



**54 FLAGSHIP ST  
BAYONNE, NJ**

# MARKET 54

## FOODHALL VENDORS WANTED

Start your business in one of NJ's most vibrant communities today.

### AT A GLANCE

#### LICENSEE COSTS

- Licensing Fee
- Base Rent
- 8% percentage share above \$35,000.00 gross monthly sales.

#### CAM FEE INCLUDES

- Garbage Disposal
- Common Area upkeep
- Common Area Labor Costs
- Marketing/Customer Outreach
- Heating and Cooling Costs
- Customer Internet

(CAM fee is 15% of gross monthly sales)

### WHAT IS INCLUDED

- Vanilla box ready for fit out
- 8ft or 10ft Kitchen Hood
- Fire suppression system
- Electrical Connections
- Plumbing Connections
- HVAC
- 3 compartment sink
- Hand Sink
- Finished Flooring

#### MORE INFORMATION CONTACT:

Mitesh

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### MARKET 54: A CULINARY GEM IN BAYONNE

Join us at Market 54, the epicenter of Bayonne's thriving neighborhood. With a prime location at the historic old military ocean terminal, direct access to a bustling real estate market, a lively cruise terminal, and the soon-to-arrive NYC ferry service, Market 54 offers unparalleled opportunities in Bayonne and Hudson County.

Be part of a transformative experience in an area where food and shopping options are in high demand. Positioned beneath 159 existing apartments and surrounded by 2,500 more, with 5,000 additional apartments on the way, your business will be at the heart of a rapidly expanding community.

Seize the opportunity to establish your presence in this dynamic environment. Contact us today to learn how you can be a part of this exciting future!

### BENEFITS

#### Strategic Location

Only minutes away from Cape Liberty Cruise Terminal, upcoming NYC ferry, Hudson Light Rail, Shuttles from Grove St Path Station, NJ Turnpike and NJ Route 440.

#### Growing Residential Market

With over 5000 new apartments on the horizon, the area is set for significant growth, the Food Hall at Aqua will be a major attraction to these new residents.

#### Limited Competition

Currently, with limited food options in the area there is tremendous potential to develop a strong customer base for years to come.

#### Accessibility

Easy access to public transportation, neighboring cities, and Newark Airport vendors will benefit from local residents and transit visitors