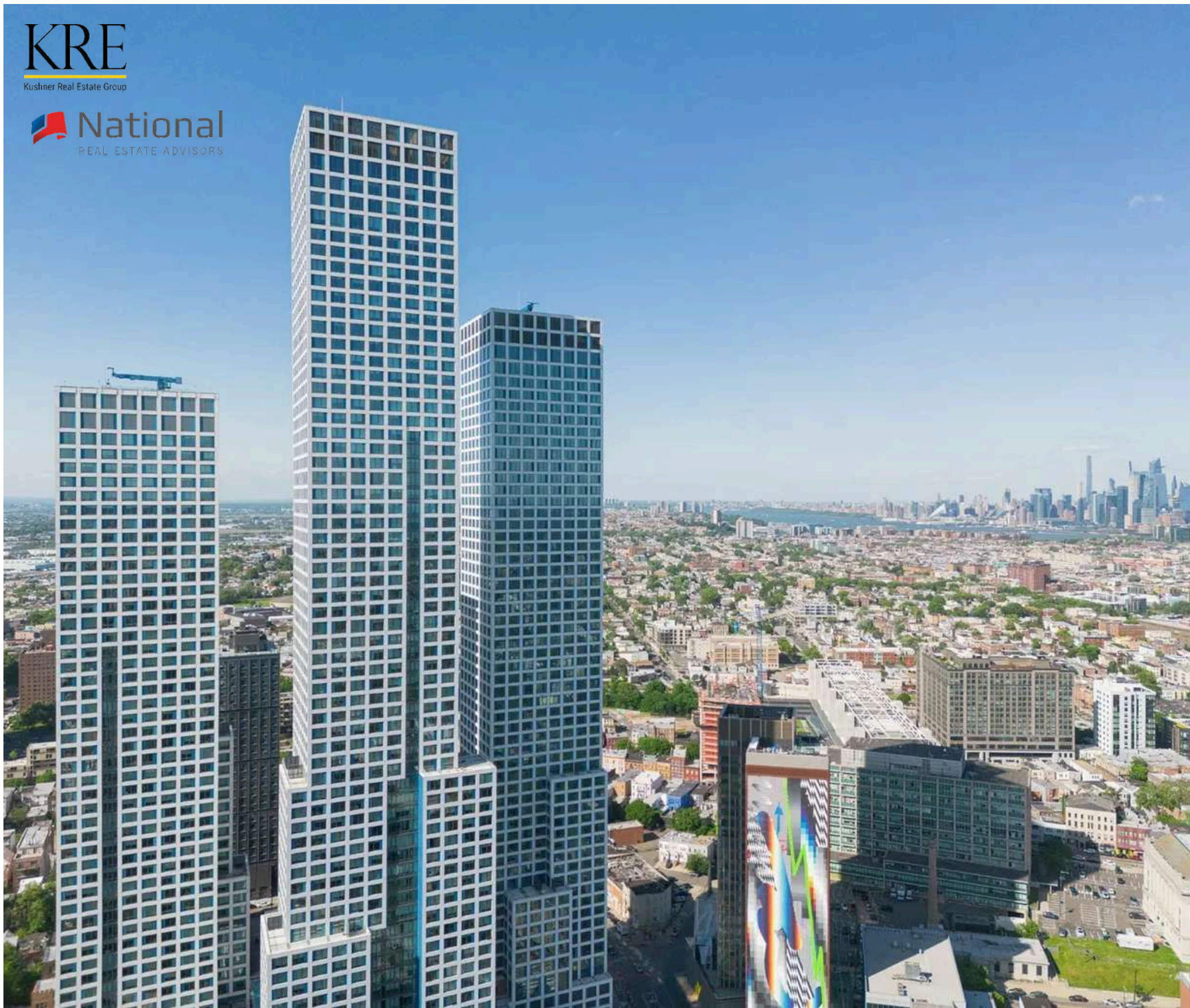


KRE

Kushner Real Estate Group

National
REAL ESTATE ADVISORS



UNBELIEVABLE RETAIL OPPORTUNITY

605 PAVONIA AVE, JERSEY CITY, NJ 07306

JOURNAL SQUARED TOWER III

SIZE:

