



2,464 SF
-
9,856 SF

Ideal for
RETAIL/OFFICE/MEDICAL/
RESTAURANT/BANK/
GYM

RETAIL/MEDICAL/OFFICE SPACE

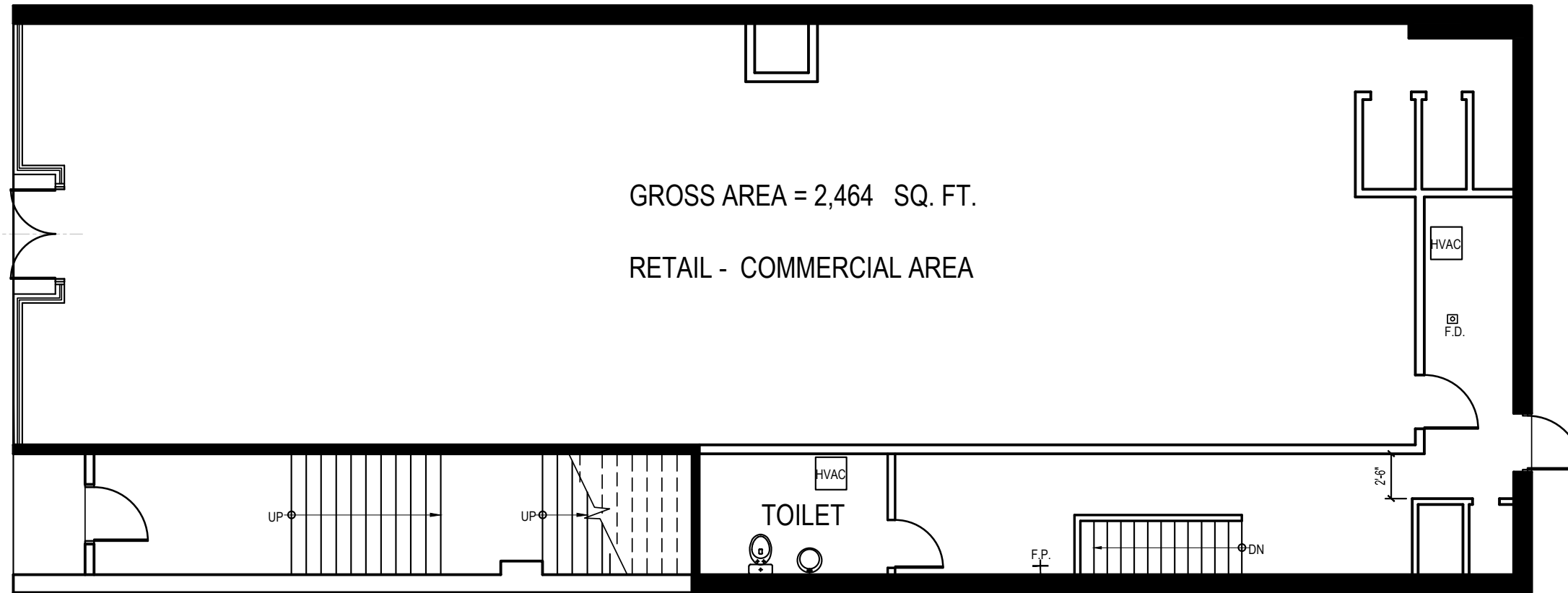
2849 KENNEDY BOULEVARD

Between Tonnelle Avenue Journal Square PATH Station

HUDSON COUNTY
JERSEY CITY | NEW JERSEY

SPACE DETAILS

GROUND FLOOR PLAN



SIZE

Basement	2,464 SF +/-
Ground Floor	2,464 SF +/-
2nd Floor	2,464 SF +/-
3rd Floor	2,464 SF +/-

ASKING RENT

Upon Request

POSSESSION

Arranged

PARKING

Street, metered and garages

COMMENTS

Prime retail location in the heart of Journal Square's shopping district

Densely populated

Heavy foot traffic

Urban street retail with great exposure

Central to many major retail/residential development projects

Steps to the Path Station

Conveniently located near Route 440, NJ Turnpike, Route 1 & 9 and the Holland Tunnel

Hudson County Community College, down the street, has 8,864 students enrolled

Full building branding opportunity available; perfect for flagships!

