

RETAIL SPACE

BAYONNE, NJ

NJ-440 AT EAST 22ND STREET

New Retail Development

SPACE AVAILABLE

Pad Site 1 Convenience store with 8 pumps	5,609 SF
Pad Site 2 Pad site with double drive-thru	4,490 SF
Pad Site 3 Drive-thru	4,429 SF
Free-standing grocer	19,209 SF

ASKING RENT

Upon Request

NEIGHBORS

Lowe's, Michael's, Longhorn Steakhouse, Qdoba Mexican Grill, GNC, CityMD, TGIFriday's, European Wax Center, Subway, Sally Beauty, PetValu, Supercuts, Five Guys, Panda Express, Mattress Firm, T-Mobile, Sonic

COMMENT

Great site for convenience store with gas

CONTACT EXCLUSIVE AGENT

COLBY PIPER

cpiper@ripconj.com

201.636.7497

RIPCO
REAL ESTATE

125 Chubb Avenue
Suite 150S
Lyndhurst, NJ 07071
201.777.2300

Please visit us at 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.

MARKET AERIAL



Walgreens

Bank of America

COSTCO
WHOLESALE

HARBOR
POINTE APTS 554
UNITS

CAREPOINT MEDICAL GROUP
278 BEDS

ShopRite

CVS/pharmacy

RWJBARNABAS HEALTH AT BAYONNE
EMERGENCY HEALTHCARE FACILITY

HUDSON-BERGEN
LIGHTRAIL
22ND STREET LIGHT RAIL STATION

NORTH-BOUND TURN-AROUND
(OLD HOOK ROAD)

440
SITE

SOUTH COVE COMMONS
Stop & Shop T.J. Maxx
HomeGoods DUNKIN' SUBWAY
Hallmark Great Clips LabCorp Sprint
Massage Envy GameStop

BAYONNE
GOLF CLUB

BAYONNE CROSSING CENTER
WAL-MART NYSCO LONGHORN STEAKHOUSE
Lowe's POPEYES FRIDAYS
Michaels BURGER KING FIVE GUYS
Qdoba SUPER CUTS

