

JOURNAL SQUARED

605 Pavonia Avenue, Jersey City

RETAIL FOR LEASE

12,839 SF of ground floor retail
with mezzanine

70 story tower—1,870 residential
units by 2024

BE PART OF SOMETHING BIG!

Over 1,000 units under construction
in walking distance to site

Located directly above Journal
Square PATH

Positioned at the core of Journal
Square Central Business District

Directly across from the Hudson
County Superior Court House





RETAIL

LOBBY



INTRODUCTION

Welcome to life at award winning Journal Squared, a new way of modern living. Journal Squared has paired beautifully crafted apartments with ample amenities and curated events to give you both convenience and community. Journal Squared is a transformative urban redevelopment project that sits at one of the best transportation centers in the region. Upon completion, Journal Squared will have three towers with 1,870 apartments, 36,000 square feet of retail and a stunning public plaza.

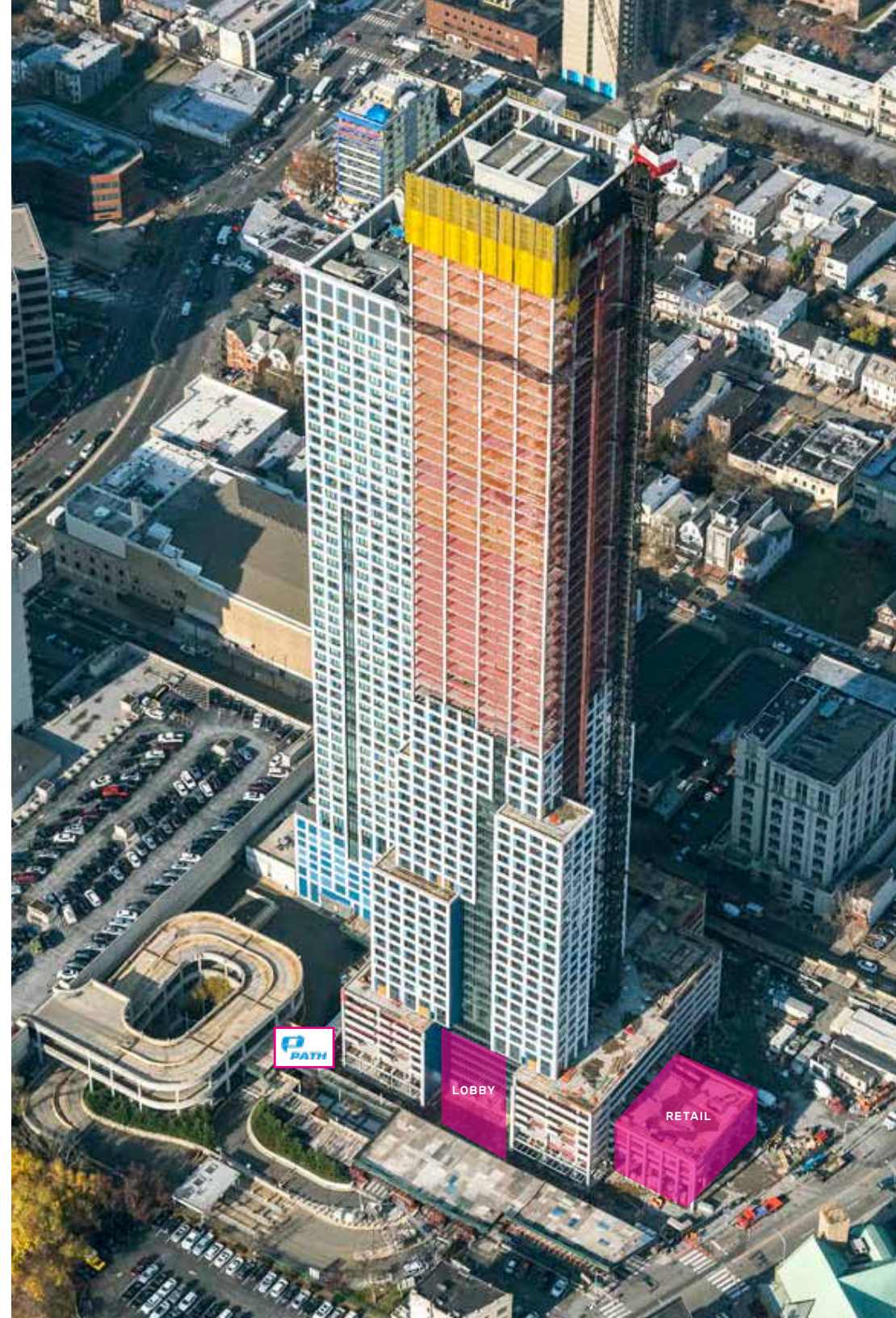
EXTRAORDINARY RETAIL OPPORTUNITY

12,839 SF of ground floor retail located at the base of Journal Squared Phase II, a 70 story residential tower located directly above the vibrant Journal Square PATH.

The second and tallest tower of a 3 phase project with a completed total of 1870 residential units in 2024.

The 7,266 SF space fronts the JSQ PATH and a proposed 25 story new development.

