

RETAIL SPACE

JERSEY CITY, NJ

99 STORMS AVENUE

MCGINLEY SQUARE

New high street metro retail located at the corner of Storms & Monticello Avenue in the emerging McGinley Square neighborhood, immediately adjacent to the Journal Square Path corridor.

SIZE

+/- 1,000 - 6,150 SF

FRONTAGE

140' along Monticello Avenue

CEILING HEIGHTS

12'

POSSESSION

30-60 days

ASKING RENT

Upon Request

NEIGHBORHOOD CHARACTERISTICS

Strong daytime population and evening nightlife in emerging neighborhood adjacent to the two vibrant Journal Square/ Downtown hubs

Urban metro street retail site located in walkable proximity to Journal Square PATH Station, NJ Transit bus & light rail, Saint Peter's University, Jersey City Medical Center, and Hudson Catholic High School.

Thousands of new residential units planned/under construction & hundreds more recently open and leasing up in the immediate area!

Steps from the crossroads of Jersey City's Montgomery Street and Bergen Avenue, just across the Hudson River and four miles from New York City.

Neighborhood conveniences include cafés, banking, coffee houses, grocery and mini-mart stores, as well as upscale dining, pubs and personal care services.

CONTACT EXCLUSIVE AGENTS

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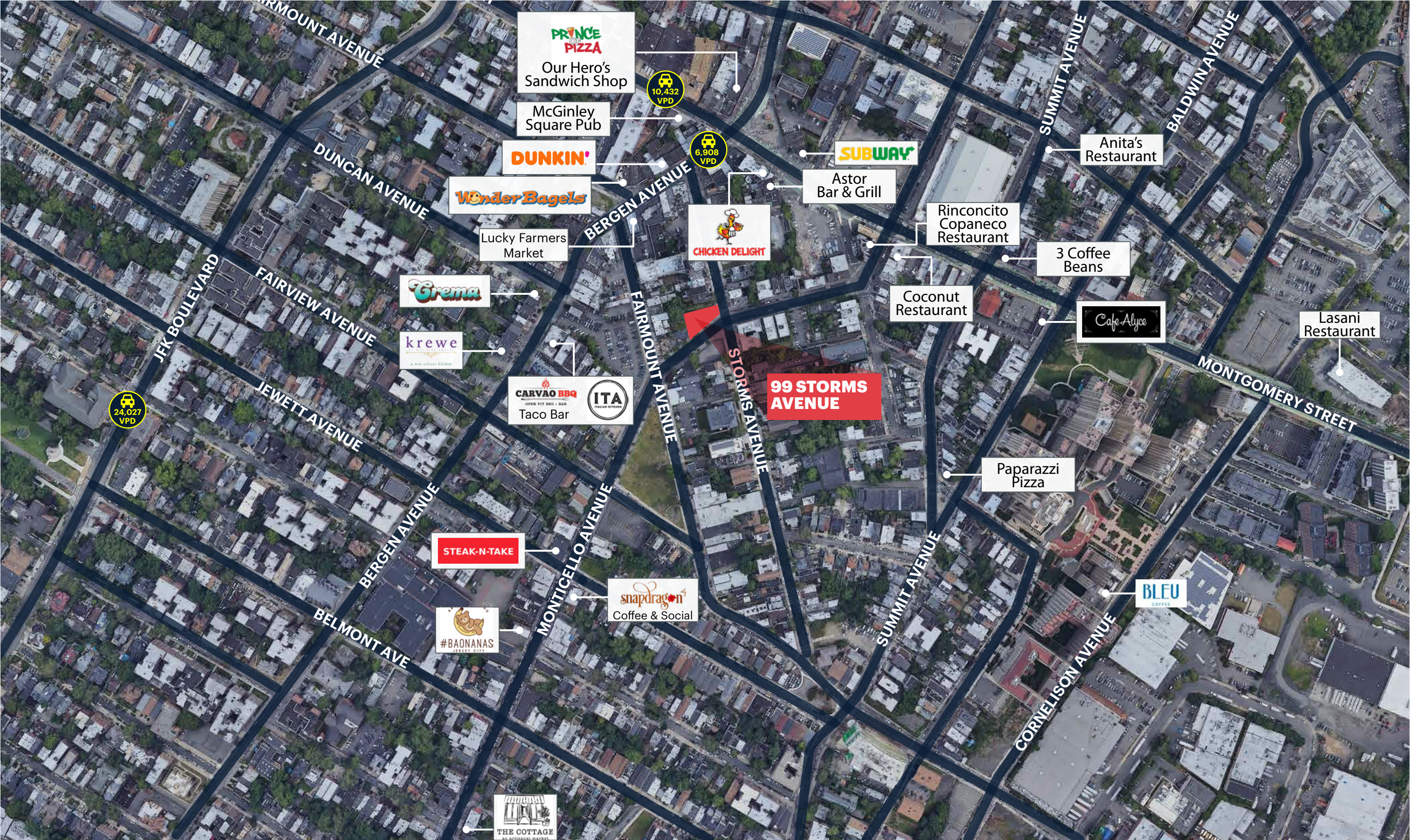
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET RETAIL AERIAL