NEIGHBORS

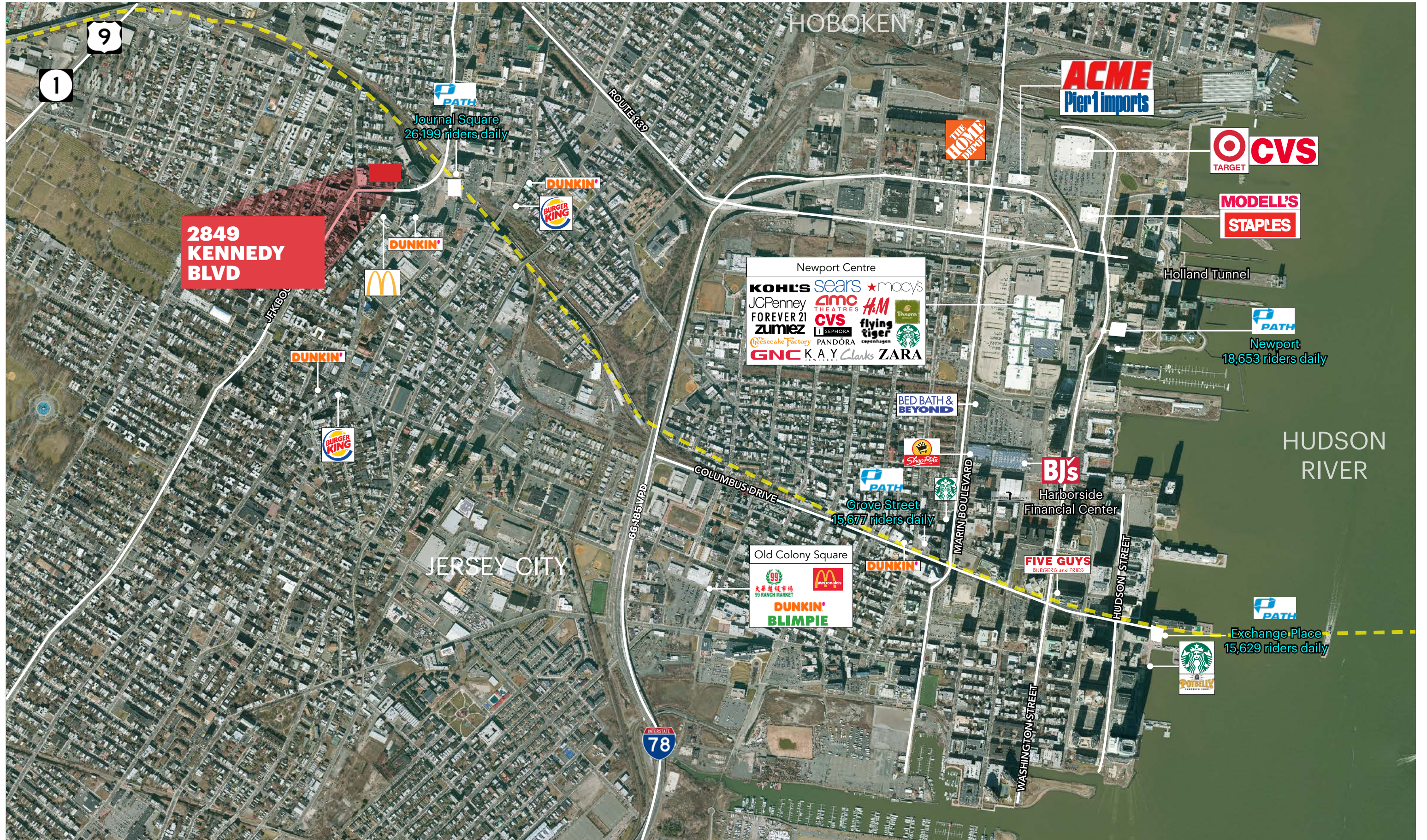
McDonald's Taco Bell, Sprint, Rite Aid, Lot-Less, Dunkin', T-Mobile, Golden Krust, Boost Mobile, Subway, Wells Fargo, Rainbow, Fabco Shoes

