

# 7-9 Beacon Avenue

Jersey City Heights, NJ 07306

# RePropCo



7 & 9 Beacon Ave · 4 parcels · Approx. 0.2 acres · 12 on-site parking spaces

## GROUND LEASE OPPORTUNITY

A rare long-term ground lease opportunity in one of Jersey City's most undersupported healthcare markets. Four parcels totaling approximately 0.2 acres with on-site parking and dual street access.

## PROPERTY DETAILS

- 4 parcels, approx. 0.2 acres
- Two buildings on-site
- 12 on-site parking spaces
- Frontage on Beacon and Hopkins Ave
- Offered structure is a NNN long-term ground lease

## KEY ADVANTAGES

- Dual street access (rare in JC)
- Will have vehicle access between Beacon Ave & Hopkins Ave
- Private parking lot on-site
- Buildings are vacant and ready to be razed
- Owner open to closing subject to site plan approval
- Ability to have a purpose-built development

## WHY THIS SITE

- Heights University Hospital closed March 2026
- Nearly 300,000 JC residents now have just one ER
- Nearest urgent care is over 1 mile away
- City zoning actively favors medical use here
- Private parking lot (extremely rare in Jersey City)
- Cross access from Beacon Ave and Hopkins Ave

## LOCATION AND ACCESS

- Under 200 ft to former Heights University Hospital
- About 0.9 miles to Journal Square PATH Station
- Central Ave corridor with 250 storefronts nearby
- Cross access from Beacon Ave to Hopkins Ave Available

LOCATION MAP



**For More Information Contact RePropCo:**

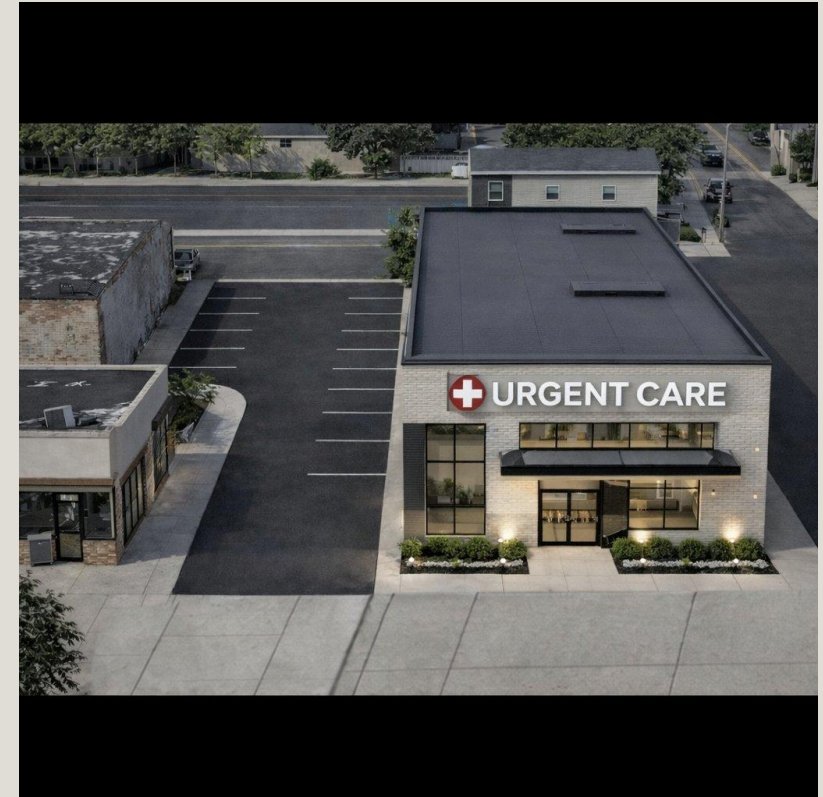
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CONCEPT PLAN



BUILDING RENDERING



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