Retail B Space: 835 SF Located on Summit Avenue

FRONTAGE:

100 FT

CEILING HEIGHT:

18 FT

TERM:

Negotiable

LEASE TYPE:

NNN

ASKING RENT:

Upon Request

HIGHLIGHTS:

- 835 SF of ground floor retail located at the base of Journal Squared Tower III, a 60 story residential tower located directly above the vibrant Journal Square PATH.
- The third and final tower of this 3 phase development with a completed total of 1,870 residential units right on your door step.
- The 835 SF space fronts on Pavonia and Summit Ave, the absolute best corner in Journal Square. The space is located across from the Hudson County Superior Court House and 2 new 20 story towers along with the new 3 Acre Journal Square Park.

JOIN:



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com



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

2026

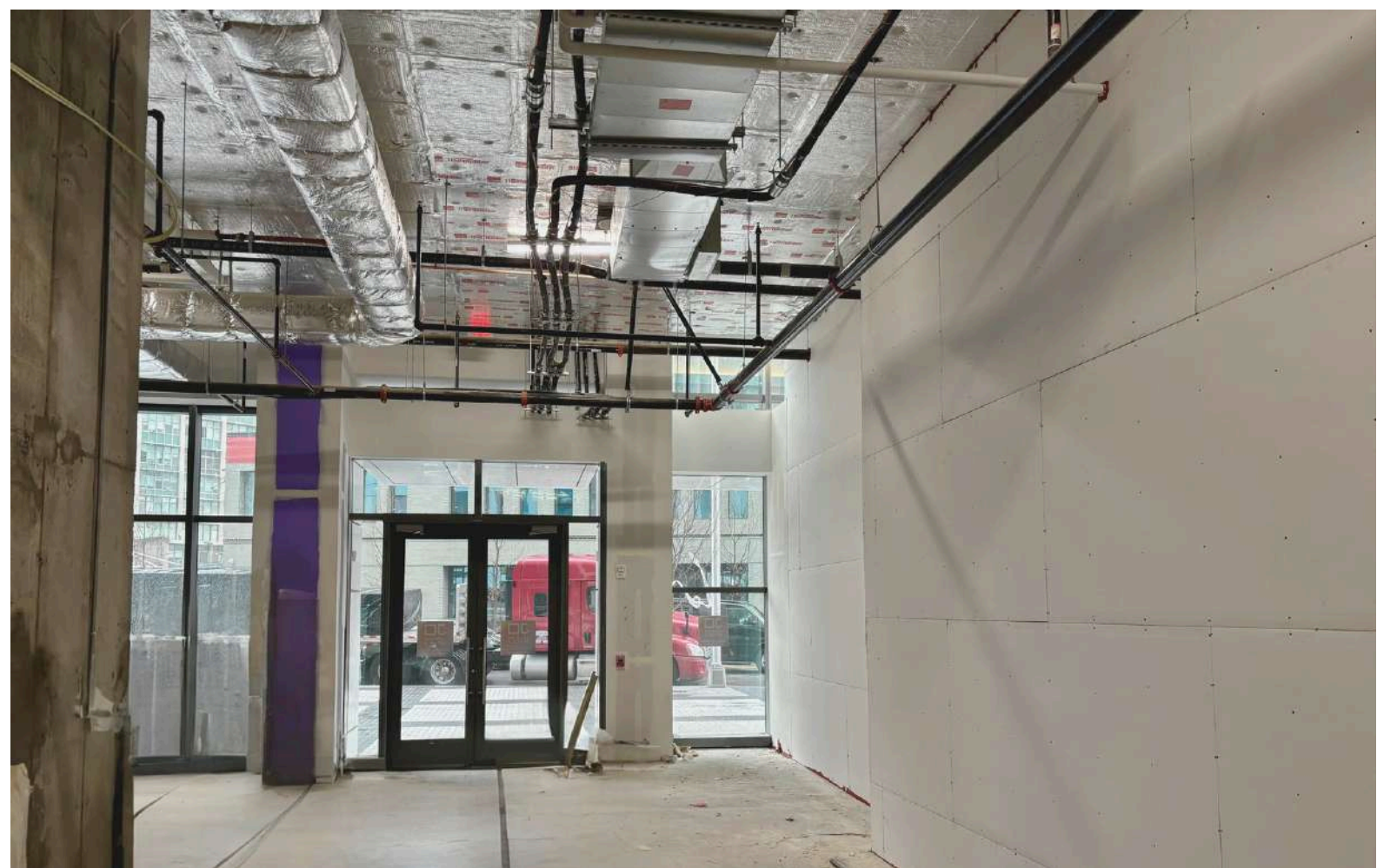


2021



2017





**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**



NEIGHBORING RETAILERS:



