



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 SF | 202 Ocean Ave | Newly Finished Retail Space for Lease

202 Ocean Ave, Jersey City, NJ 07305

Shlomi Bagdadi  
718.437.6100  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,000 SF
Building Size:	1,000 SF
Number of Units:	1
Zoning:	R4

### PROPERTY OVERVIEW

Newly finished  
All glass front  
Brand new floors  
Ventable

### LOCATION OVERVIEW

Located in the Greenville neighborhood of Jersey City between Linden Ave & Danforth Ave on a densely populated block.

Nearby tenants include Family Dollar, McDonald's, Dunkin', Walgreens, Rossy Supermarket, Metro by T-Mobile, Wingin' It, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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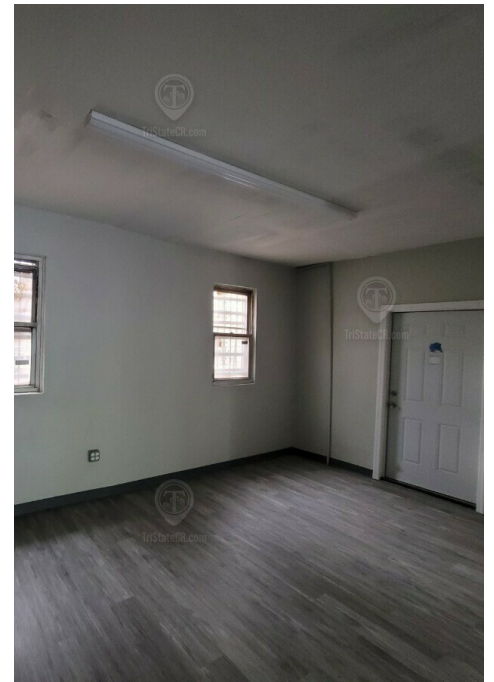
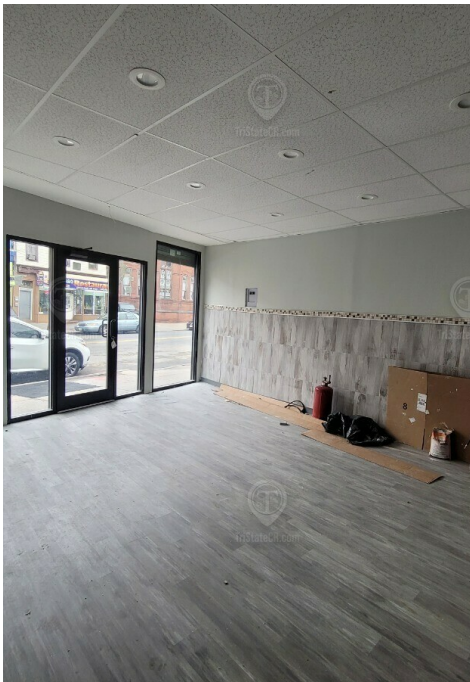
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## Additional Photos



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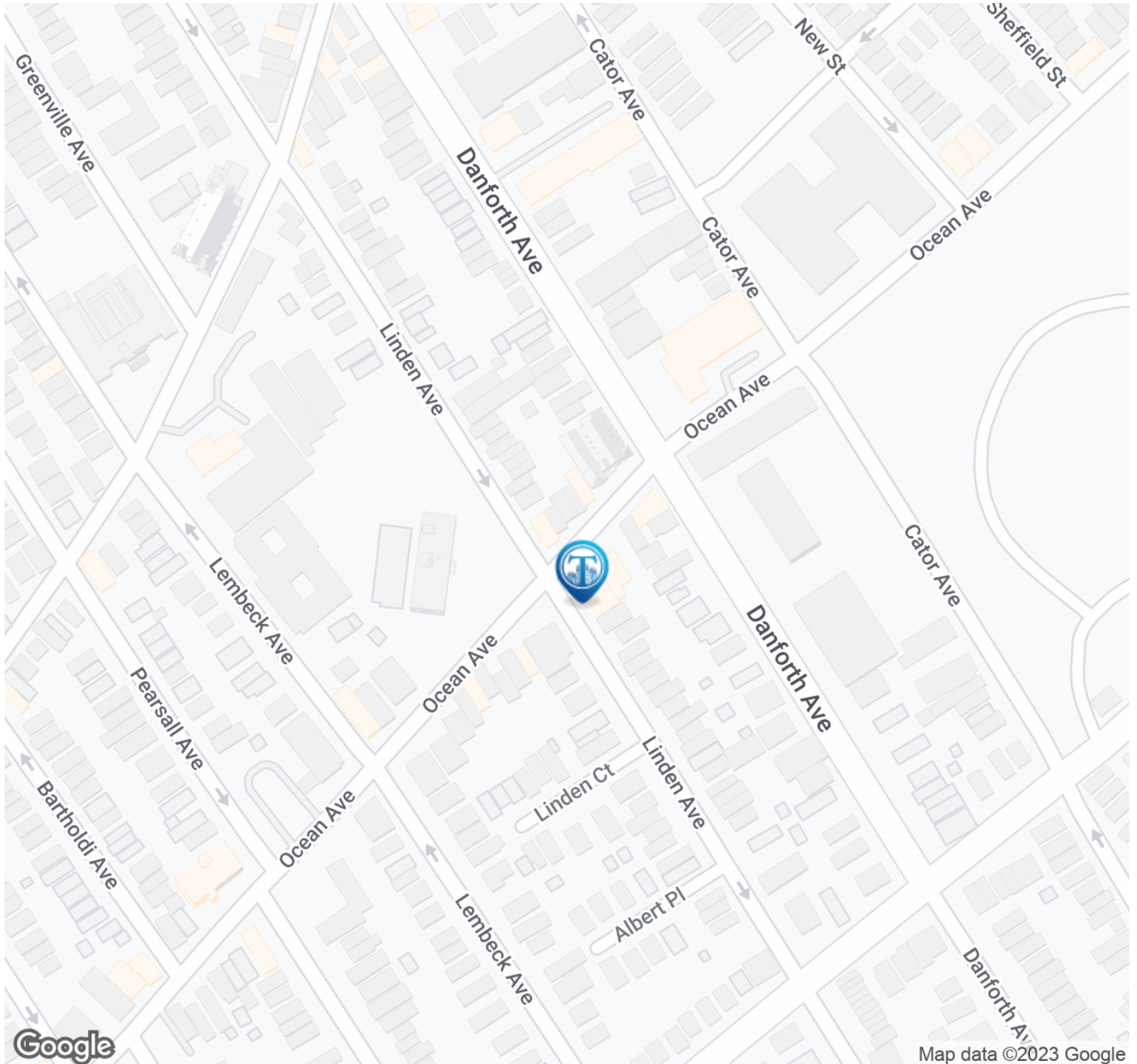
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## Location Map



