



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Previous Bank of America Near Journal Square for Lease

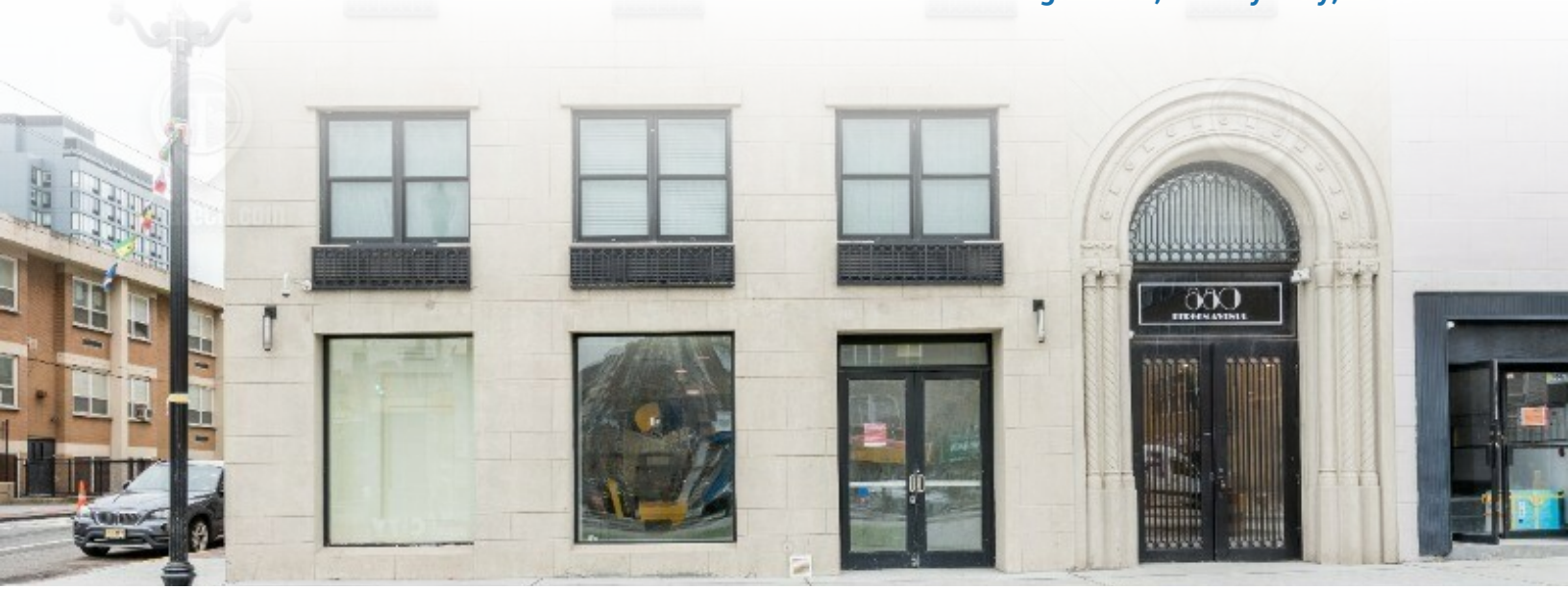
1,800 - 3,600 SF

880 Bergen Ave • Jersey City • NJ

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Freddy Bagdadi
☎ 718.437.6100
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Location Overview

Located in Jersey City between Academy St & Smith St just a few blocks off of the Journal Square PATH train station and Hudson County Community College.

Nearby tenants include Taco Bell, CTown Supermarkets, Wells Fargo, Dunkin', Chipotle, Blink Fitness, Subway, Rainbow Shops, Jollibee, Santander Bank, McDonald's, Golden Krust, and more!

