

NEWPORT JERSEY CITY RETAIL SPACE FOR LEASE

3,500 SF Retail / Turn-Key Medical Space

138 River Drive South, Jersey City, NJ



NEWPORT NEIGHBORHOOD

EXCLUSIVE LEASING BROKER



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SPACE DETAILS:

138 RIVER DRIVE SOUTH, JERSEY CITY, NJ 07310

SIZE AVAILABLE:

Retail - 3,500 SF

SPACE CONDITION:

Turn-Key Medical Space

- Waiting area and reception
- Sick waiting area
- Nurse station
- 4 offices
- 8 exam rooms
- 3 restrooms
- Kitchenette
- 2 nurse stations
- 1 procedure room

POSSESSION:

April 2027

FRONTAGE:

70 Ft along River Street - End Cap

CEILING HEIGHT:

12 FT - 14 FT

PARKING:

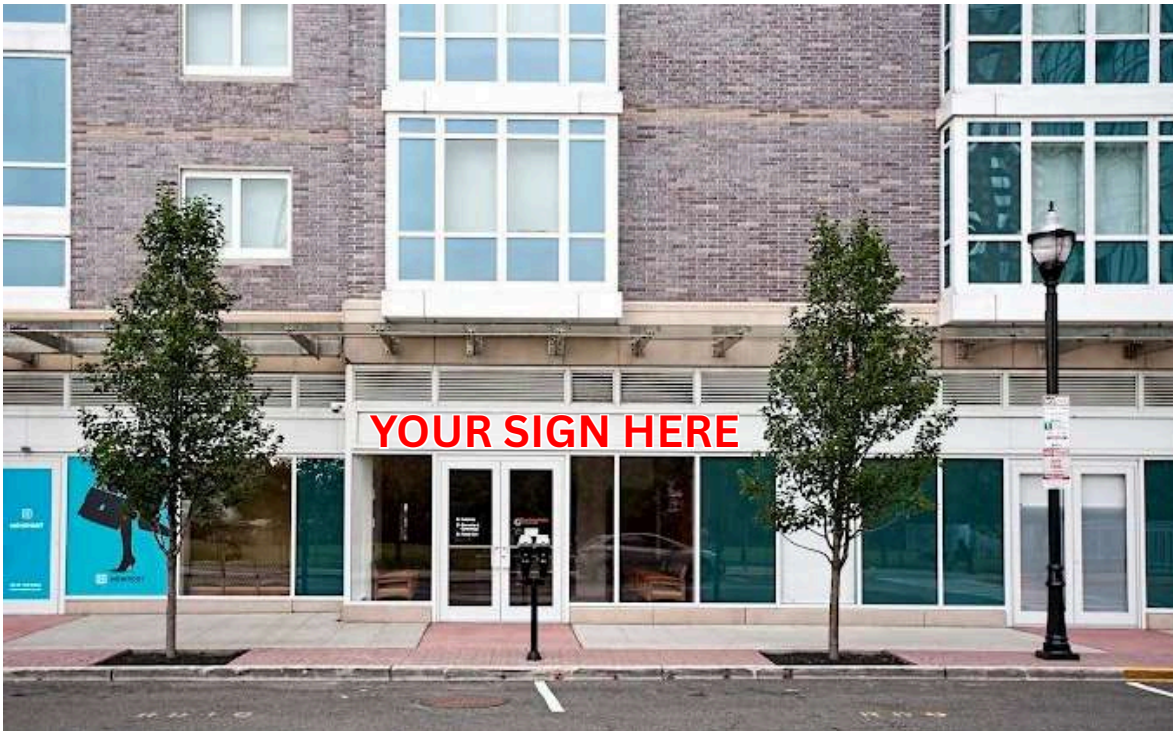
Hourly parking located across the street

LEASE TYPE:

Modified Gross

ASKING RENT:

Upon Request





NEIGHBORHOOD & HIGHLIGHTS:

