

RETAIL AT 99 PROVOST

99 PROVOST STREET, JERSEY CITY, NJ

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

HIGHLIGHTS

- 18,920 SF of Ground Floor Retail below a brand new 85K SF Shoprite
- Part of a six-block, 18-acre redevelopment adjacent to Hudson-Bergen Light Rail
- At the base of a 802 luxury rental building with 365 retail parking spaces
- Restaurant, retail, fitness, and soft goods uses wanted

DEMOGRAPHICS

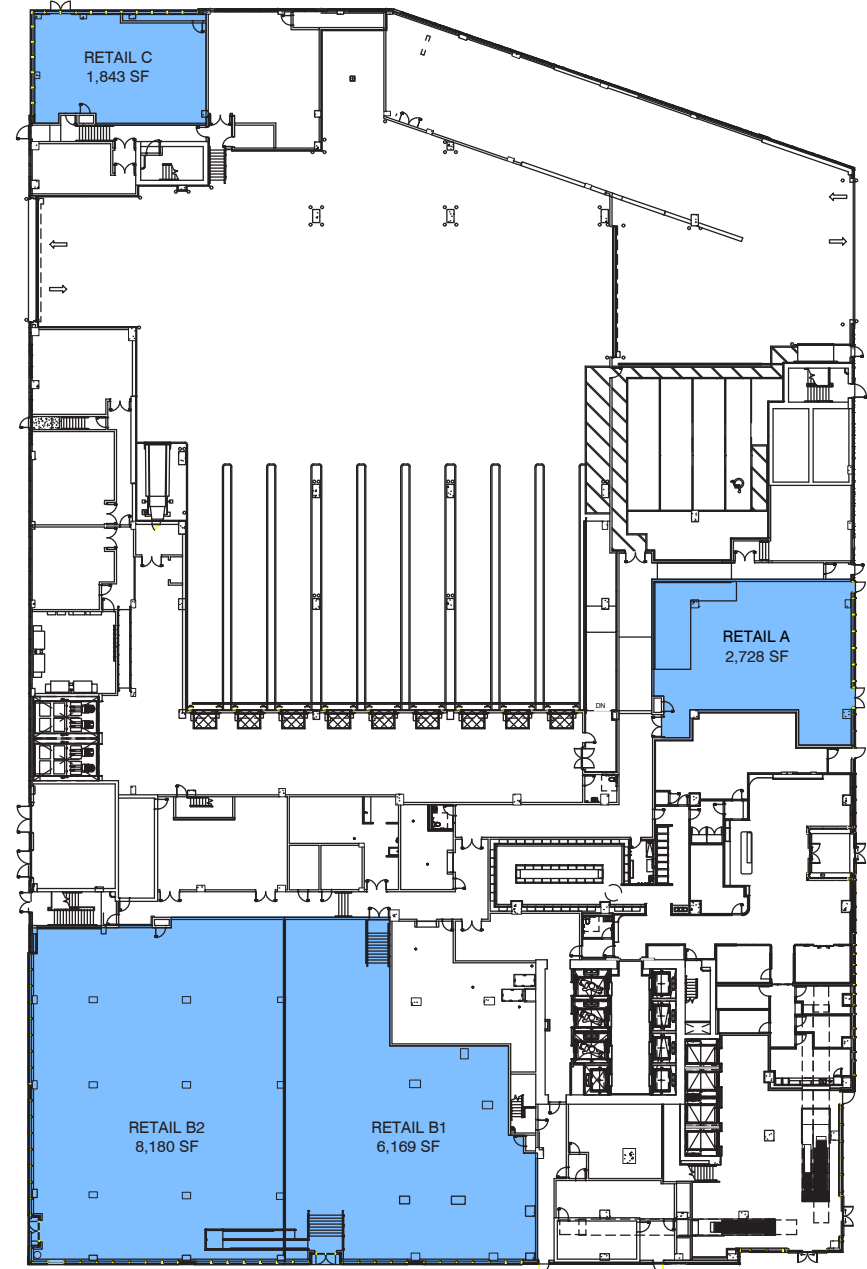
	0.5 MILES	0.75 MILES	1 MILE
POPULATION	37,134	71,487	85,413
HOUSEHOLDS	18,505	35,335	41,944
EMPLOYEES	30,144	57,739	68,834
AVERAGE HH INCOME	\$221,654	\$221,036	\$221,841

