

GROUND FLOOR AVAILABLE FOR LEASE

+/- 2,464 SF RETAIL SPACE

2849 Kennedy Boulevard | Jersey City, NJ



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jonathan Greenberg

VICE PRESIDENT

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(201) 731-8468

Property Overview

HIGHLIGHTS

- Prime retail location in the heart of Journal Square's shopping district
- Densely populated with heavy foot traffic
- Central to many major retail & residential development projects
- Steps from the Path Station
- Located near Route 139, NJ Turnpike, Route 1 & 9, and the Holland Tunnel
- Located near the 8,894 student population of Hudson Community College

DEMOGRAPHICS

	.25 Mile	.5 Mile	.75 Mile
POPULATION	8,140	31,734	57,049
HOUSEHOLDS	3,629	13,200	23,454
EMPLOYEES	4,334	11,249	16,917
AVERAGE HH INCOME	\$101,427	\$105,415	\$102,068

TRAFFIC COUNTS

ROUTE 139	64,332 AADT
ROUTE 1 & 9	12,650 AADT



SPACE DETAILS

GROUND FLOOR PLAN





MANA
CONTEMPORARY
FLAGSHIP
LOCATION

RITE
AID

White
Castle

PATEL
BROTHERS

DOLLAR
TREE

3 JOURNAL SQUARE
APARTMENTS
240 UNITS

LOEW'S
JERSEY THEATER

ASSM HALL

9 HOMESTEAD
LUXURY APARTMENTS
432 UNITS

JCFIT

TACO
BELL

LOT LESS

CAPITAL ONE

Rainbow

T-Mobile

Golden Krust

McDonald's

SUBWAY

DUANERead
by Walgreens

JOURNAL SQUARED
APARTMENTS
539 UNITS

HUDSON COUNTY
GOVERNMENT

CULINARY
SCHOOL AND
ARTS CENTER

STATE
SQUARE
APARTMENTS
130 UNITS

HUDSON COUNTY
COMMUNITY COLLEGE
6,776 STUDENTS

DUNKIN'

SIP AVENUE - 11,699 AADT

blink

POPEYES

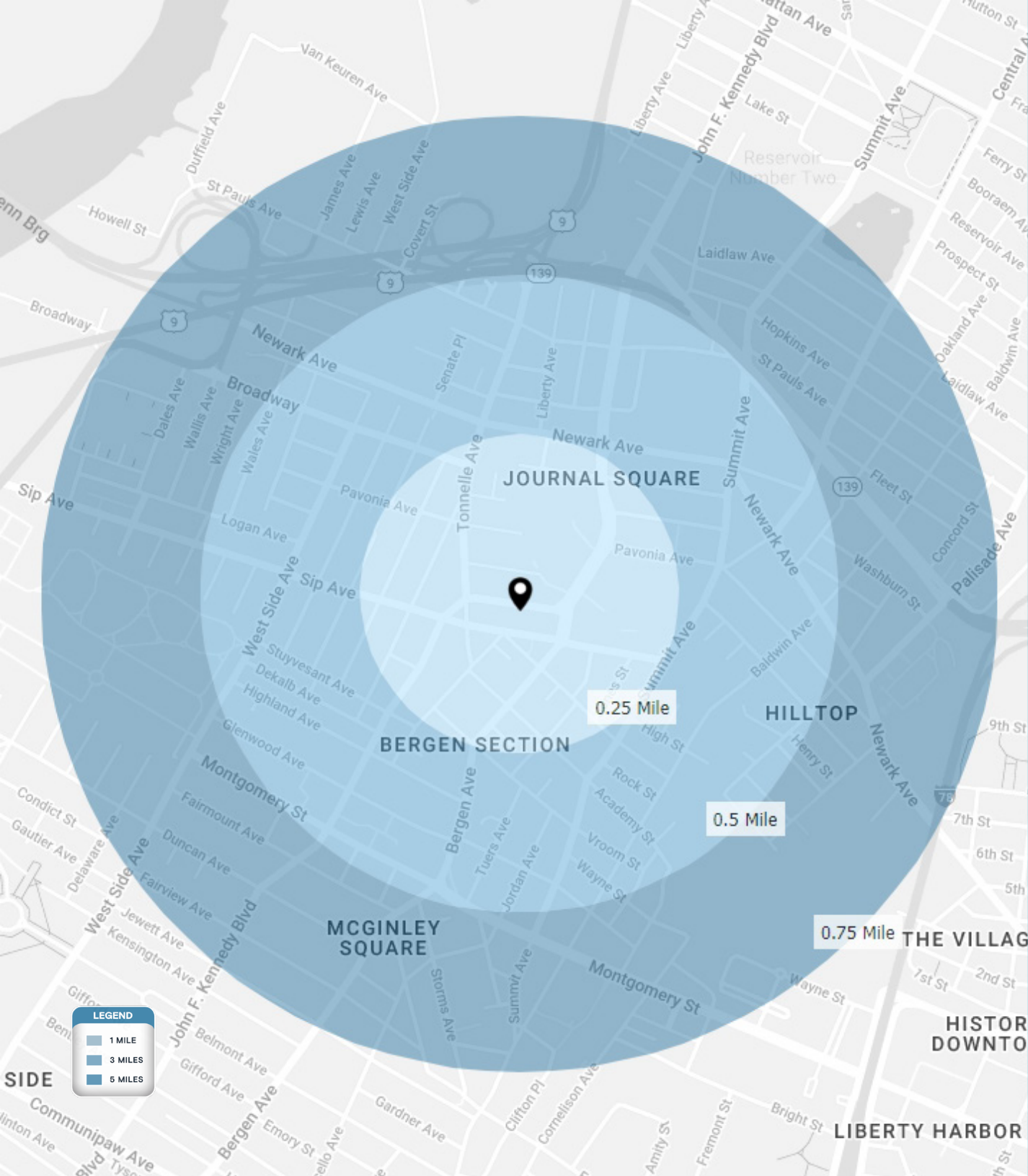
7-ELEVEN

CVS

JERSEY CITY
MUNICIPAL COURT

YANITELLI
RECREATIONAL
LIFE CENTER

SAINT PETERS
UNIVERSITY
3,009 STUDENTS



Contact Broker

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