planet
fitness

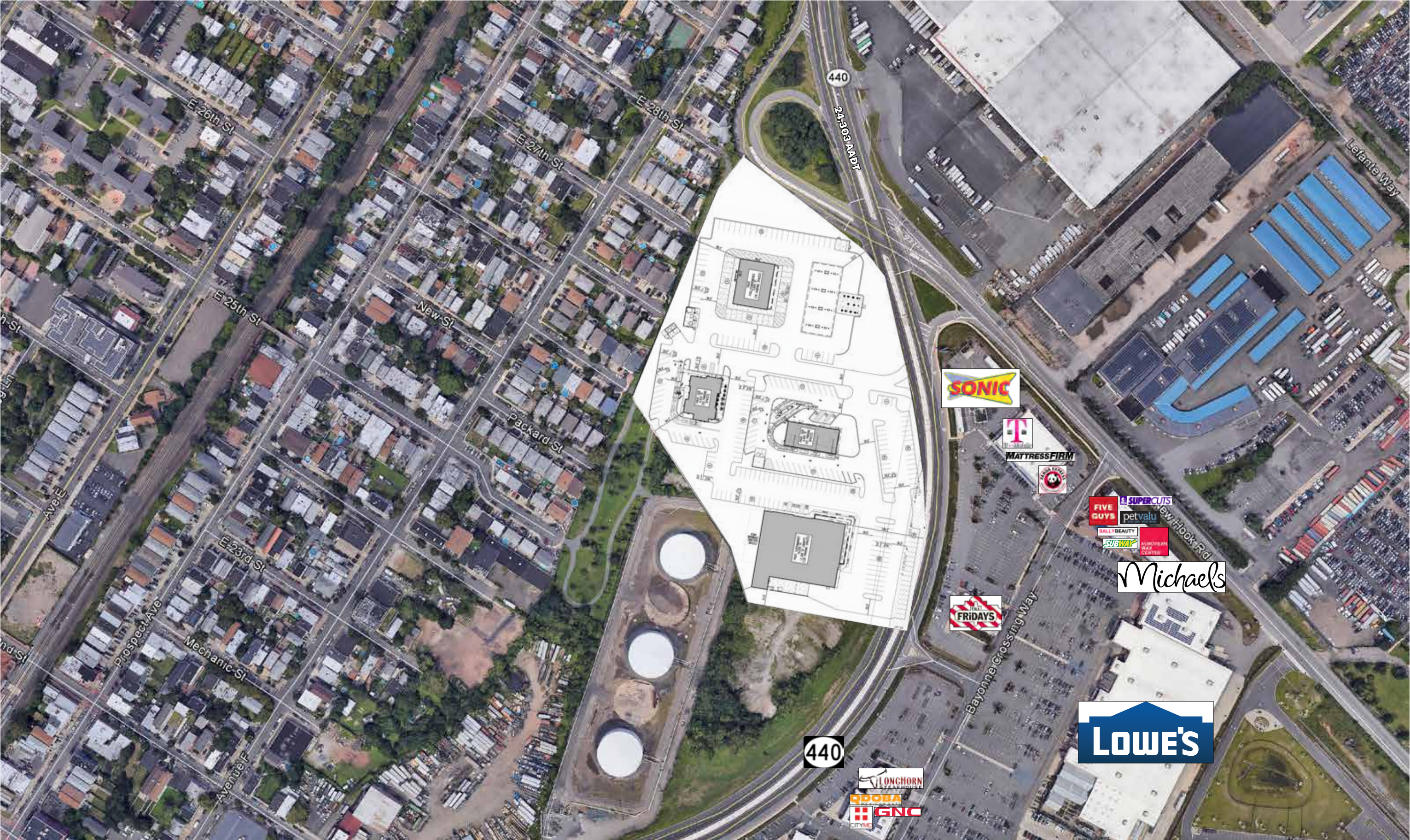
RITE
AID
PHARMACY

THE CROSSING SHOPPING CENTER
HAND & STONE MASSAGE AND FACIAL SPA AutoZone
Sarku JAPAN
QuickChek CUBESMART self storage
BURGER KING