TRAFFIC COUNTS

MARIN BLVD	18,056 AADT
I-78	78,102 AADT
NJ-139	64,332 AADT



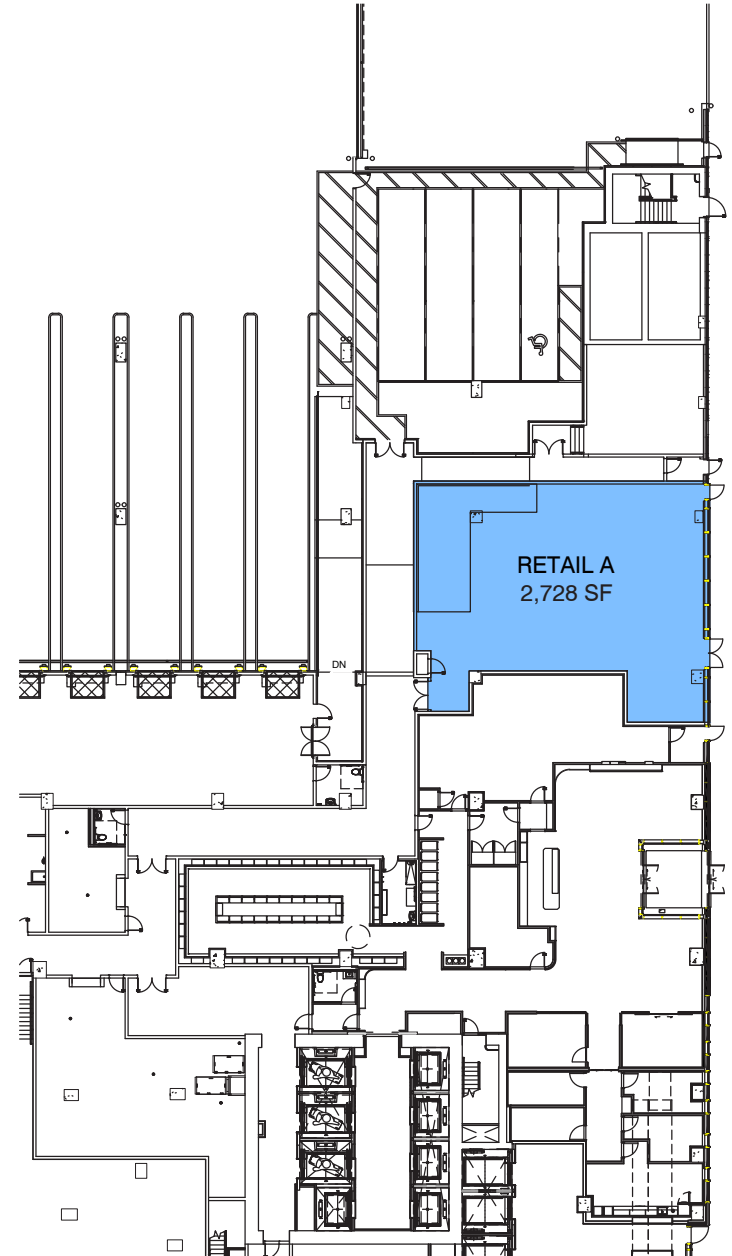
