

An aerial photograph of the Jersey City skyline. The image shows several high-rise buildings, including two prominent ones with blue-green glass facades on the left. In the foreground, there are lower-rise brick buildings. A red rectangular box highlights a specific building in the foreground. In the background, the Hudson River is visible with a few boats, and the New York City skyline, including the Freedom Tower, is visible under a clear blue sky.

70 GREENE STREET

JERSEY CITY | NEW JERSEY

**RETAIL/MEDICAL SPACE
LOCATED ON GRAND STREET**



THE NEIGHBORHOOD

THE DETAILS

SIZE

3,227 SF (divisible)

Space is part of 70 Greene Street but located on Grand Street

ASKING RENT

Upon Request

NNN

\$14.90 psf (est.)

AVAILABLE

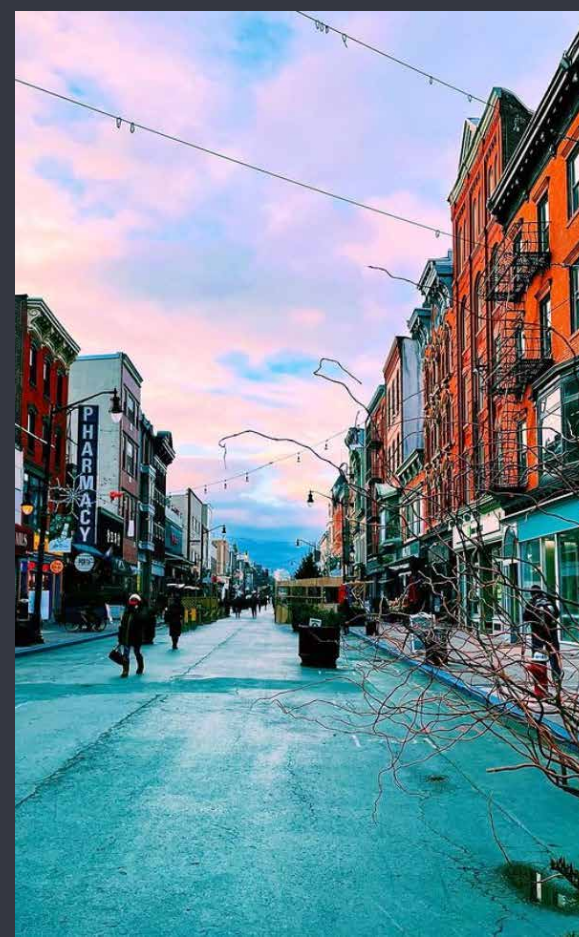
Immediate

NEIGHBORING TENANTS

Starbucks, Gregory's Coffee, Cava Grill, Whole Foods, Hyatt Regency Hotel and CVS

Surrounding 5 blocks has 5 Hotels and over 70 Restaurants and Bars

Join Greene Hook Bar & Kitchen and Hudson Greene Market



THE JERSEY CITY WATERFRONT

POPULATION

52,660

DAYTIME POPULATION

165,828

CLASS A OFFICE SPACE

18 MILLION SF

EMPLOYEES

60,000 +

THE BLOCK



THE INTERIOR



THE EXTERIOR





PATH STATION - EXCHANGE PLACE



FERRY



TRANSPORTATION

WALK SCORE

96

BIKE SCORE

64

TRANSIT SCORE

83

PATH STATION DAILY RIDERSHIP

46,865 YTD AVG RIDERSHIP

FERRY TERMINALS

PAULUS HOOK

HARBORSIDE

LIGHT RAIL

Just two blocks from two light rail stops Essex St & Exchange Place- the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City, and North Bergen