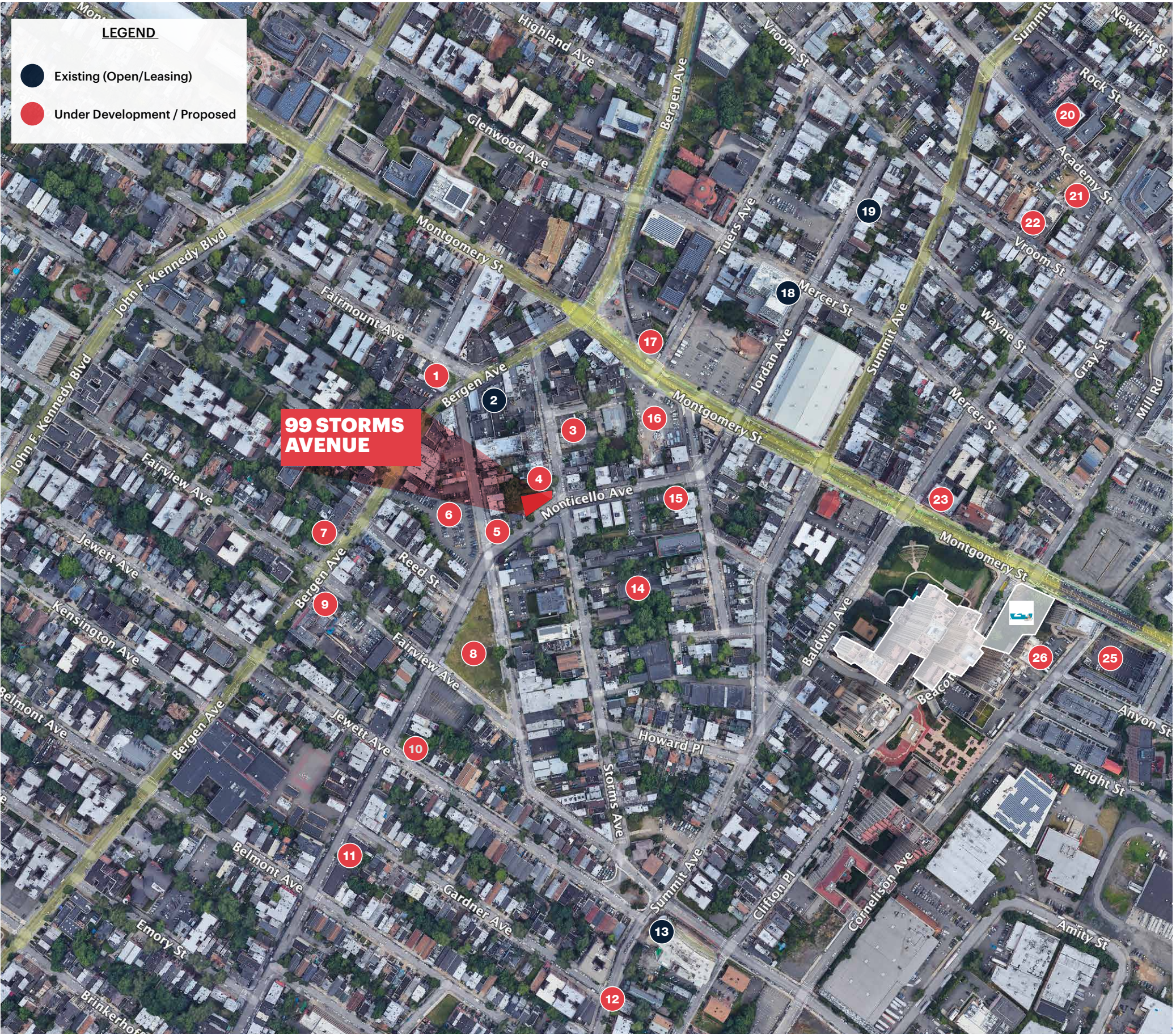
2 MILES TO PREMIER SHOPPING CENTERS: HUDSON MALL & NEWPORT CENTER



LOW-LEVEL AERIAL - NEIGHBORHOOD RETAIL



NEW DEVELOPMENT MAP

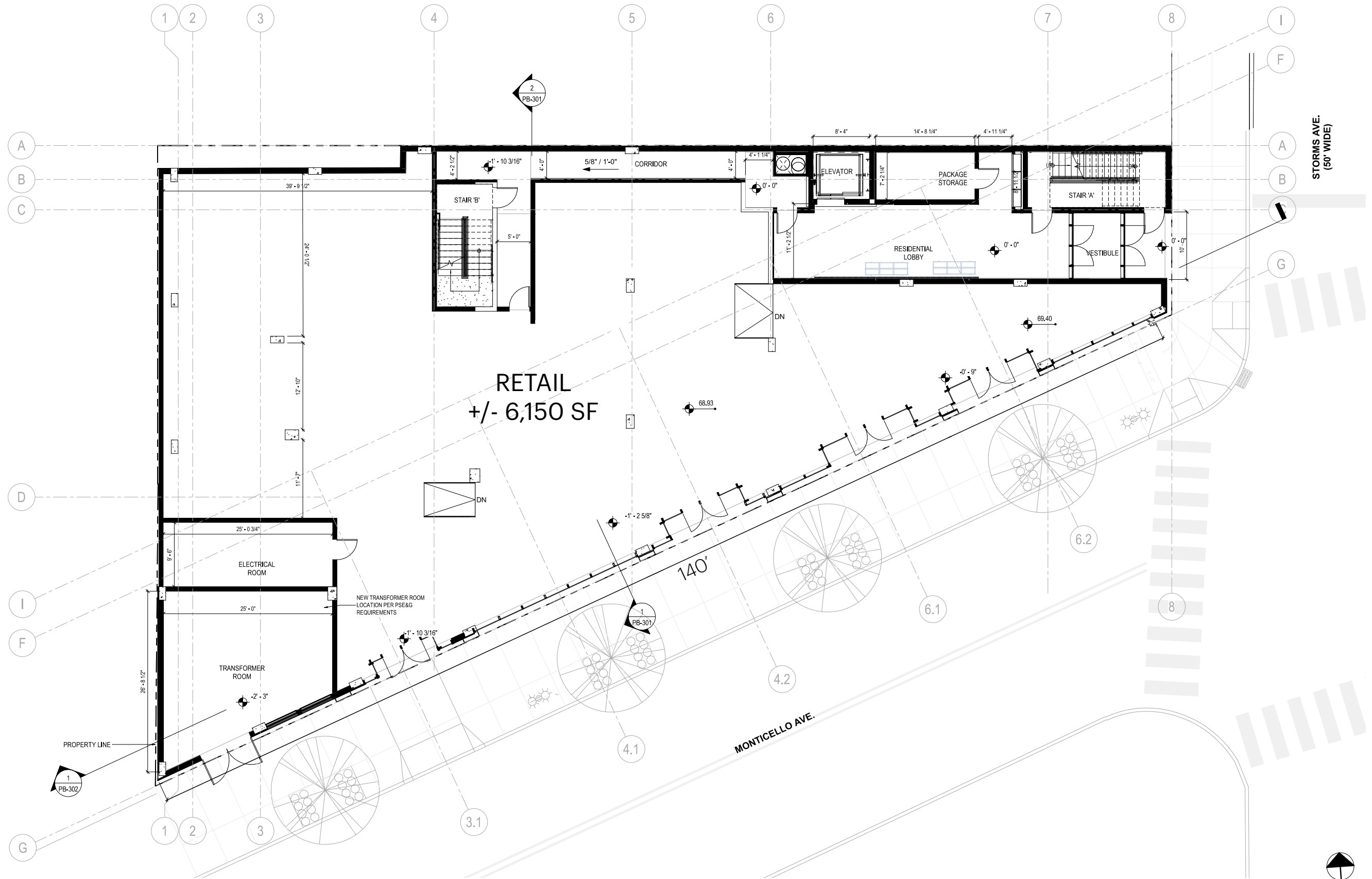


LEGEND

- Existing (Open/Leasing)
- Under Development / Proposed

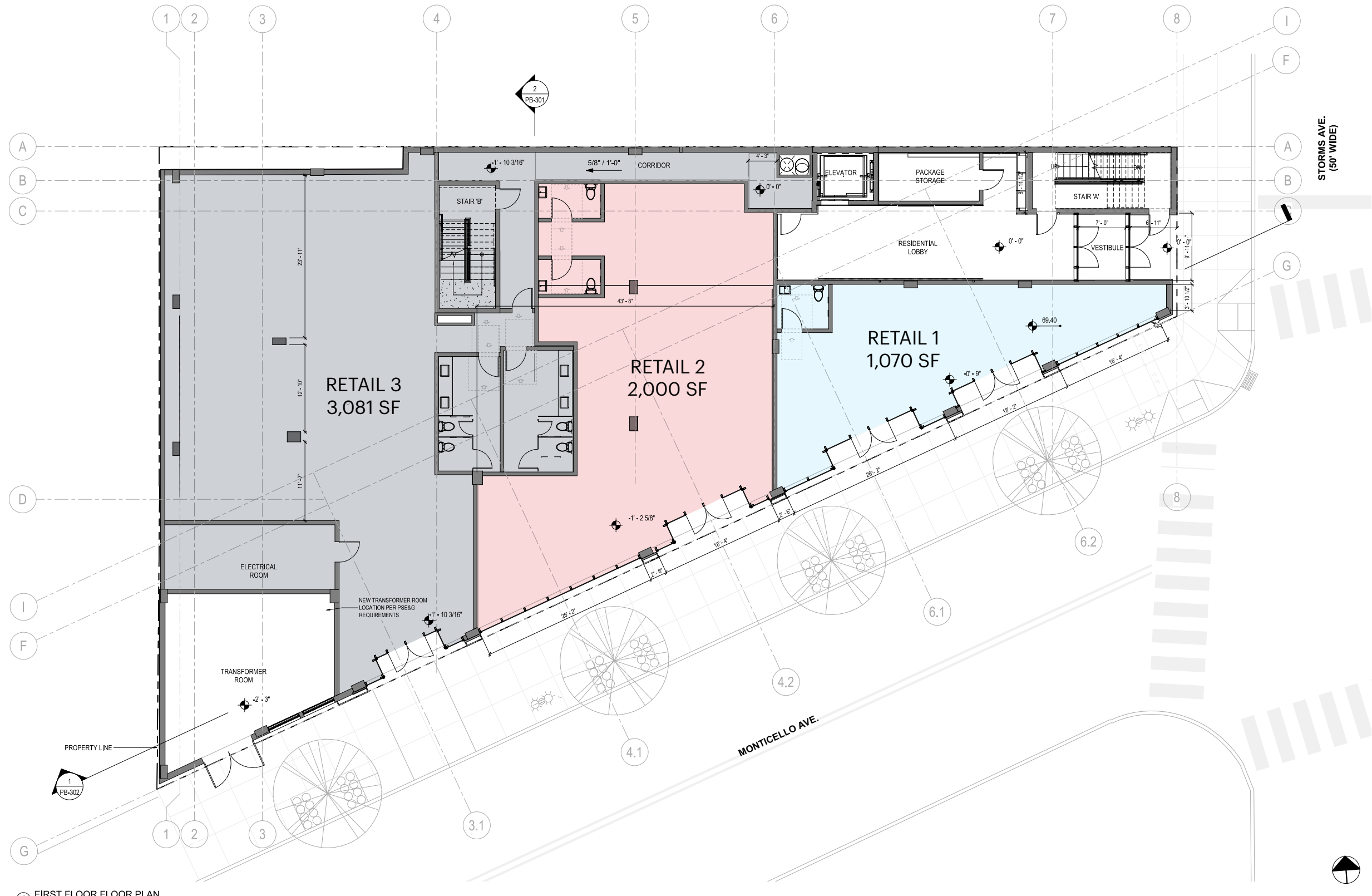
- 1 725 Bergen Ave: 18 Units | Under Construction
- 2 726 Bergen Ave: 58 Units | Existing