BRANDING OPPORTUNITY

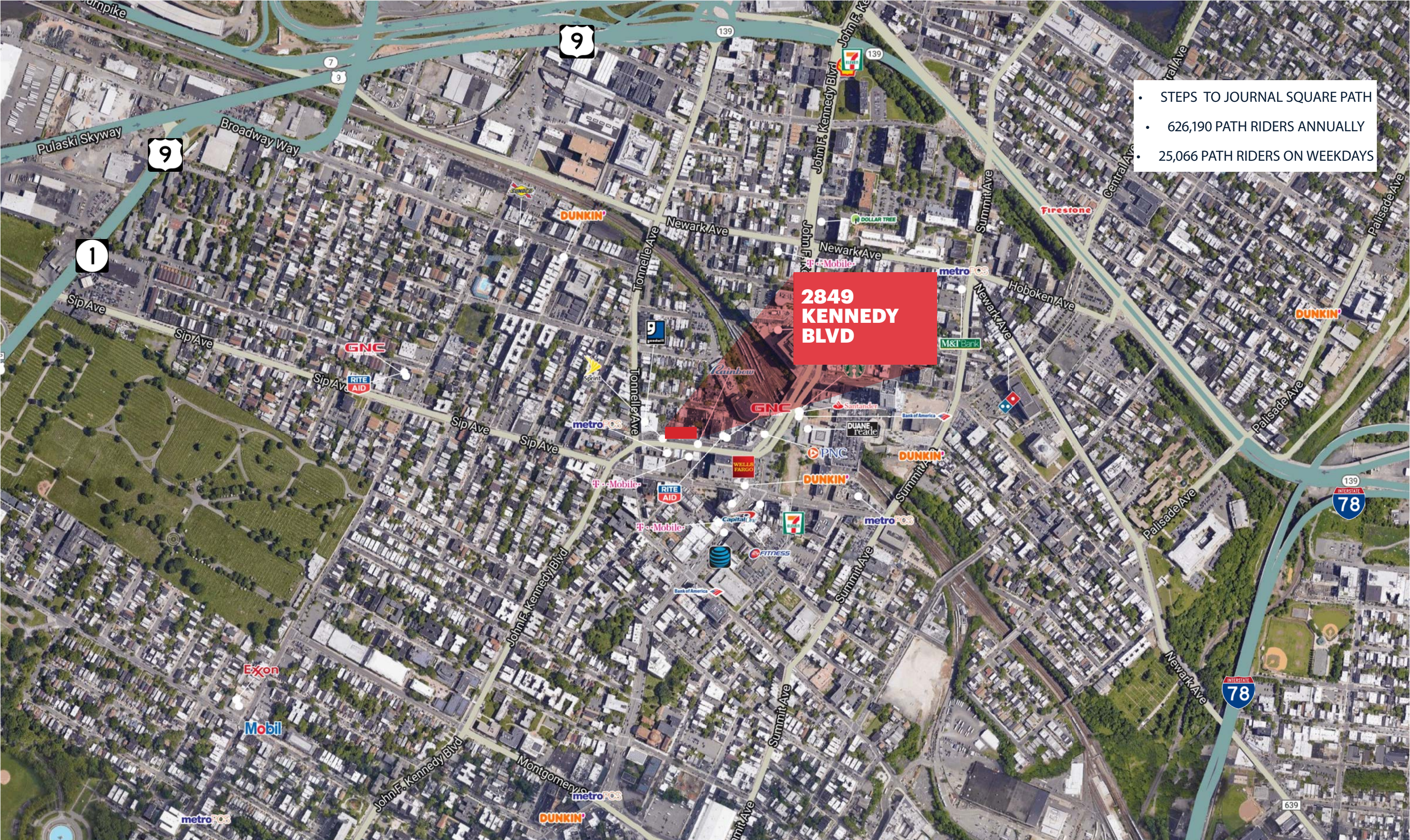
IDEAL FOR FLAGSHIP LOCATION



MARKET AERIAL



LOW LEVEL AERIAL



STREET MAP

RAMADA

2849 KENNEDY BLVD
2,464 - 9,856 SF

- NEW YORK CHICKEN & BURGERS
- MARKET FRESH SUPERMARKET
- TACO BELL
- DELGADO TRAVEL FRUIT & FARM
- MAGIC SNEAKER
- Sprint
- fabco shoes
- MODELL'S SLEEP CHEAP
- popjess
- LOT-LESS
- TOBIN BEAUTY SUPPLY
- DANCE
- THREADING SALON
- RAINBOW RITE AID PHARMACY
- LORD'S LADIESWEAR & CHILDREN'S
- McDonald's
- WELLS FARGO
- SUBWAY
- Golden Krust
- HSBC
- DOLLAR DREAM
- SOHO FURNITURE
- SABOR RESTAURANT
- CHECK'S CASHING
- CAP CULTURE
- WE BUY GOLD JEWELRY
- MUSIC STATION
- boost
- metro PCS
- JC MONEY TRANSFER
- SMOKE SHOP
- boost
- VENUS SALON
- JFK PHARMACY 1
- JFK PHARMACY 2
- NOODLEFAN RESTAURANT
- MICRO ELECTRONICS
- C&M DELI

- WESTERN UNION
- LOEWS CINEPLEX ENTERTAINMENT
- JSQ DELI
- SNEAKER SQUARE
- COHEN'S FASHION OPTICAL
- STARBUCKS
- PATH (Port Authority Trans Hudson)
- Bank of America
- Wendy's
- DUNKIN'

- Capital One
- BLIMPIE
- blink FITNESS
- 7 ELEVEN
- POPEYES LOUISIANA KITCHEN
- The UPS Store
- FITNESS

