

FOR LEASE

637 Newark Avenue

Jersey City, NJ 07306 · Ground Floor Retail · Available Immediately



THE SPACE

A renovated ground floor storefront on one of Jersey City's busiest pedestrian corridors, a five minute walk from the Journal Square PATH station. The space offers an open, flexible layout with a large display window, high ceilings and a private rear area suited to storage, prep or back office use.

Infrastructure is already in place for a food or service operator: 208V three phase electric, gas service, plumbing, central air and heat, updated HVAC, a new water heater and private restrooms. Modern lighting is installed and new light vinyl plank flooring will be laid prior to lease commencement.

HIGHLIGHTS

- ▶ Approximately 17 feet of frontage with strong street visibility
- ▶ Large display window and high ceilings
- ▶ 208V three phase electrical service
- ▶ Gas, plumbing and private restrooms in place
- ▶ Updated HVAC, central air and heat, new water heater
- ▶ Private rear area with storage potential

IDEAL USES

RESTAURANT

CAFÉ / BAKERY

RETAIL

MEDICAL

OFFICE

WELLNESS

FITNESS

GALLERY

\$7,000/mo

\$84,000 per year · Term 3 to 10 years

TRIPLE NET LEASE

Plus \$990/mo estimated CAM and taxes

\$7,990/mo total occupancy cost

SPECIFICATIONS

SPACE AVAILABLE	Approx. 1,400 SF
LOT	18 ft × 100 ft
FRONTAGE	± 17 ft
LEASE TYPE	Triple Net
CONDITION	Partial build out
YEAR BUILT	1880
OCCUPANCY	Immediate

GETTING THERE

PATH · Journal Square	0.26 mi
Light Rail · 2nd Street	0.95 mi
PATH · Grove Street	1.27 mi
Walk Score	100 / 100
Transit Score	90 / 100

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