SITE PLAN



SPACES CAN BE COMBINED

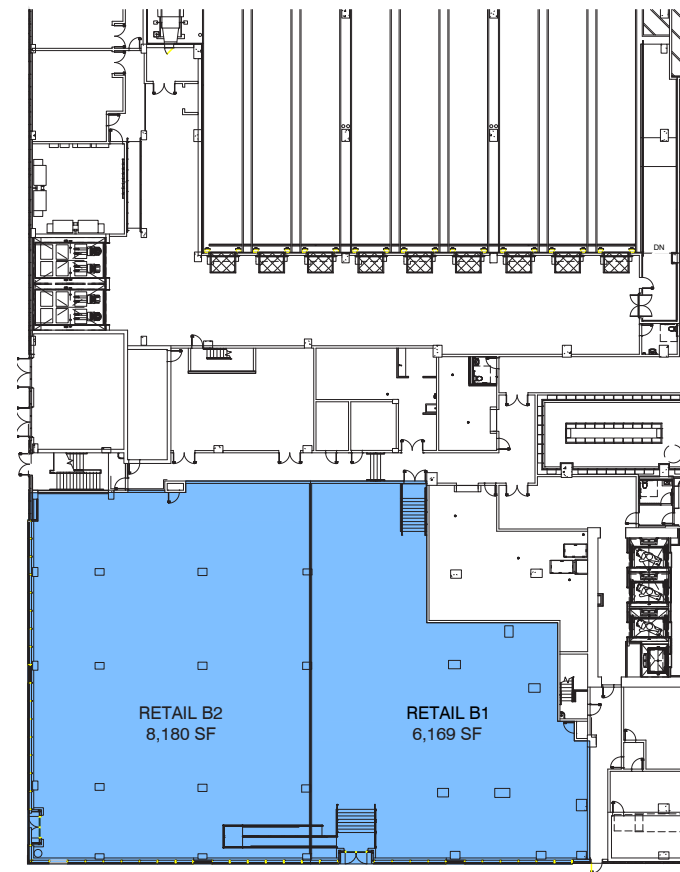
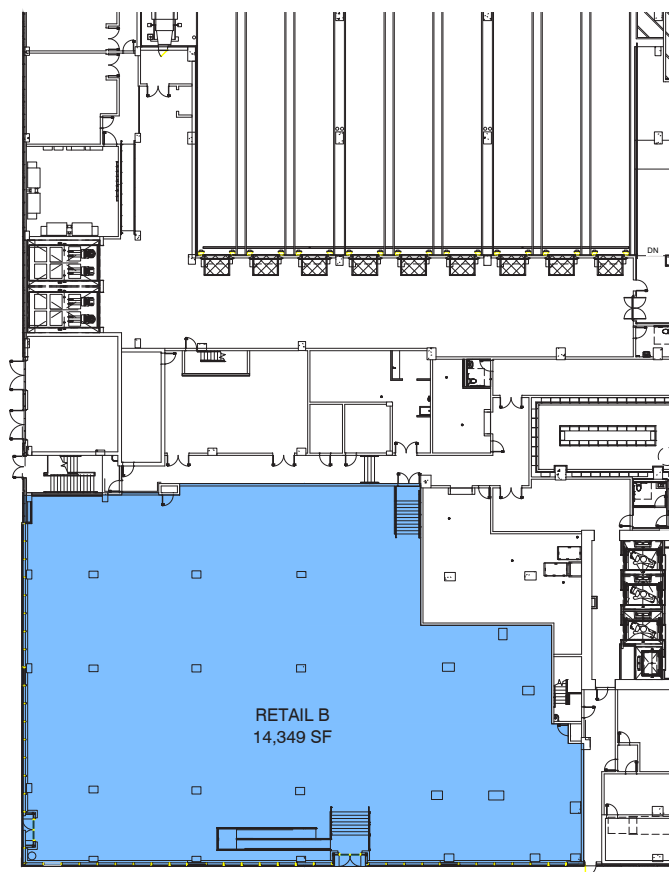
SITE PLAN