Hudson County Superior Court

Hudson County Community College

ENOS PL

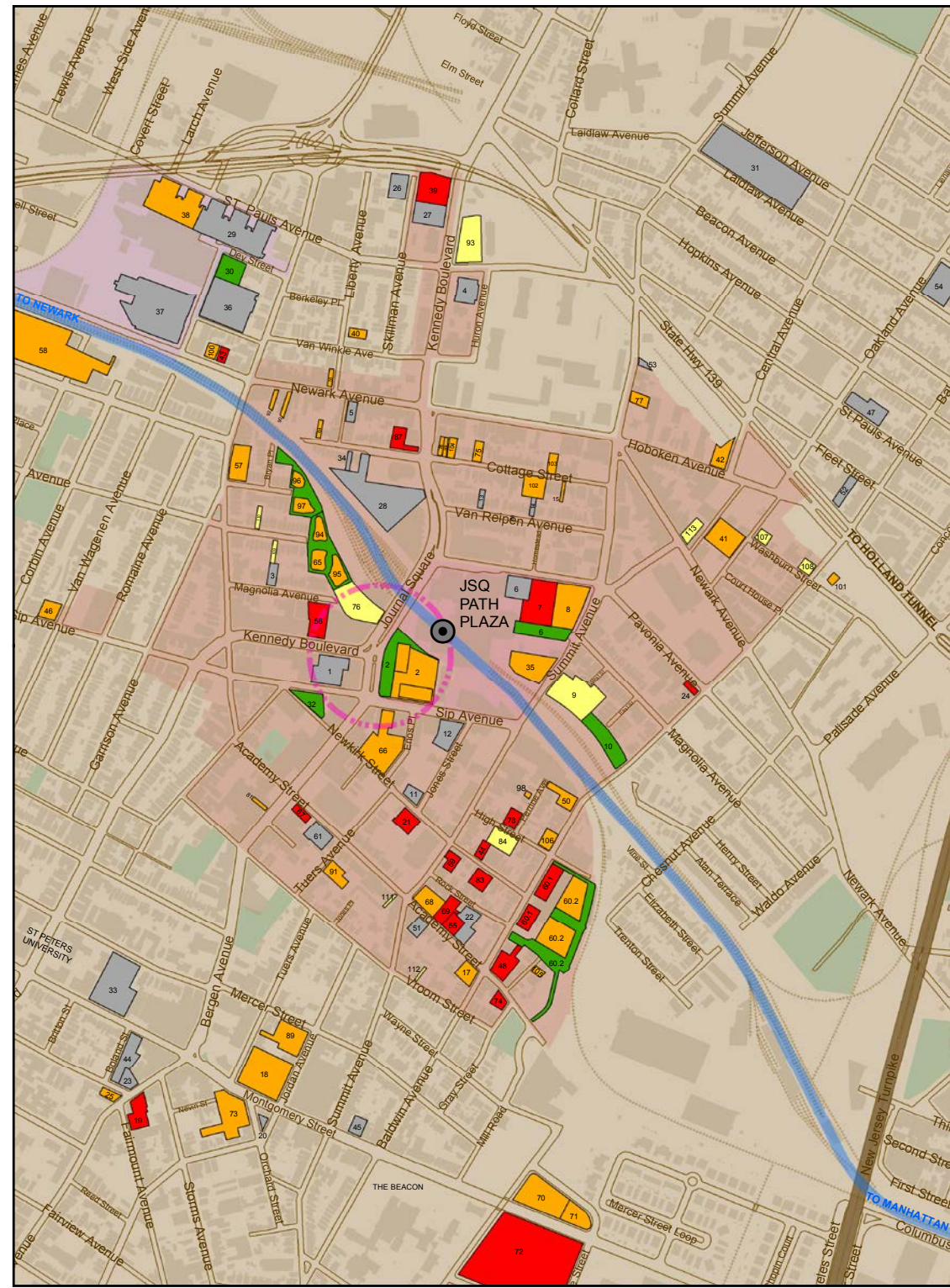
JONES ST

JERSEY CITY DEVELOPMENT MAP

CITY OF JERSEY CITY JOURNAL SQUARE DEVELOPMENT MAP JANUARY 30, 2019



DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy or development status. The map does not represent proposed zoning changes or project feasibility. The projects in yellow and red are proposed as speculative, and represent a best guess as to projects that might make applications within the next few years.



DEVELOPMENT PROJECTS

- 1 PROPOSED DEVELOPMENT
- 2 APPROVED DEVELOPMENT
- 3 UNDER CONSTRUCTION
- 4 COMPLETED DEVELOPMENT
- 5 RECREATION / PARK
- 6 NO HEIGHT LIMIT AREA
- 7 REDEVELOPMENT AREA
- 8 EXISTING OPEN SPACE
- 9 MWWORKS 1
- 10 MWWORKS 2
- 11 PATH
- 12 BILLBOARD ZONE

