,808

### AVERAGE HOUSEHOLD INCOME

\$154,561

## 1.5 MILE RADIUS

### POPULATION

131,657

### HOUSEHOLDS

61,546

### MEDIAN AGE

33.8

### COLLEGE GRADUATES (Bachelor's +)

65,858 - 66.1%

### TOTAL BUSINESSES

5,672

### TOTAL EMPLOYEES

75,575

### DAYTIME POPULATION (w/ 16 yr +)

105,010

### AVERAGE HOUSEHOLD INCOME

\$136,380

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