- Prime Newport location in the heart of Jersey City's booming waterfront district.
- Less than 5-minute walk to Newport PATH Station – direct 8-minute ride to Manhattan.
- Under 15-minute walk to Hoboken PATH & Terminal – multiple Manhattan access points.
- 4-minute walk to NY Waterway Ferry terminal – scenic 8-minute ferry ride to Lower Manhattan.
- Surrounded by 15,000+ luxury residential units and growing – built-in patient base on your doorstep.
- Steps from Newport Centre Mall, Target, AMC Theatres, and 50+ shops & restaurants
- Directly across from Newport Green Park – 4-acre urban beach park with carousel and stunning Manhattan views.
- Walking distance to major employers: Fidelity Investments, JPMorgan Chase, Forbes, Bank of America, and more.
- 24/7 neighborhood with high foot traffic, concierge buildings, and strong daytime + evening population.
- One of the safest and most accessible medical/retail locations on the Hudson River Gold Coast.

2 MIN



WALK TO WASHINGTON BLVD BUS STOP TO NYC

3 MIN



DRIVE TO HOLLAND TUNNEL

5 MIN



WALK TO NEWPORT PATH TERMINAL

10 MIN



WALK TO FERRY

8 MIN



FERRY RIDE TO MIDTOWN



NEWPORT AMENITIES

- AMC THEATRES
- FUNZY
- RECREATION SKATES
- NEWPORT CLEANERS
- WILHELM WILHELM
- NEWPORT SHAPE FITNESS
- NEWPORT VETERINARY CENTER
- NEWPORT VISION CENTER
- PK
- Club Metro USA
- UPS
- FRANKLIN
- Polish Me
- VIBGYOR CREATIONS
- PAWPRINTS
- NOLUX SALON & SPA
- Kwik
- PINGPOD
- zipcar
- Orangetheory FITNESS
- Stevens COOPERATIVE SCHOOL
- Newport Green Park
- Newport Leasing Office
- Newport Medical Associates
- Newport Residential Customer Service

NEWPORT RESTAURANTS

- bwè KAFE
- CHOP TON
- GREGORYS
- roast'd
- cosi
- Kempshi
- KURA SUSHI
- DUNKIN'
- POPEYES
- NEWPORT CENTRE A SIMON HALL
- Cheesecake Factory
- FIRE OAK AN AMERICAN GUEST
- Dorrian's
- PAPA JOHN'S
- RUTH'S CHRIS STEAK HOUSE
- JUST SALAD
- Fresca
- BLUE ANCHOR
- Meet Fresh
- BATTELLO
- LOS CUERROS
- Starbucks
- DUN HUANG

NEWPORT RETAIL

- ACME
- Phenix SALON SUITES
- CHASE
- NEWPORT CENTRE A SIMON HALL
- GATEWAY MARKET
- NEWPORT PLAZA A SIMON HALL
- JCPenney
- DICK'S HOUSE OF SPORT
- KOHL'S
- NOLUX SALON & SPA
- ★macy's
- Newport Wine & Spirits Fine Wine, Spirits and Beer
- TD

NEWPORT MEDICAL

- Newport Medical
- NEWPORT VISION CENTER
- RWJBarnabas HEALTH
- advocare Your Health. Our Passion.

NEWPORT HOTEL

- COURTYARD BY MARRIOTT
- THE WESTIN JERSEY CITY NEWPORT

NEWPORT OFFICE

- 575 Washington Blvd
- 499 Washington Blvd
- 570 Washington Blvd
- 480 Washington Blvd
- 545 Washington Blvd
- 111 Town Square Place
- 525 Washington Blvd
- 100 Town Square Place