Main Highlights

- ▶ Former Bank of America
- ▶ Glass frontage
- ▶ 15 feet ceilings
- ▶ 55 historic, art-deco style residential units above
- ▶ Divisible into 2 spaces
- ▶ Corner Space: Retail, 1,800 SF
- ▶ Inline Space: Office, 1,800 SF



45,000 SF

Total Building Size

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Additional Photos

880 Bergen Ave, Jersey City, NJ 07306



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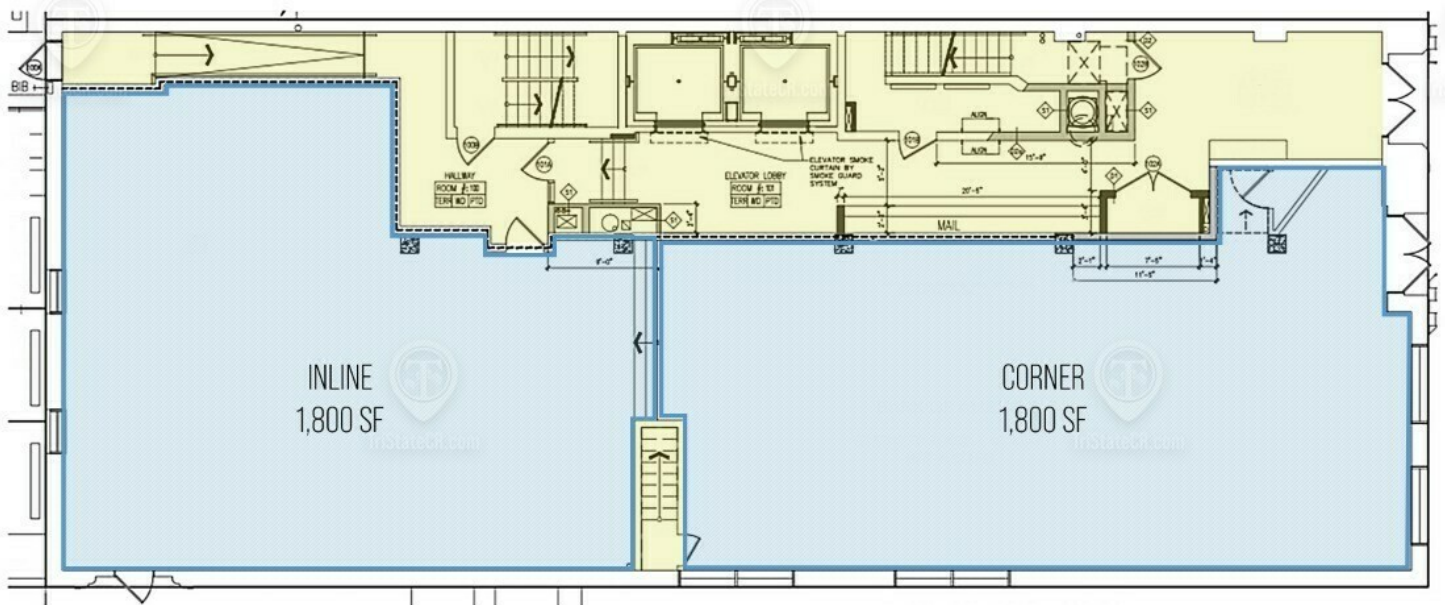
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Floor Plans