- 3 120 Storms Avenue: 101 Units | Under Construction
- 4 101 Storms Avenue: 14 Units | Approved
- 5 250-254 Fairmount Avenue: 12 Units | Approved
- 6 219-237 Monticello Avenue: 600-700 Units | Future Development
- 7 669 Bergen Avenue: 40 Units | Under Construction
- 8 220-238 Monticello Ave: 304 Units | Approved
- 9 43-49 Fairview Avenue: 92 Units | Approved
- 10 200-204 Monticello Avenue: 38 Units | Approved
- 11 168-167 Monticello Ave: 22 Units | Approved
- 12 120 Summit Ave: 47 Units | Proposed
- 13 136 Summit Ave: 99 Units | Existing
- 14 78 Storms Avenue: 35 Units | Approved
- 15 35 Orchard St: 35 Units | Zoning Approved
- 16 711 Montgomery St: 282 Units | Under Construction
- 17 700 Montgomery St: 595 Units | Planning Approved
- 18 55 Jordan Ave: 267 Units | Existing
- 19 75-81 Jordan Ave: 35 Units | Existing
- 20 184-190 Academy St: 122 Units | Planning Approved
- 21 165-169, 173 Academy St: 176 Units | Planning Approved
- 22 28 Vroom St: 24 Units | Planning Approved
- 23 56 Baldwin Ave: 18 Stories | Units TBD | Proposed
- *20 Beacon Way (The Beacon): 1,500 Units | Existing
- *593 Montgomery Street: 98 Units | Proposed
- 25 571 Montgomery St: 126 Units | Under Construction
- 26 201 Cornelson Ave: 64 Units | Proposed