1 inch = 500 feet
0 250 500 1,000 1,500 Feet
11X17 Page

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE
DEVELOPMENT PROPOSALS								SUMMARY:							
9	ROBINHOOD PLAZA (42)	492	0	5,000	250			109	827 Pavonia Avenue (3)	2					
65	HARWOOD (50)	1,200	0	15,000	600			110	530-832 Pavonia Avenue (5)	21					
76	LOWES THEATRE RENOVATION							111	213 Academy Street (4)	0					
84	37-47 HIGH ST (6)	85	0	1,310	8			112	40 Vroom (4)	9					
93	3075 JFK (6)							113	626-632 Newark Avenue (27)	682	31,782	5,251	0		
102	32 Oakland Avenue (15)	297	59,822	7,220	181										
108	345 Baldwin Avenue (13)	116	0	1,945	21										
APPROVED DEVELOPMENT PROJECTS								SUMMARY:							
2	1 JOURNAL SQUARE (46/79)	1,725	126,937	88,754	910	8/19/2016		81	PROPOSED NEW 6 STORY STRUCTURE	0					
8	JOURNAL SQUARED PHASE 3 /KRE (60)	800	0	14,000	245	12/9/2012		88	78 COTTAGE STREET (5)	18					
15	23 COTTAGE STREET (3)	3	0	0	0	2/5/2013		89	55 JORDAN AVE (16)	267		4,340	112		
16	804 NEWARK AVE (5)	9	0	3,450	0	7/12/2014		90	623 NEWARK AVE (4) HOTEL	21	1,976	0	0		
17	165-169 ACADEMY ST (16)	176	17,220	3,580	0	7/5/2017		91	96-100 TIERS AVE (8)	70	6,930	7,757	0		
18	698-700 MONTGOMERY ST / SPU (21)	595	0	100,146	717	8/12/2014		92	783 NEWARK AVE (5) HINDU TEMPLE	1	8,350	0	0		
21	725-727 BERGEN AVE (5)	18	0	2,871	0	7/7/2015		94	808 Pavonia Bldg. 3 (1)	0	0	3,510	0		
30	501 SUMMIT AVE / SOCIAL SECURITY (4)	0	41,400	6,300	34	7/20/2010		95	808 Pavonia Bldg. 1 (51)	598	0	3,750	400		
38	CANCO LOFTS PHASE 2 (8)	327	0	0	335	7/29/2006		96	808 Pavonia Bldg. 5 (1)	0	5,064(other)	0			
40	22 LIBERTY AVE (5)	24	0	0	0	9/20/2012		97	808 Pavonia Bldg. 4 (57)	591	0	0	450		
41	12 COOK ST (8)	106	0	2,350	53	9/18/2008		98	17 Perrine Ave (6)	48	0	0	0		
42	414 HOBOKEN AVE / TRIBECA GRAND (23)	121	0	47,500	88	11/8/2006		99	78 COTTAGE AVE (5)	18	0	0	0		
43	232 SIP AVE (14)	129	15,950	1,590	0	2/23/2016		100	854-860 NEWARK AVE (5)	24	0	0	27		
50	205 BALDWIN (6)	42	0	0	15	7/21/2015		101	348 Baldwin Ave (6)	45	0	0	21		
51	96-110 TONNELLE AVE (8)	130	0	6,575	10	11/10/2015		102	35 Cottage (27)	447	10,379	815	0		
58	1072 & 1075 WEST SIDE AVE (8)	486	0	25,452	384	7/19/2016		103	26-28 Cottage Street (20)	166	12,698				