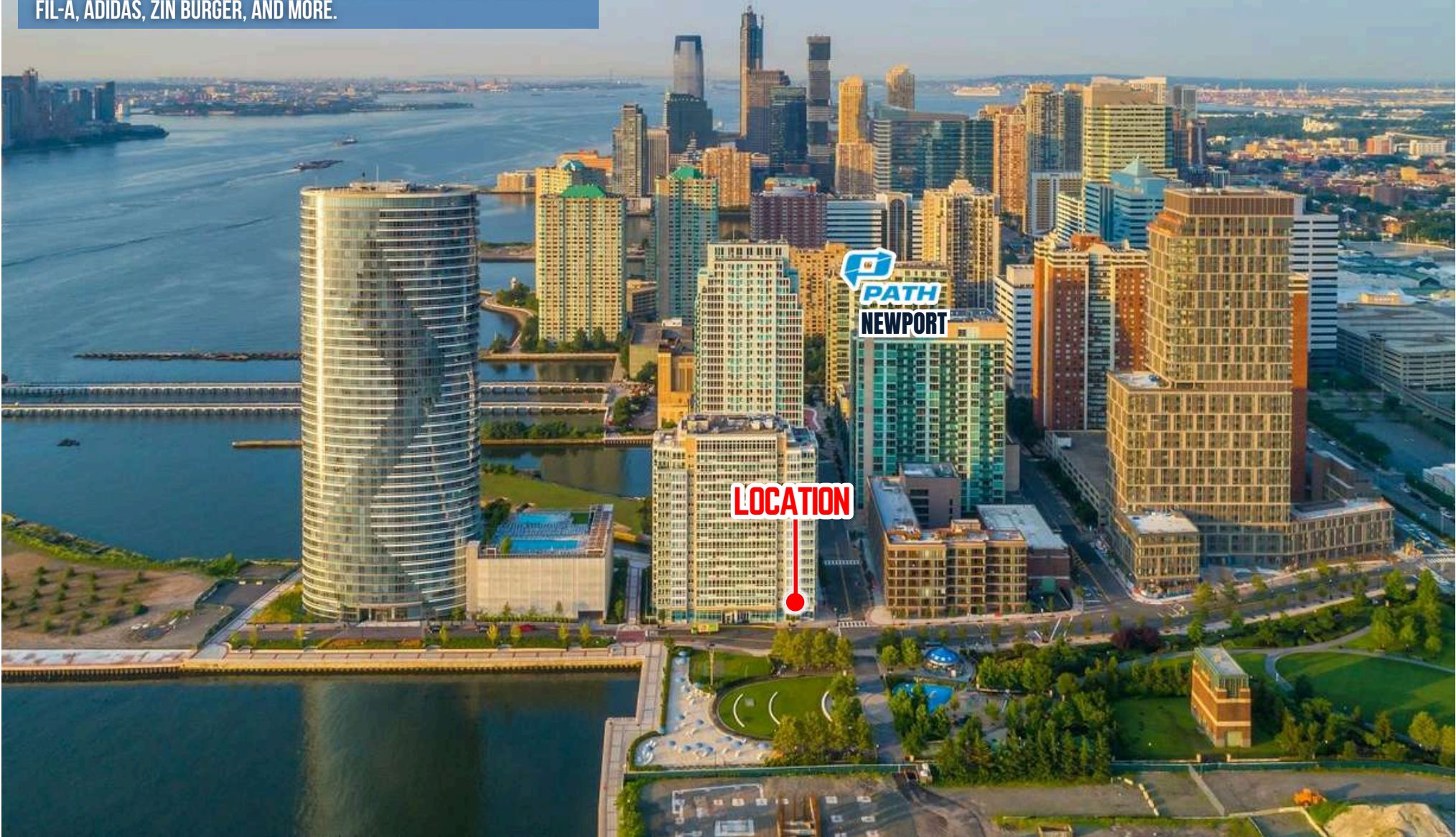
138 RIVER DRIVE SOUTH - AERIAL:

SOUTH VIEW

NEWPORT IS A CITY UNTO IT SELF WITH OVER 6,000,000 SF OF OFFICE, OVER 1,500,000 SF OF RETAIL AND OVER 6,500 RESIDENTIAL UNITS.