JOURNAL SQUARED
1,800 RESIDENTIAL UNITS

THE JOURNAL
1,800 RESIDENTIAL UNITS

505 SUMMIT AVE.
605 RESIDENTIAL UNITS

25 COTTAGE ST.
622 RESIDENTIAL UNITS

413 SUMMIT AVE.
148 RESIDENTIAL UNITS

9 HOMESTEAD PLACE
432 RESIDENTIAL UNITS

28 COTTAGE ST.
172 RESIDENTIAL UNITS

425 SUMMIT AVE.
390 RESIDENTIAL UNITS

URBY
317 RESIDENTIAL UNITS

3 JOURNAL SQUARE
240 RESIDENTIAL UNITS

THE OVERLOOK
297 RESIDENTIAL UNITS

**SUPERIOR COURT OF HOUSE
OF HUDSON COUNTY**

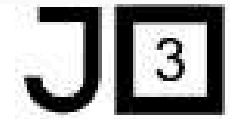
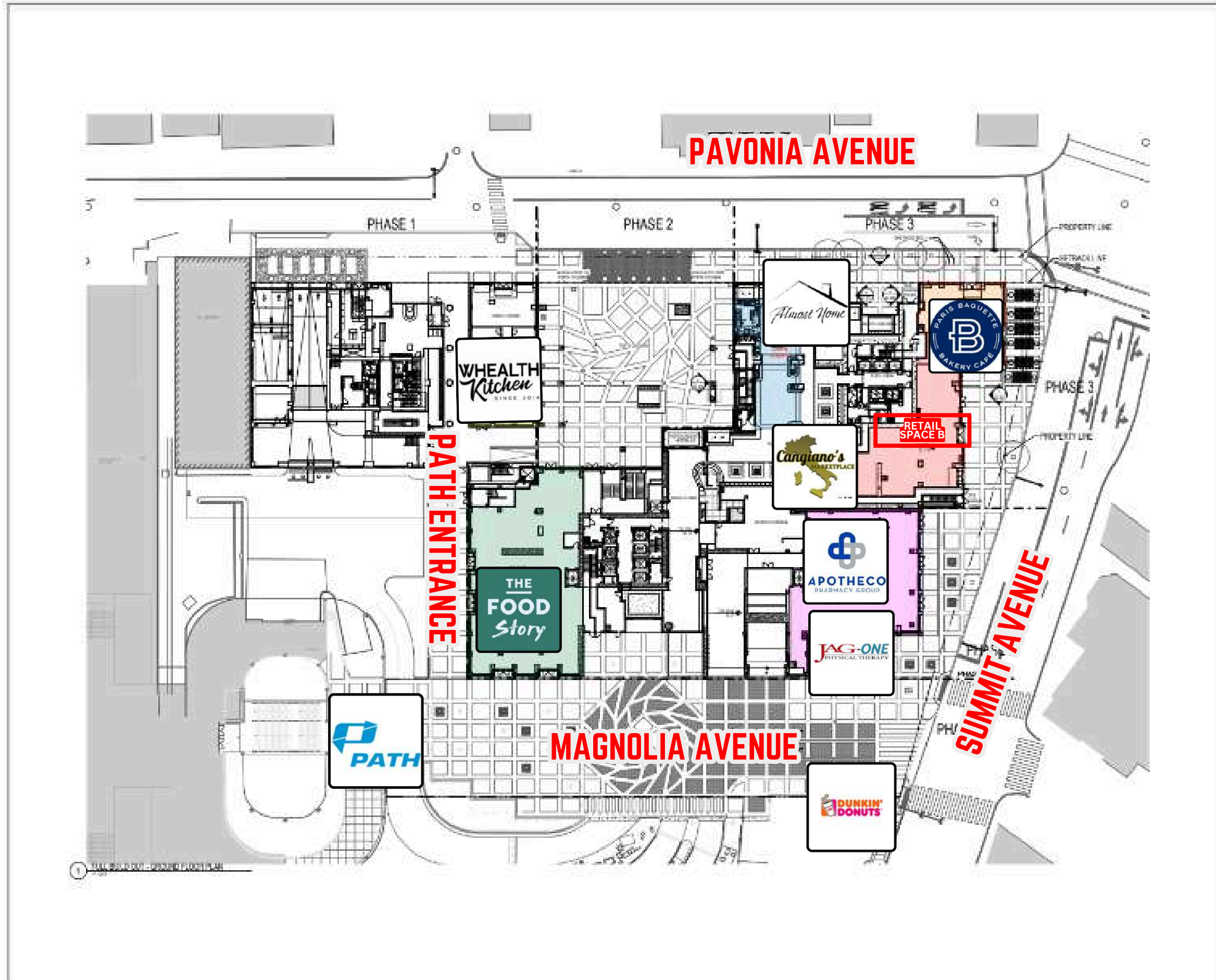
SINGH TOWER
209 RESIDENTIAL UNITS

**SUPERIOR COURT OF HOUSE
OF HUDSON COUNTY**

345 BALDWIN AVE.