60.2	180 BALDWIN AVE (25)	700	0	21,000	490	6/23/2015		104	74-76 Cottage Street (5)	42	1,010				
64	134 COTTAGE(3)	8	0	0	0	10/6/2015		105	18 Front Street (5)	26					
65	808 Pavonia Bldg. 2 (2)	0	10334(other)	0	0			106	167-169 Baldwin & 44-46 Newark (12)	140		4,595	14		
66	30 JOURNAL SQUARE (72)	741	96,602	15,030	741	8/19/2016									
68	362 SUMMIT (12)	120	0	5,000	70										
70	580 MONTGOMERY (3)	0	17,093	11,541	62										
71	530 MONTGOMERY MOSQUE (2)	0	18,722	0	0										
73	711 MONTGOMERY (16)	299	0	5,077	120	10/20/2015									
75	60 COTTAGE STREET (5)	21	0	0	0	12/9/2014									
77	614-616 SUMMIT AVE (5)	16	0	5,481	0	1/26/2016									
PROJECTS UNDER CONSTRUCTION								SUMMARY:							
7	JOURNAL SQUARED PHASE 2 / KRE (70)	700	0	18,000	522	12/5/2012		59	81-65 NEWKIRK ST (5)	29	0	0	0	5/19/2015	
19	720-726 BERGEN AVE (5)	58	0	3,219	32	7/7/2015		60	180 BALDWIN AVE (7)	156	0	16,000	0	6/23/2015	
21	97-97 NEWKIRK (14)	132	21,506	5,006	0	10/4/2016		67	680 BERGEN (10)	55	0	3,337	11	12/1/2015	
24	267 BALDWIN AVE (5)	8	0	0	0	6/4/2013		68	362 SUMMIT (6)	69	0	1,740	18	9/15/2015	
30	3085 KENNEDY BLVD / CORNUCOPIA MKRT (3)	0	0	29,416	30	6/17/2010		72	MONTGOMERY GARDENS	0					
43	850-852 NEWARK AVE (4)	11	0	3,266	0	8/22/2014		74	147 ACADEMY (6)	48	0	1,000	10	4/5/2016	
44	69-62 NEWKIRK ST (5)	20	0	0	0	5/19/2014		76	3 PERRINE AVE (6)	37	0	0	0	2/23/2016	
48	156-160 ACADEMY ST (6)	91	0	1,128	30	1/12/2016		83	91-57 NEWKIRK (6)	60	0	0	0		
55	190 ACADEMY ST (6)	122	0	0	0	3/10/2015		87	2973 KENNEDY (20)	79	18,654	6,770	0		
56	2851-53 KENNEDY BLVD (6)	40	0	0	0	3/24/2015		88	78 COTTAGE ST (5)	18	462	0	0		
RECENTLY COMPLETED DEVELOPMENT PROJECTS								SUMMARY:							
1	2854 KENNEDY BLVD / SATE SQUARE (12)	130	0	14,000	395	10/22/2002	2007	31	PUBLIC SCHOOL - ELEMENTARY	0	0	0	0		
3	300 MAGNOLIA AVE / CHOSEN ESTATES (4)	15	0	0	0	4/5/2011	2011	33	ST. PETER'S UNIVERSITY STUDEN CTR (6)	0	0	0	3		2013
4	SCHOOL RENOVATION	0	0	0	0			34	119 COTTAGE ST (4)	3	0	0	3	8/16/2007	2009
5	789 NEWARK AVE / HOTEL (4)	27(7)	0	4,000	0	1/25/2011	2013	36	25 SENATE PLACE (6)	266	0	5,567	128	5/21/2013	
