

Jersey City Brand New Mixed-Use Development

**Class-A Ground Floor Retail
with 67 Luxury Apartments**

176 West Side Avenue, Jersey City
Hudson County, New Jersey 07310

PROPERTY DESCRIPTION

Currently under construction, 176 West Side Avenue is a premier residential and retail destination redefining urban living in one of New Jersey's most diverse and vibrant urban markets. This dynamic development boasts highly visible retail frontage that blends the energy of Jersey City with the charm and convenience of Hoboken. This 5-story redevelopment features 67 luxury apartments, and 6,600 square feet of highly visible ground-level retail, enriching the community with shopping, personal service and dining options.

AVAILABLE SPACE

Unit 1: 3,556 SF

Unit 2: 3,454 SF

Unit 3: 1,734 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

ZONING

General Retail and Commercial

PARKING

Street parking along West Side Avenue



Artist Rendering

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE RETAIL LEASING AGENT

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SILBERT

152 Liberty Corner Road

Suite 203

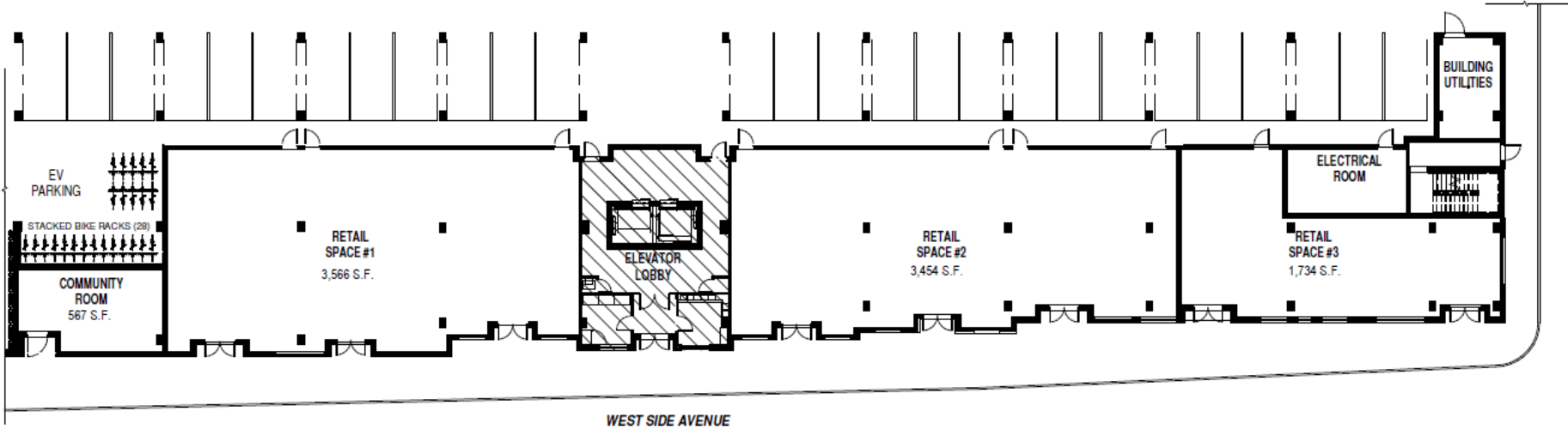
Warren, NJ 07059

REALTY & MANAGEMENT COMPANY, INC.