EXISTING RETAIL FLOORPLAN



1 FIRST FLOOR FLOOR PLAN.
1/8" = 1'-0"

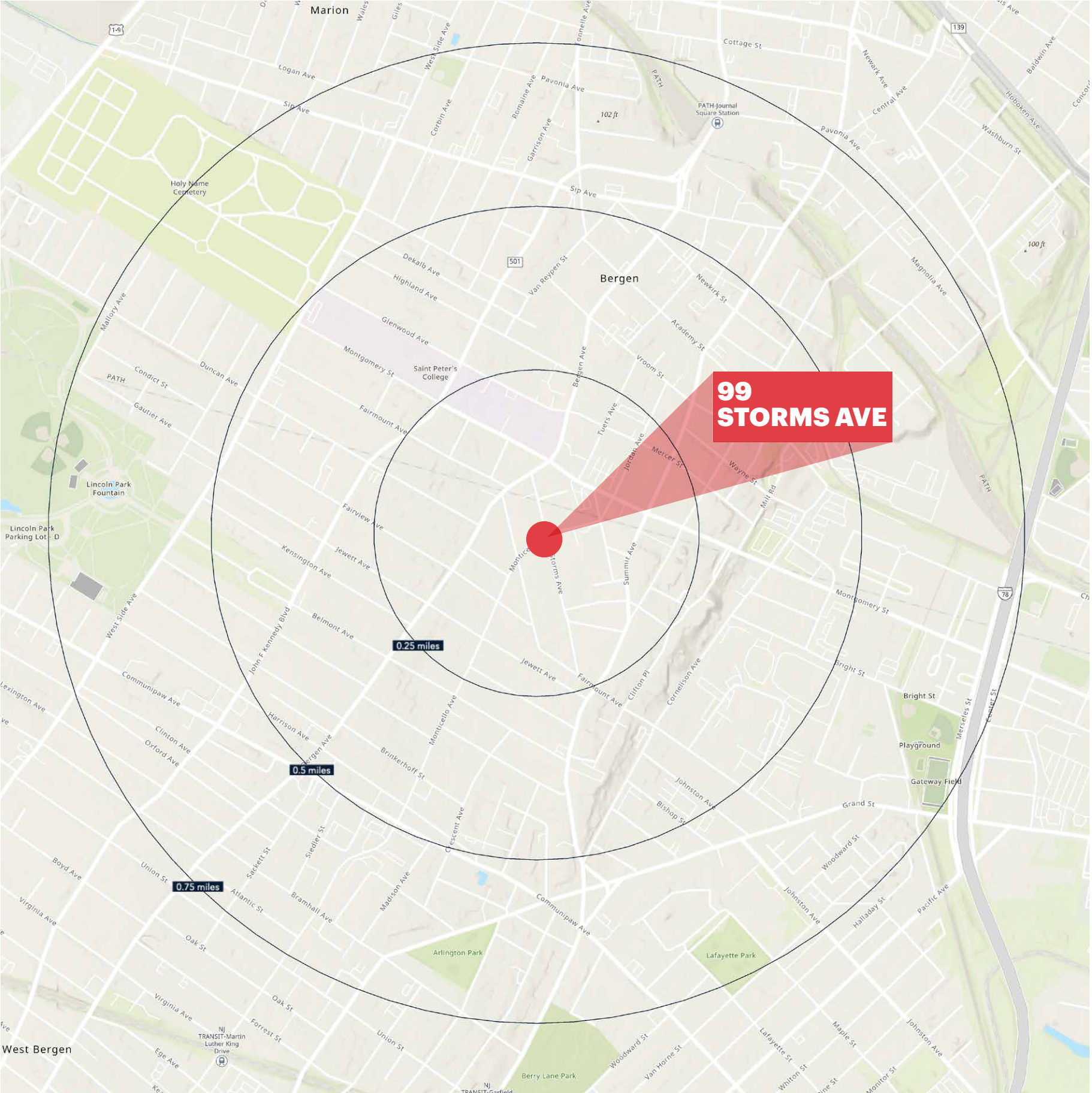
PROPOSED DEMISED PLAN



① FIRST FLOOR FLOOR PLAN.
1/8" = 1'-0"

*Retail 2 & 3 can be combined for 5,081 SF

DEMOGRAPHICS



**99
STORMS AVE**

.25 MILE RADIUS

POPULATION
10,686
HOUSEHOLDS
4,820
MEDIAN AGE
36.1
COLLEGE GRADUATES (Bachelor's +)
3,822 - 51%

TOTAL BUSINESSES
185
TOTAL EMPLOYEES
2,054
TOTAL DAYTIME POPULATION
7,866
AVERAGE HOUSEHOLD INCOME
\$93,517

.5 MILE RADIUS

POPULATION
33,093
HOUSEHOLDS
13,789
MEDIAN AGE
36.3
COLLEGE GRADUATES (Bachelor's +)
11,083 - 50%

TOTAL BUSINESSES
614
TOTAL EMPLOYEES
9,348
TOTAL DAYTIME POPULATION
27,184
AVERAGE HOUSEHOLD INCOME
\$93,082

.75 MILE RADIUS

POPULATION
60,161
HOUSEHOLDS
24,589
MEDIAN AGE
36.1
COLLEGE GRADUATES (Bachelor's +)
19,831 - 48%

TOTAL BUSINESSES
1,315
TOTAL EMPLOYEES
18,060
TOTAL DAYTIME POPULATION
51,244
AVERAGE HOUSEHOLD INCOME
\$92,465

*2023 estimates