The 5,573 SF space fronts Pavonia and Summit Ave, The Hudson County Superior Court House and 2 proposed 20 story developments along with the new Journal Square park.



NEIGHBORING TENANTS





“Extraordinary PATH Transportation Center location with best foot fall in the city!”





PSEG
24 HOURS FITNESS
blink FITNESS

BLIMPIE
Capital One

SUBWAY

TACO BELL

CITYMD
PNC
7-ELEVEN
CHIPOTLE MEXICAN GRILL

DUNKIN' DONUTS
WELLS FARGO

McDonald's
JSO LOUNGE
RITE AID

MODELL'S SPORTING GOODS
Sprint

HUDSON COUNTY COMMUNITY COLLEGE

P PARKING

Wendy's
DR DUANE READE

BANK OF AMERICA
BURGER KING

P PARKING

PATH

PATH

Starbucks

PUMA'S TAVERN

DUNKIN' DONUTS

WHealth Harborside JERSEY CITY

Santander

BANK OF AMERICA

P PARKING

RWJ Barnabas HEALTH





NEIGHBORHOOD

Directly above the Journal Square PATH Station with retail fronting the entrance of the PATH and Summit Ave.

8.3 million annual ridership from the Journal Square PATH Transportation Center and another 8 million in other forms of transportation!

Located at the 100% corner of Journal Square Central Business District!

Directly across from the Hudson County Superior Court House.

	1/4 mile	1/2 mile	1 mile	1 1/2 mile
ESTIMATED DAYTIME POPULATION	9,876	29,343	68,773	136,642
TOTAL POPULATION	11,692	27,267	79,450	153,100
AVERAGE HOUSEHOLD INCOME	\$60,134	\$66,591	\$69,895	\$77,485
MEDIAN AGE	34.0	35.0	34.9	34.3
AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS	\$2,400	\$2,600	\$2,700	\$3,100