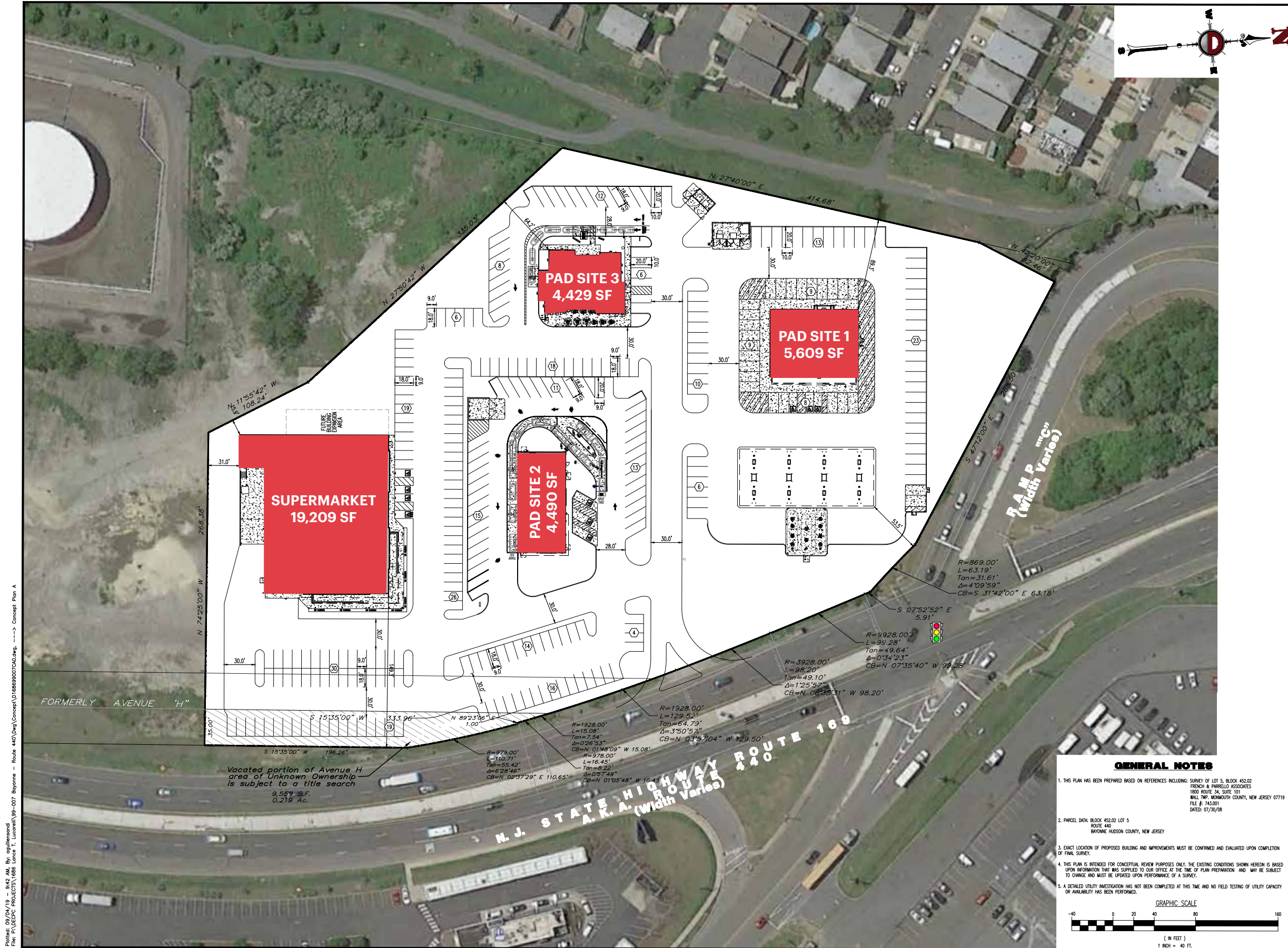
DOLLAR TREE
Sprint



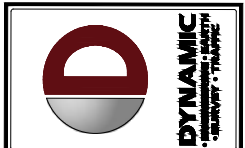
LOW LEVEL AERIAL



SITE PLAN - OPTION 1



Plotted: 09/04/19 - 9:42 AM By: aguileraand
 File: P:\DYNAMIC PROJECTS\1686_Lance T. Lucarelli\99-007_Bayonne - Route 440\DWG\Concept\16869900700.dwg --> Concept Plan A



REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.
 CONSTRUCTION CHECK _____ DATE _____
 PROJECT: **L GROUP RETAIL DEVELOPMENT**
 BLOCK 45.02 LOT 5
 ROUTE 440
 CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BY AN INDIVIDUAL PREPARING TO EXCAVE THE EARTH'S SURFACE WHETHER BY ANY MEANS.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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CONCEPT PLAN A