RETAIL A



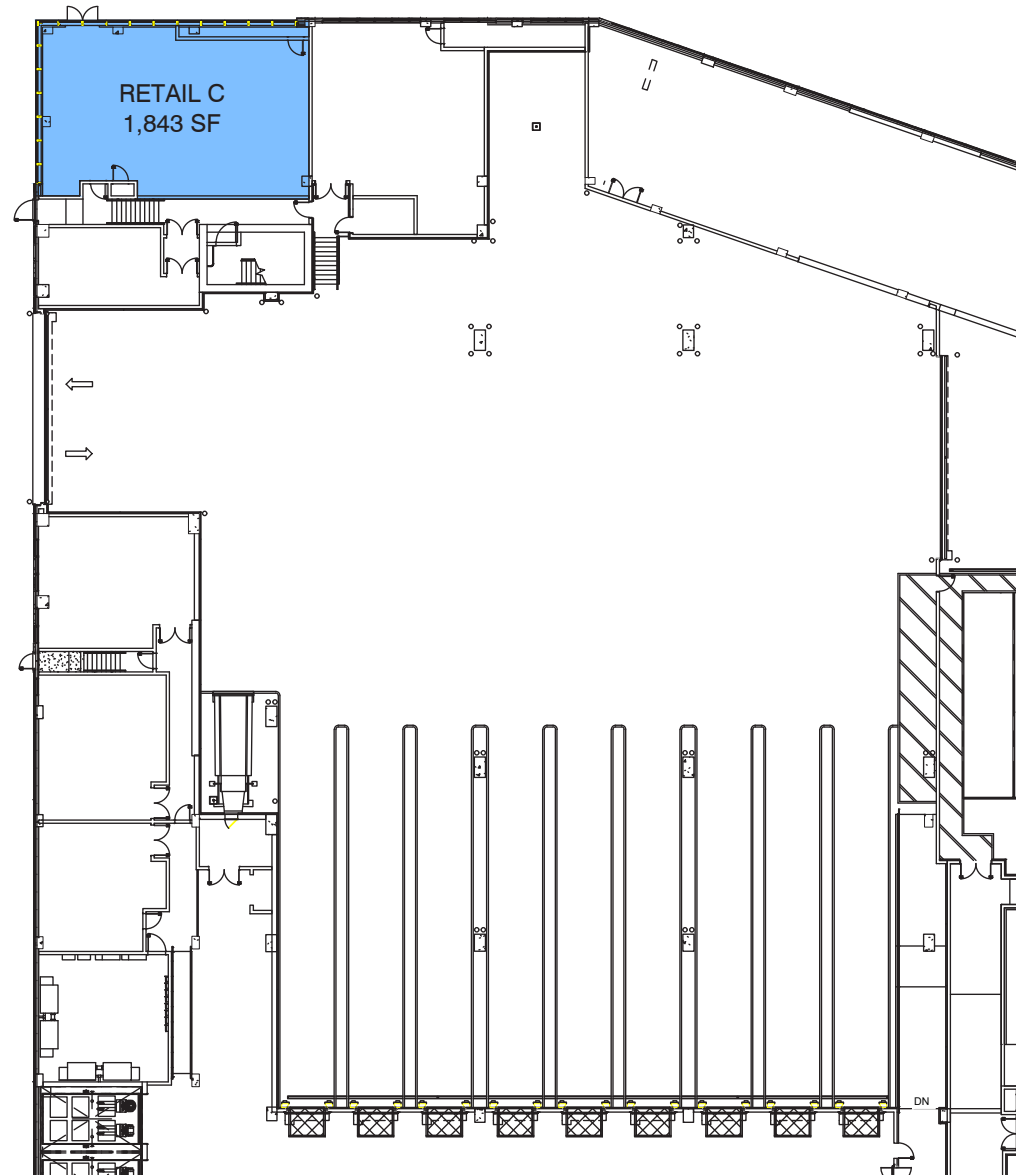
SITE PLAN

RETAIL B COMBINED AND SEPARATE



SITE PLAN

RETAIL C



MARKET
AERIAL



RETAIL AT 99 PROVOST

 85,000 SF
 COMING SOON

NEWPORT CENTRE
 macy's
 KOHL'S
 JCPenney
 DICK'S SPORTS
 SEPHORA
 PRIMARK
 AMC THEATRES

NEWPORT TOWER
 CLASS A OFFICE
 FITNESS FACTORY HEALTH CLUB
 just salad
 KURA
 GREGORYS COFFEE

PATH NEWPORT
 STARBUCKS
 BATTELLO

SITE
 The Brunswick School
 [solidcore] le café coffee
 BJ's
 HARSIMUS COVE LIGHT RAIL STATION

NEWARK AVENUE PEDESTRIAN MALL
 Walgreens
 PATH
 GROVE ST

ME
 Massage Envy

CVS pharmacy
 F45
 CYCLEBAR

NY WATERWAY




HARBORSIDE
 DistrictKitchen
 TOPGOLF SWING SUITE

- HOTELS**
- 1 COURTYARD**
BY HARRIOTT
 - 2 WESTIN**
HOTELS & RESORTS
 - 3 DOUBLETREE**
by Hilton
 - 4 SONESTA Simply Suites**
 - 5 HYATT REGENCY**
 - 6 Residence INN**
BY HARRIOTT
 - 7 canopy**
BY HILTON

SHAKE SHACK
 Krumpy Kreme




WHOLE FOODS MARKET

RETAIL AT 99 PROVOST

- RETAIL A: 2,728 SF
- RETAIL B: 14,349 SF
DIVISIBLE
- RETAIL C: 1,843 SF
-  85,000 SF
2ND FLOOR
-  802 UNITS
-  2 LEVELS -
DEDICATED
RETAIL PARKING



• SURFACE PARKING
 FUTURE DEVELOPMENT SITE

474 WARREN ST
 853 UNITS
 35 STORIES
 2020 BUILT

FORMER *ShopRite*, CONVERTED
TO SURFACE PARKING
 FUTURE
DEVELOPMENT SITE


Live Generously.
 FUTURE
DEVELOPMENT SITE



DRONE
VIEW



NEWPORT CENTRE
A SIMON MALL



DRONE
VIEW



NEWPORT CENTRE
A SIMON MALL

THOMAS GANGEMI DR

SITE

MARIN BLVD - 18,056 AADT

2ND ST

HARSIMUS COVE
LIGHT RAIL

BJ's
Live Generously!





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