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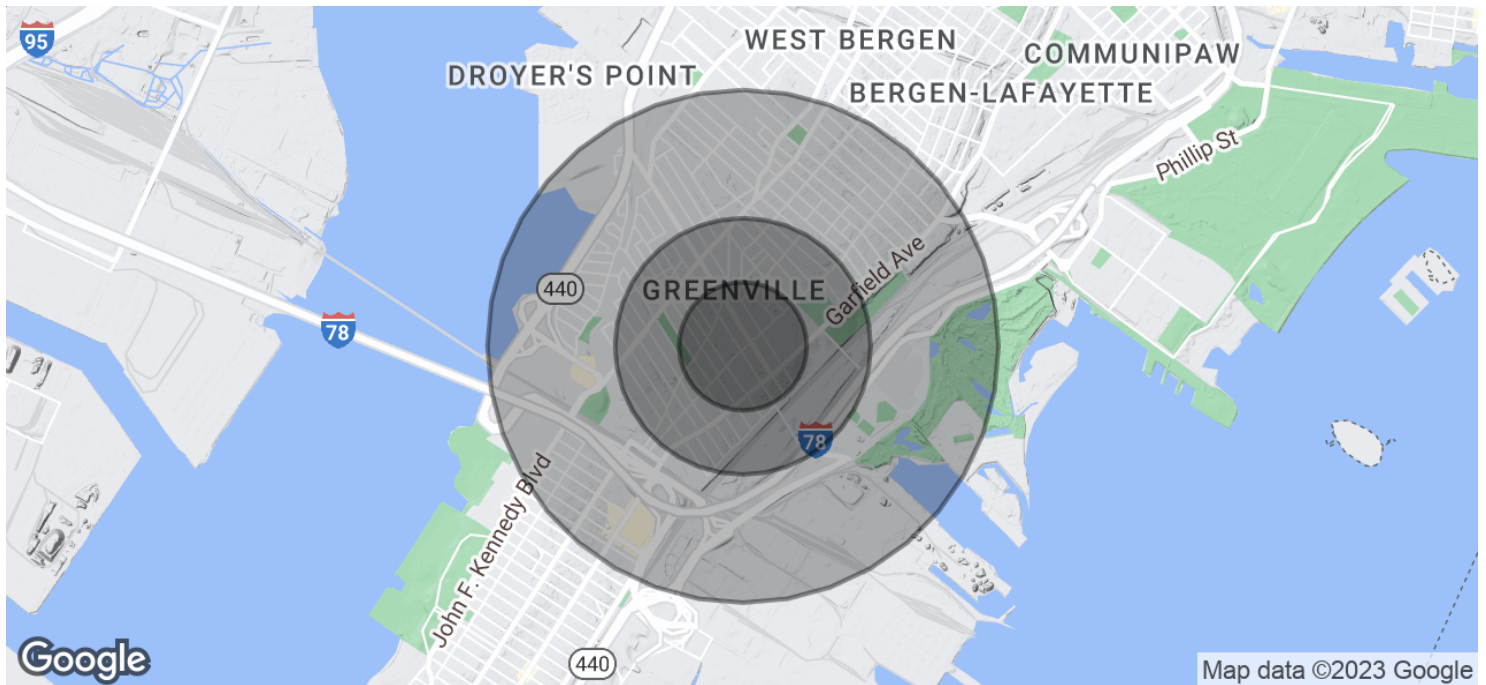
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,579	51,081	138,140
Average Age	36.3	39.1	41.3
Average Age (Male)	38.6	38.3	40.3
Average Age (Female)	31.8	40.0	42.1

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,967	26,227	73,769
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$273,761	\$194,582	\$176,206
Average House Value	\$950,604	\$891,679	\$759,617

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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