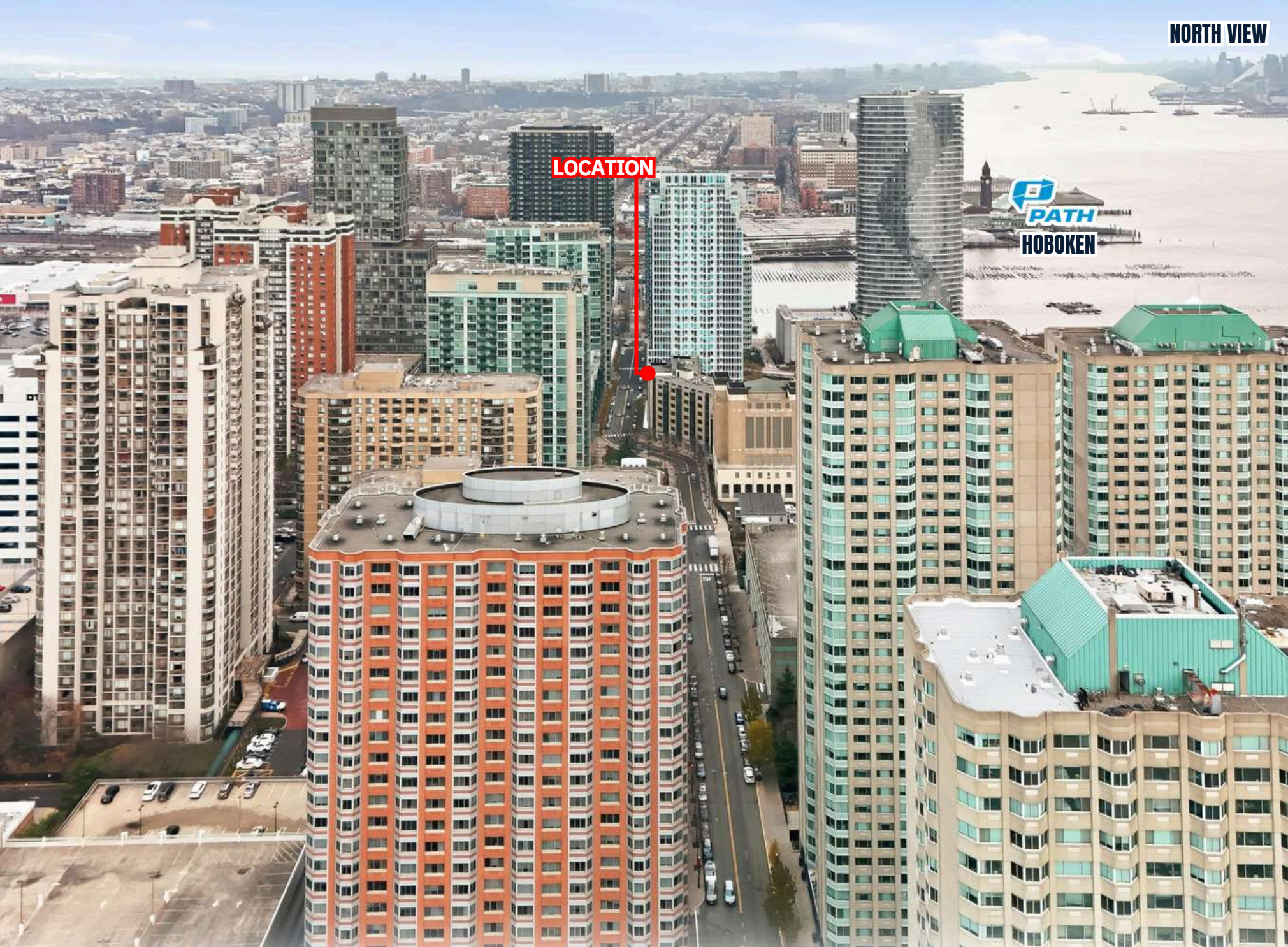
THE NEWPORT PATH STATION HAS MORE THAN 5,500,000 ANNUAL PASSENGERS.