116 RESIDENTIAL UNITS

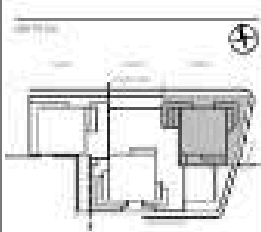
416 HOBOKEN AVE.
524 RESIDENTIAL UNITS

FLOOR PLAN:



JOURNAL SQUARED
 15 PARKWAY, SUITE 100, NEWTON, MA 02459

DATE:	08/14/2024	
PROJECT:	RETAIL SPACE B	
DESIGNED BY:	JOURNAL SQUARED	
SCALE:	AS SHOWN	
PHASE:	PHASE 3	
REVISIONS:		
NO.	DATE	DESCRIPTION
1	08/14/2024	ISSUE FOR PERMITTING
2	08/14/2024	ISSUE FOR PERMITTING
3	08/14/2024	ISSUE FOR PERMITTING
4	08/14/2024	ISSUE FOR PERMITTING
5	08/14/2024	ISSUE FOR PERMITTING
6	08/14/2024	ISSUE FOR PERMITTING
7	08/14/2024	ISSUE FOR PERMITTING
8	08/14/2024	ISSUE FOR PERMITTING
9	08/14/2024	ISSUE FOR PERMITTING
10	08/14/2024	ISSUE FOR PERMITTING