6	JOURNAL SQUARED PHASE 1 / KRE (54)	540	0	4,000	153	12/5/2012		37	888 NEWARK AVE / MANA FINE ARTS (3 & 6)	0	bill. sq. ft. art facility		39		
11	100 NEWKIRK ST / KENNEDY LOFTS (8)	56	0	0	0	12/4/2012	2014	44	789 MONTGOMERY ST - SOLEIL LOFTS (6)	38	5,178	0	31	1/24/2006	2010
12	HCCC LIBRARY - 112K SF (6)	0	0	0	0		2014	45	650-854 MONTGOMERY ST (5)	22	0	900	23	8/28/2007	2008
13	60 VAN REIPEN AVE (3)	8	0	0	0	5/15/2012	2014	47	76 ST. PAULS AVE (5)	55	0	0	60		2012
14	36 VAN REIPEN AVE (3)	4	0	0	0	2/5/2013	2014	51	197 ACADEMY ST	20	0	0	15	4/20/2004	2009
20	52 ORCHARD STREET RENO (5)	12	0	1,000	0		2014	52	63-65 FLEET ST (3 & 5)	16	0	0	14	12/18/2012	
22	182 ACADEMY ST / TOVASTE (7)	56	0	0	35	8/7/2010	2014	53	628 SUMMIT AVE (4)	7	0	444	0	11/12/2013	2015
23	729 BERGEN AVE (2)	0	0	10,400	0	10/1/2013	2014	54	148 OAKLAND AVE (4)	95	0	0	103	1/19/2012	
26	665-67 SKILLMAN AVE (5)	46	0	0	22	6/19/2012		61	297 ACADEMY HUD. CO. COMM. COL. STEM (6)	0	70,070	0	0	5/15/2015	
27	3075 KENNEDY BLVD (6)	83	0	3,700	19	6/19/2012									
28	2 JOURNAL SQUARE/ PHM II (13)	240	0	0	0	12/4/2012									
30	90 DEY ST - CANCO LOFTS PHASE 1 (8)	224	0	17,082	0	7/25/2006	2008								
NEW OPEN SPACE AND PUBLIC AMENITIES								SUMMARY:							
2	RENOVATED JOURNAL SQUARE PLAZA				30,000			60.2	PLAZA AND PROMENADE					65,000	
6	NEW PATH PLAZA BY KRE				21,000										
10	NEW PARK				38,000										
30	CANCO LOFTS PARK				18,000										
32	NEW PLAZA				15,000										
TOTAL:										15,499	769,741	576,155	8,054		

AREA DEMOGRAPHICS *EXCLUDES NYC



ESTIMATED TOTAL POPULATION

1 mile	81,484
3 miles*	370,452
5 miles*	603,821

MEDIAN HOUSEHOLD INCOME

1 mile	\$57,368
3 miles*	\$88,352
5 miles*	\$79,727

AVERAGE HOUSEHOLD INCOME

1 mile	\$79,553
3 miles*	\$114,509
5 miles*	\$104,081

TOTAL HOUSEHOLDS

1 mile	31,327
3 miles*	150,608
5 miles*	237,026

TOTAL BUSINESSES

1 mile	2,977
3 miles*	12,960
5 miles*	21,174

TOTAL EMPLOYEES

1 mile	27,945
3 miles*	158,472
5 miles*	247,394

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](https://www.ripconj.com) for more information

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.