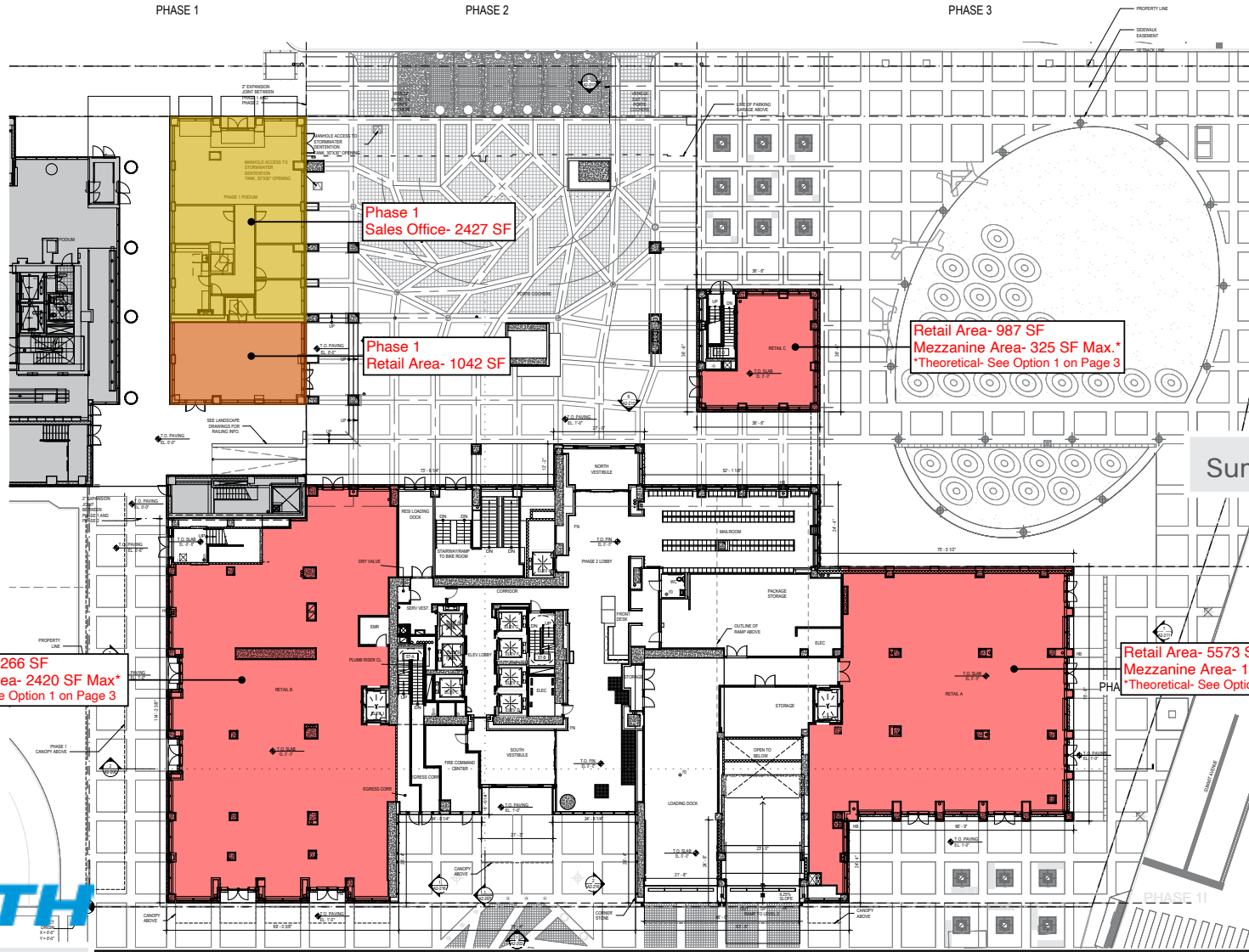
FLOOR LAYOUT

Pavonia Avenue

PHASE 1

PHASE 2

PHASE 3



Phase 1
Sales Office- 2427 SF

Phase 1
Retail Area- 1042 SF

Retail Area- 987 SF
Mezzanine Area- 325 SF Max.*
*Theoretical- See Option 1 on Page 3

Retail Area- 7266 SF
Mezzanine Area- 2420 SF Max.*
*Theoretical- See Option 1 on Page 3

Retail Area- 5573 SF
Mezzanine Area- 1855 SF Max.*
*Theoretical- See Option 1 on Page 3

Summit Avenue



PATH Entrance

Magnolia Avenue





AVAILABILITY

12,839 SF of ground floor retail
available for lease - Q4 2020



CONTACT

BOBBY ANTONICELLO JR.

Broker/Advisor

bobby@gridrealestate.biz

551.795.2836

BOB ANTONICELLO

Broker/Advisor

bantonnicello@gridrealestate.biz

201.739.8441

GREGORY D. EDGEL

Licensed Real Estate Agent

greg@gridrealestate.biz

973.610.5145



THE FUTURE IS URBAN

gridrealestate.biz | (201) 300-6489