THE NEWPORT CENTRE IN JERSEY CITY IS HOME TO NATIONAL RETAILERS SUCH AS KOHLS, MACY'S, AMC THEATRE, ZARA, H&M, CHIC-FIL-A, ADIDAS, ZIN BURGER, AND MORE.



138 RIVER DRIVE SOUTH - AERIAL:

NORTH VIEW

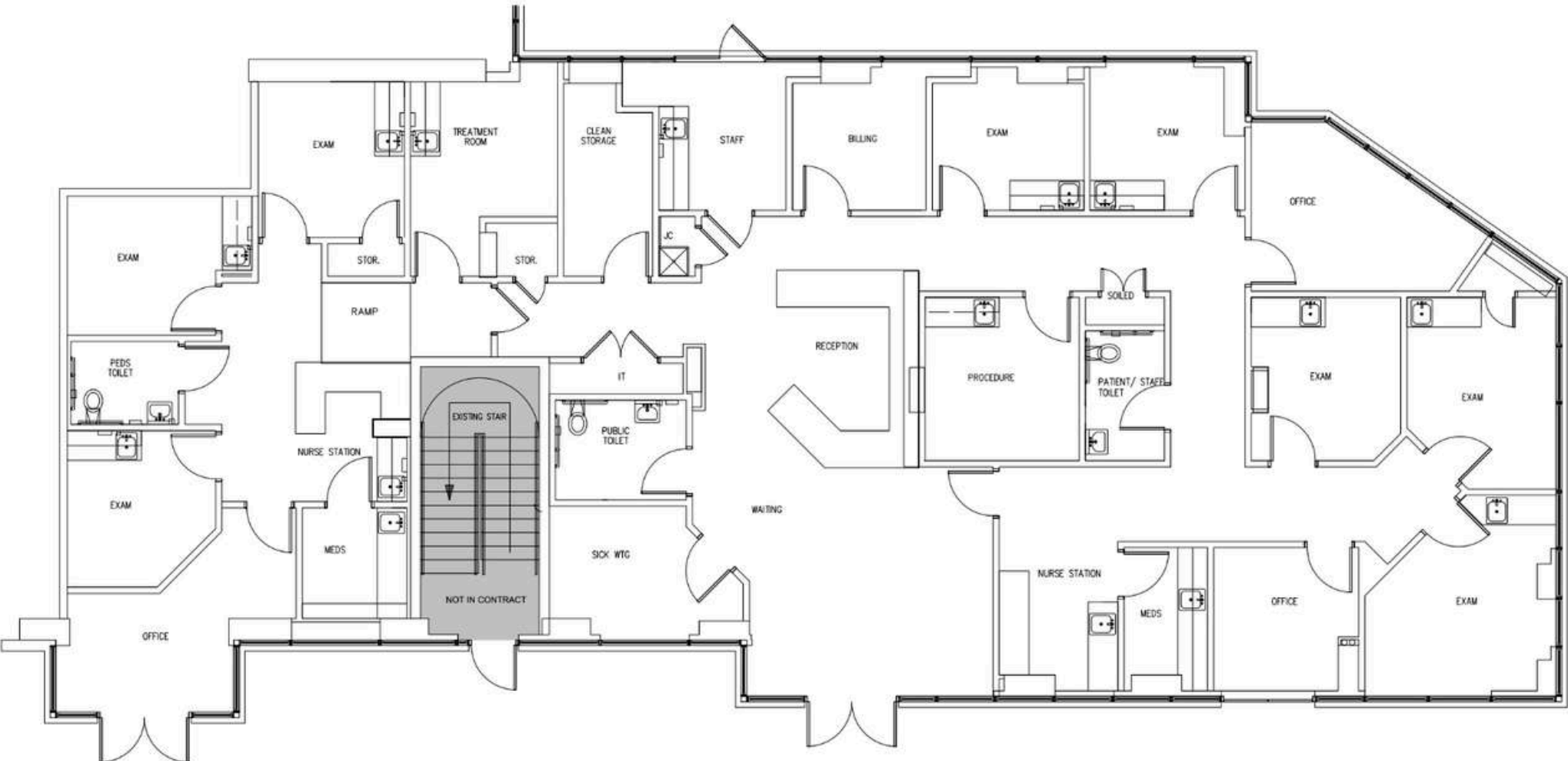


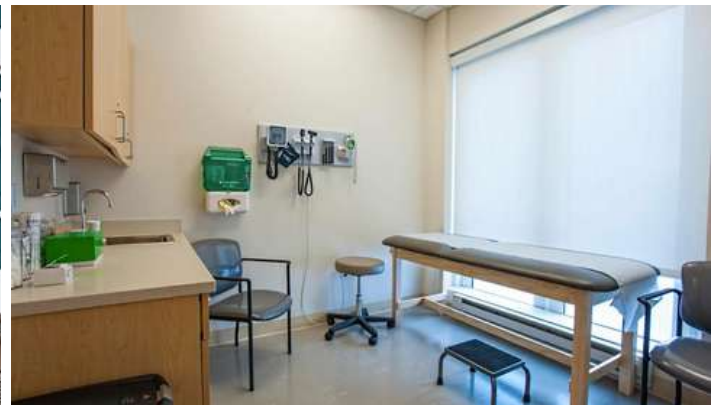
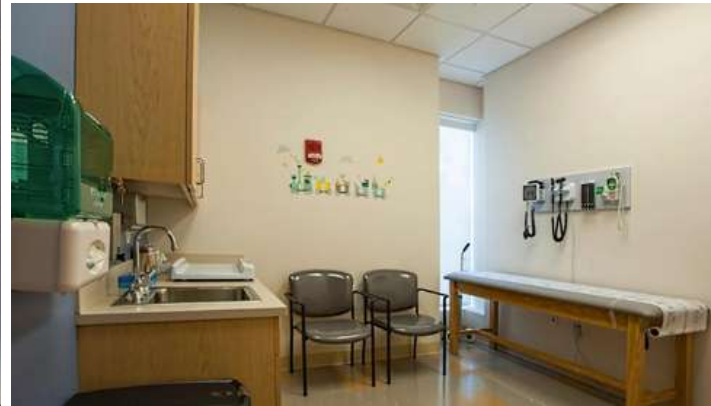
LOCATION

PATH
HOBOKEN



138 RIVER DRIVE SOUTH - FLOOR PLAN:







DEMOGRAPHICS:



0.5 MILE RADIUS

POPULATION

34,734

HOUSEHOLDS

18,004

MEDIAN AGE

33.7

COLLEGE GRADUATES (Bachelor's +)

20,648 - 74.7%

TOTAL BUSINESSES

1,362

TOTAL EMPLOYEES

19,145

DAYTIME POPULATION (w/ 16 yr +)

24,970

AVERAGE HOUSEHOLD INCOME

\$154,002

1 MILE RADIUS

POPULATION

71,740

HOUSEHOLDS

35,439

MEDIAN AGE

33.4

COLLEGE GRADUATES (Bachelor's +)

41,459 - 73.9%

TOTAL BUSINESSES

3,033

TOTAL EMPLOYEES

51,097

DAYTIME POPULATION (w/ 16 yr +)

64,808

AVERAGE HOUSEHOLD INCOME

\$154,561

1.5 MILE RADIUS

POPULATION

131,657

HOUSEHOLDS

61,546

MEDIAN AGE

33.8

COLLEGE GRADUATES (Bachelor's +)

65,858 - 66.1%

TOTAL BUSINESSES

5,672

TOTAL EMPLOYEES

75,575

DAYTIME POPULATION (w/ 16 yr +)

105,010

AVERAGE HOUSEHOLD INCOME

\$136,380

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GRIDCRE.COM



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