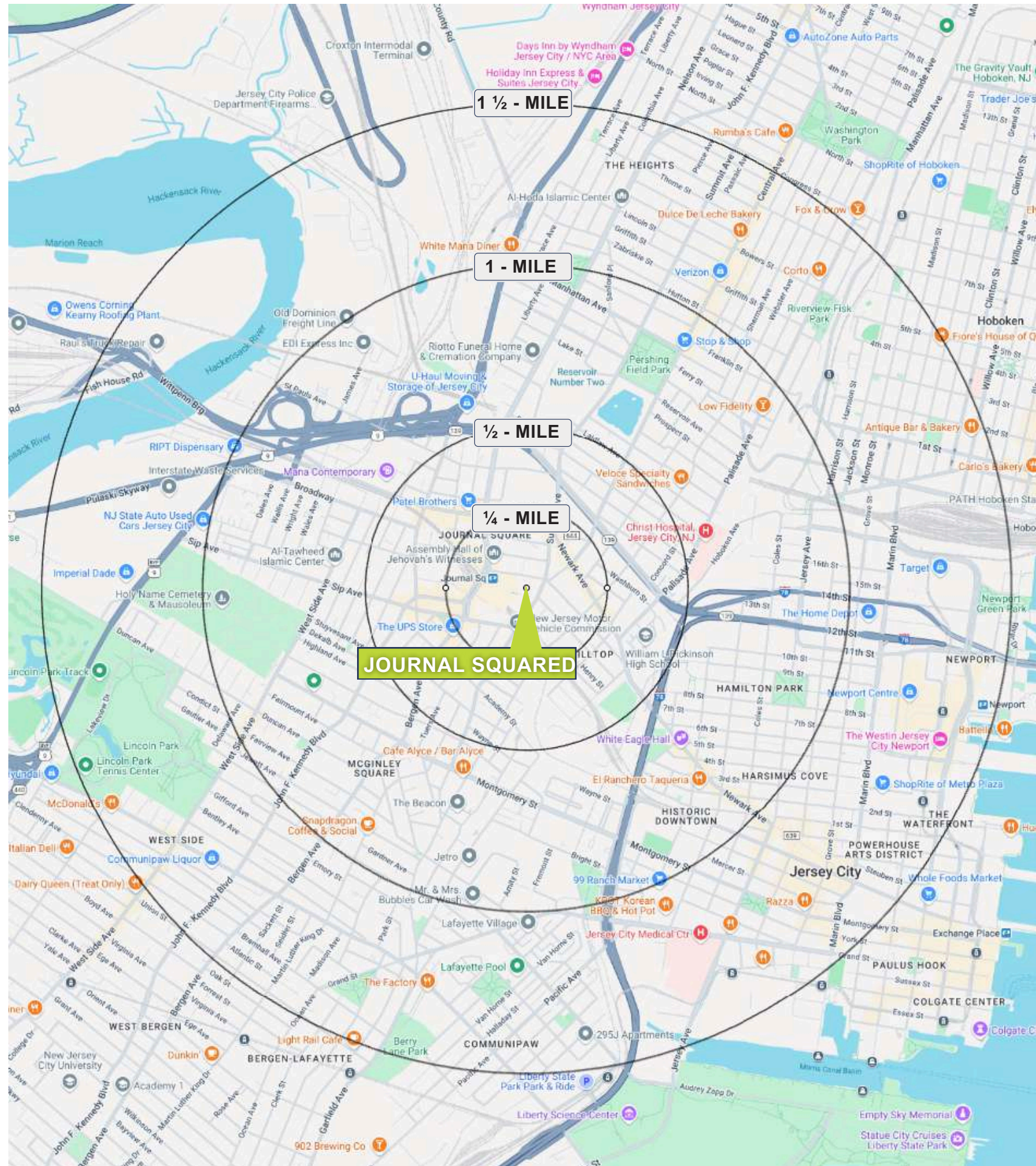


DATE: 08/14/2024
 SCALE: AS SHOWN

FULL BUILD OUT
 GROUND FLOOR
 PLAN

PROJECT NO:
A3-004

DEMOGRAPHICS:



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



6,868,655
2025 JSQ
RIDERSHIP



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