880 Bergen Ave, Jersey City, NJ 07306



880 BERGEN AVENUE
TOTAL AVAILABLE SPACE: 3,600 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Retailer Map

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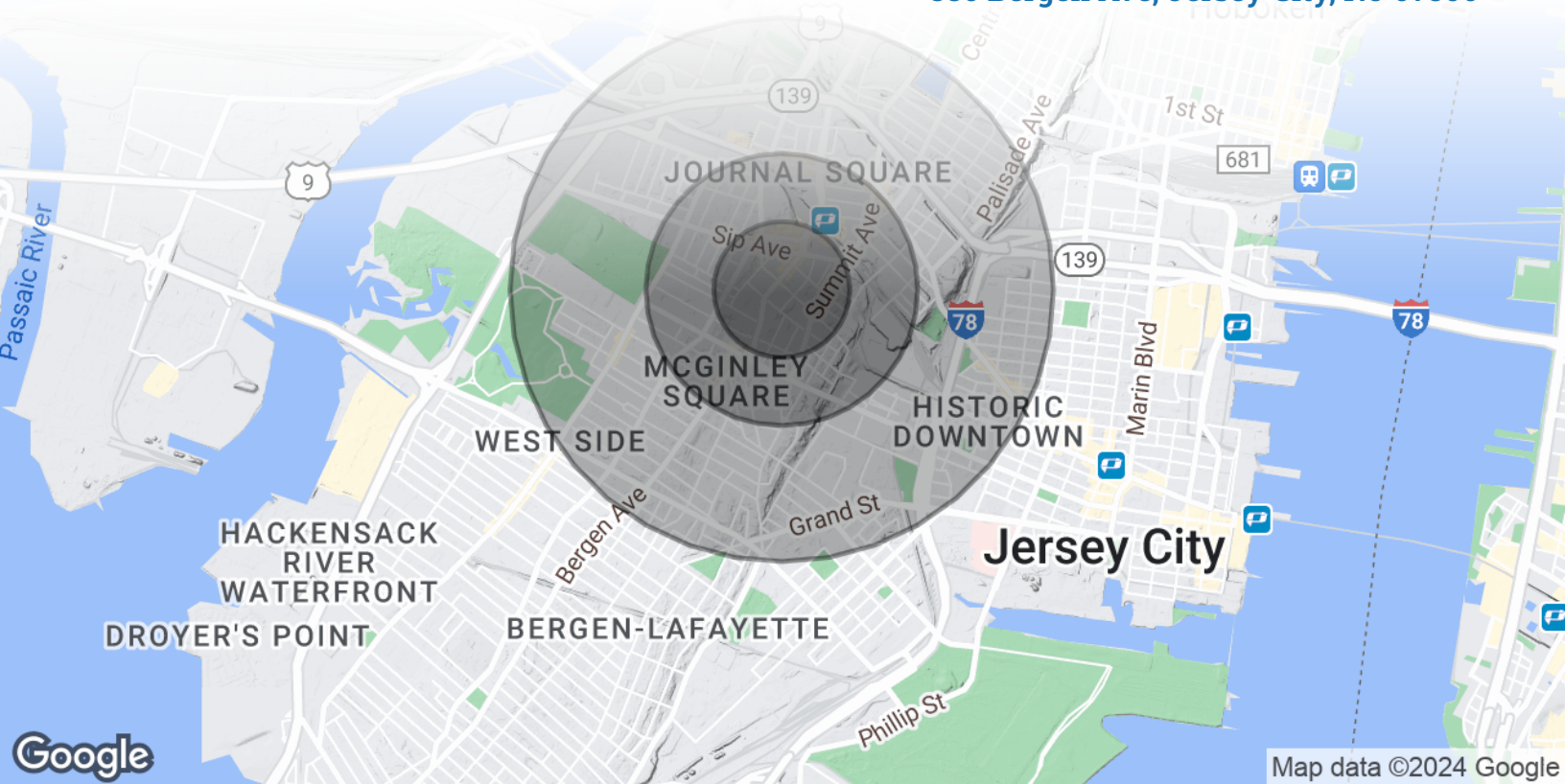
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Area Demographics

880 Bergen Ave, Jersey City, NJ 07306



POPULATION

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 6,704 | 25,302 | 77,313 |
| Average Age | 34.3 | 35.4 | 35.5 |
| Average Age (Male) | 35.0 | 35.3 | 34.8 |
| Average Age (Female) | 34.3 | 36.1 | 36.2 |



77,313

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,374 | 11,573 | 33,583 |
| # of Persons per HH | 2.0 | 2.2 | 2.3 |
| Average HH Income | \$63,944 | \$69,308 | \$80,917 |
| Average House Value | \$242,107 | \$321,666 | \$375,574 |



\$80,917

Avg Household Income

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