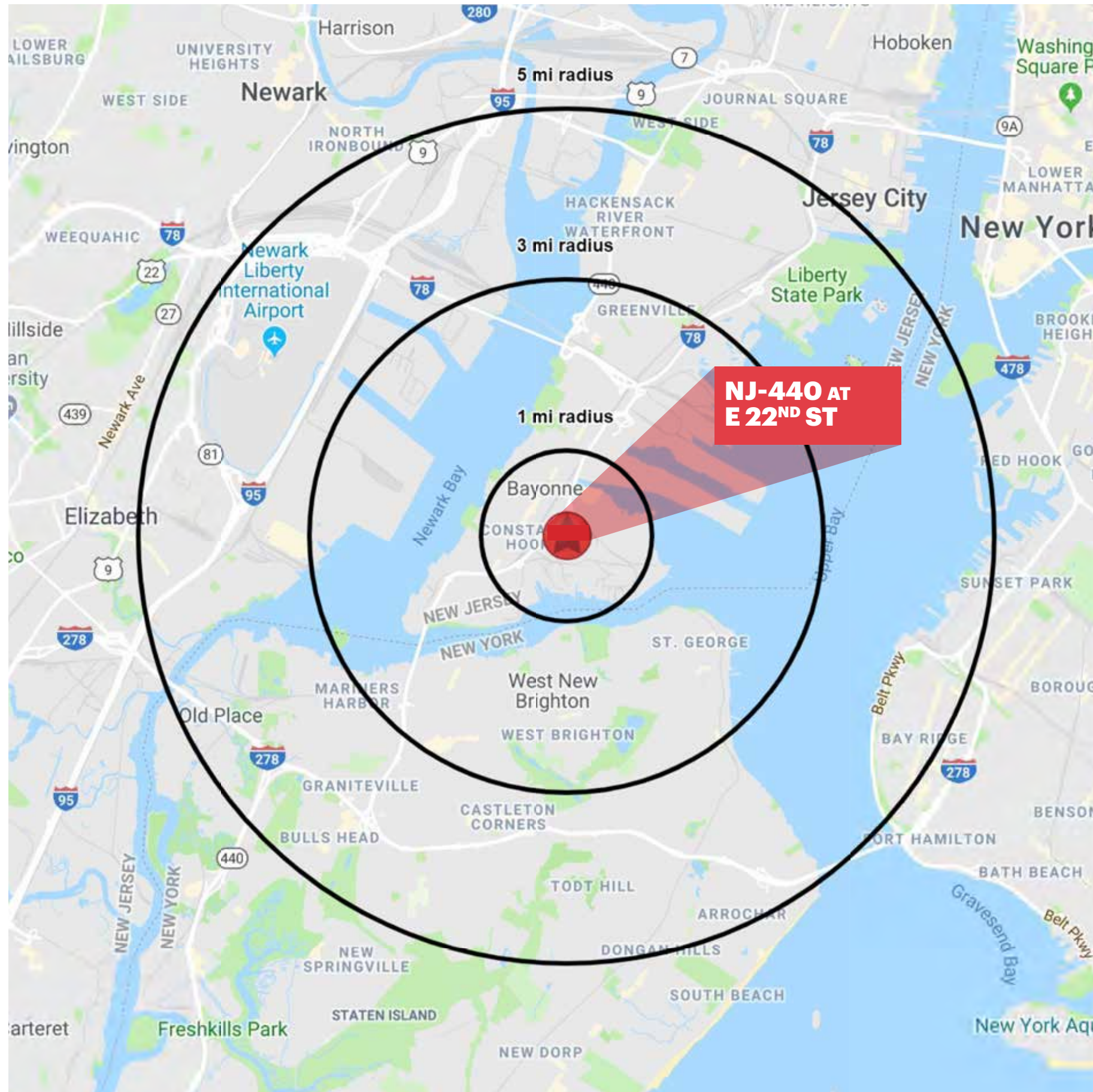
SCALE: (A) 1"=40' DATE: 09/03/19 DRAWN BY: DESIGNED BY: JCS
 (B) 1"=40' PROJECT NO: 1686-99-007 DEIGNED BY: JCS

SHEET NO: **1** OF **1**

AREA NEIGHBORS/ADDITIONAL PHOTOS



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	29,175
3 miles	186,731
5 miles	552,685

ESTIMATED DAYTIME POPULATION

1 mile	21,382
3 miles	52,060
5 miles	152,530

AVERAGE HOUSEHOLD INCOME

1 mile	\$77,124
3 miles	\$84,265
5 miles	\$86,518

TOTAL HOUSEHOLDS

1 mile	11,363
3 miles	70,130
5 miles	202,889

TOTAL BUSINESSES

1 mile	1,178
3 miles	5,306
5 miles	16,197

TOTAL EMPLOYEES

1 mile	11,264
3 miles	48,997
5 miles	176,685

COLLEGE GRADUATES

1 mile	31.7%
3 miles	33%
5 miles	32%

***All data shown excludes New York**