Visit Our Website: WWW.SilbertRealEstate.com

FIRST FLOOR LEASING PLAN

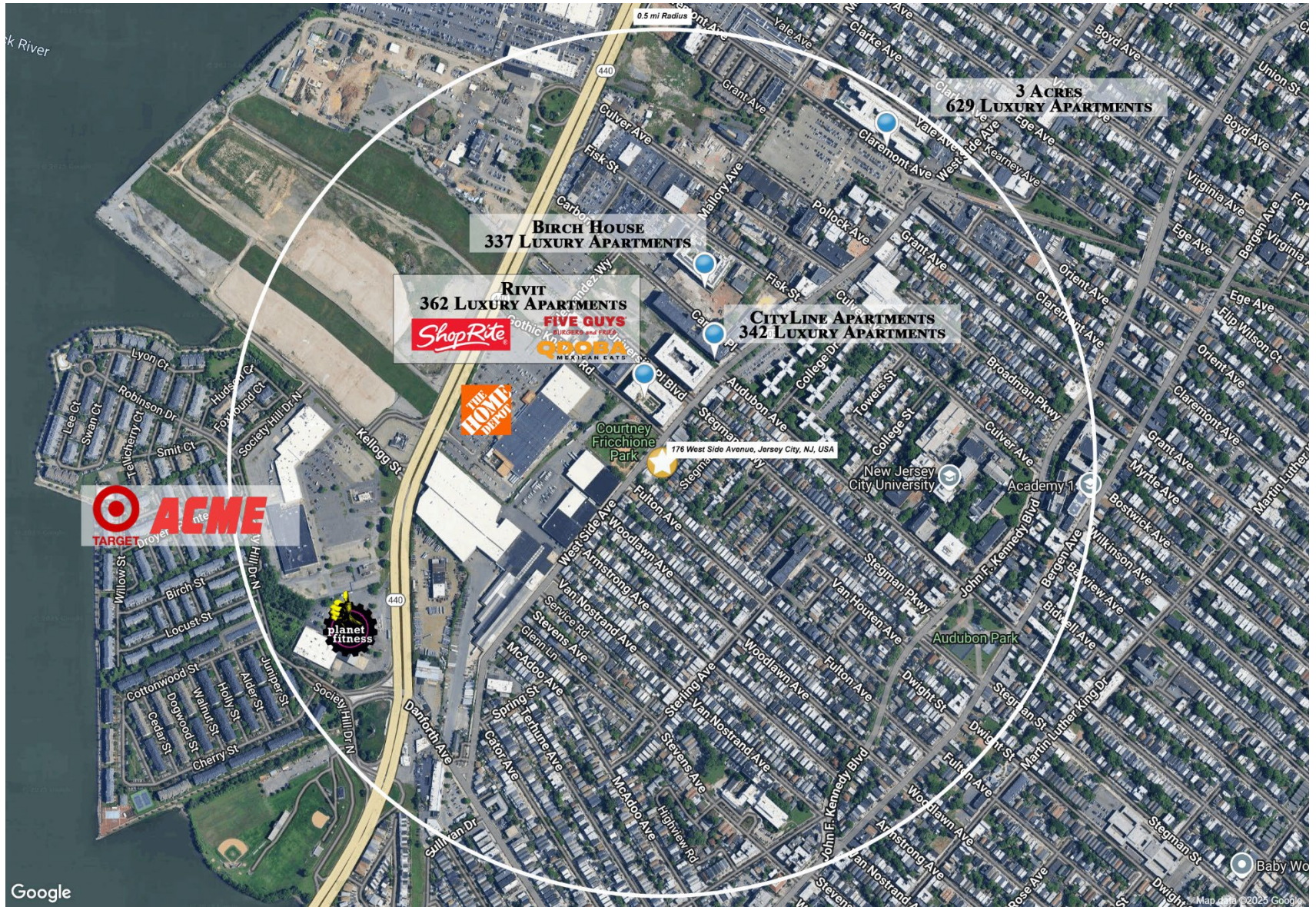


WEST SIDE AVENUE

LEGEND:



IMMEDIATE AERIAL



AREA DEMOGRAPHICS

.5 Mile Radius

Population	16,586
Median HH Income	\$99,805
Average HH Income	\$118,440
Median Age	35.9
Total Households	6,204
Daytime Population	7,190

1 Mile Radius

Population	68,661
Median HH Income	\$83,994
Average HH Income	\$103,395
Median Age	35.3
Total Households	25,146
Daytime Population	28,412

1.5 Mile Radius

Population	105,544
Median HH Income	\$81,794
Average HH Income	\$100,827
Median Age	35.6
Total Households	39,378
Daytime Population	48,770