NEWARK

20 MIN



NY PENN

28 MIN



HOLLAND TUNNEL

22 MIN

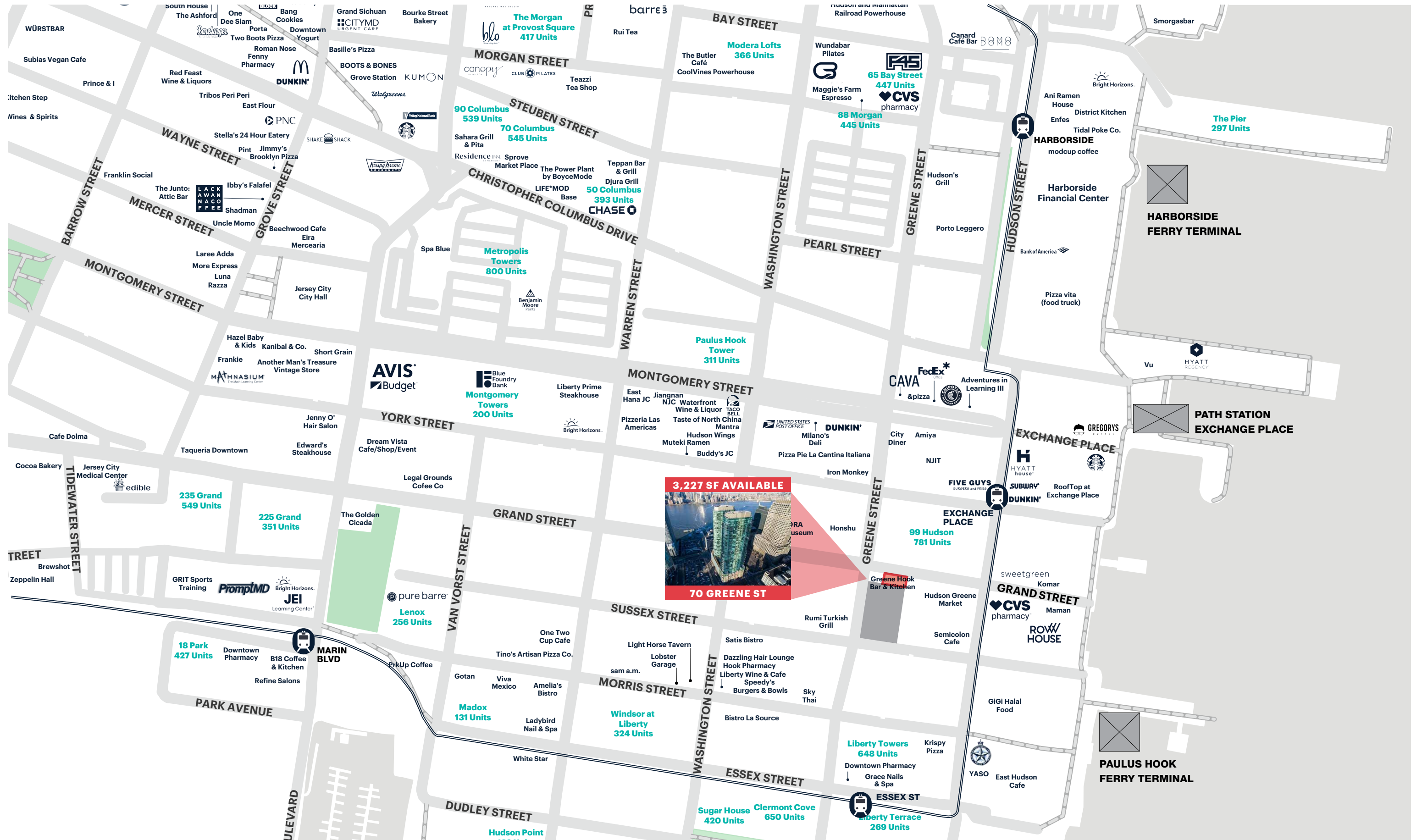
LAGUARDIA

51 MIN

JFK

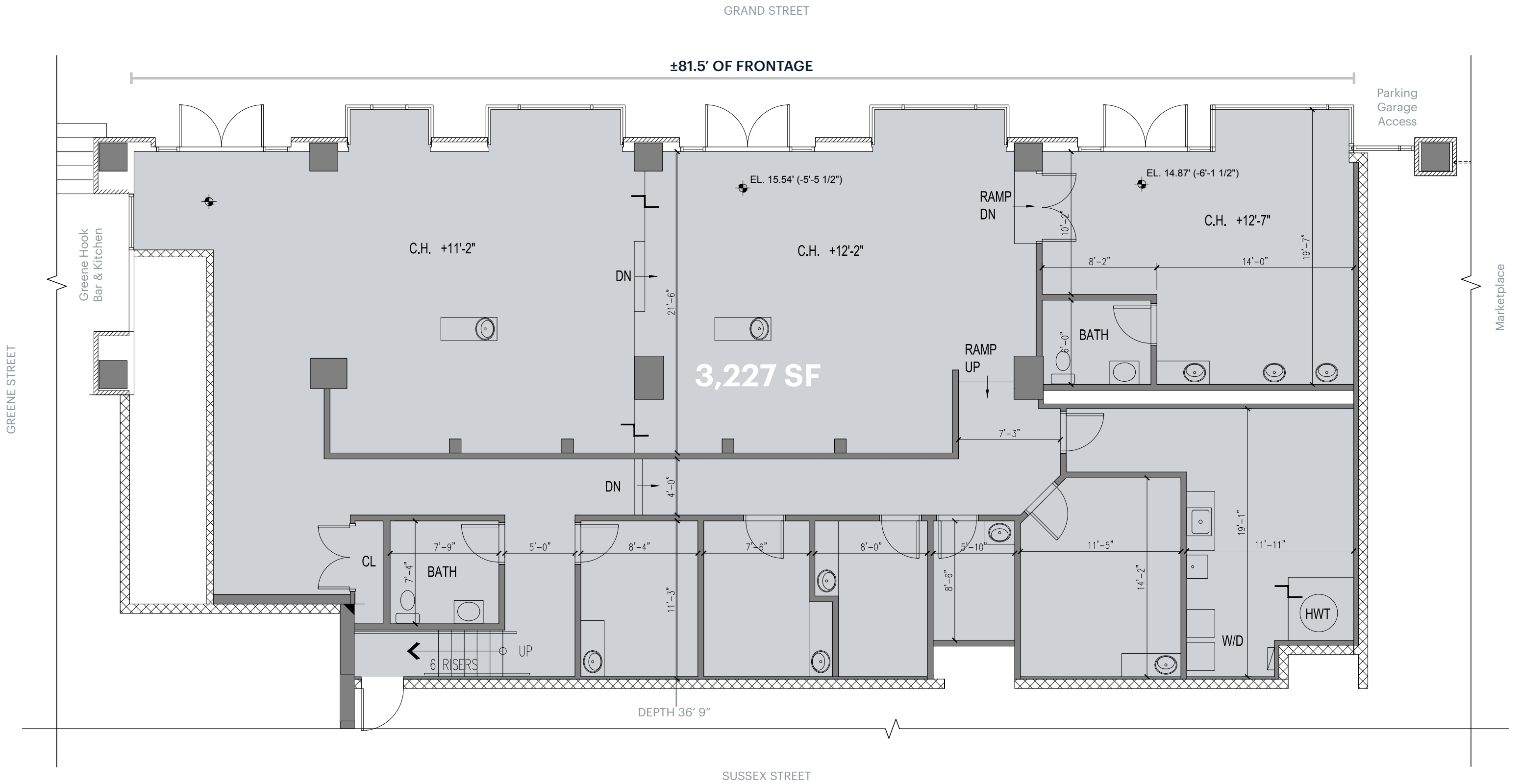
1 HR

STREET MAP



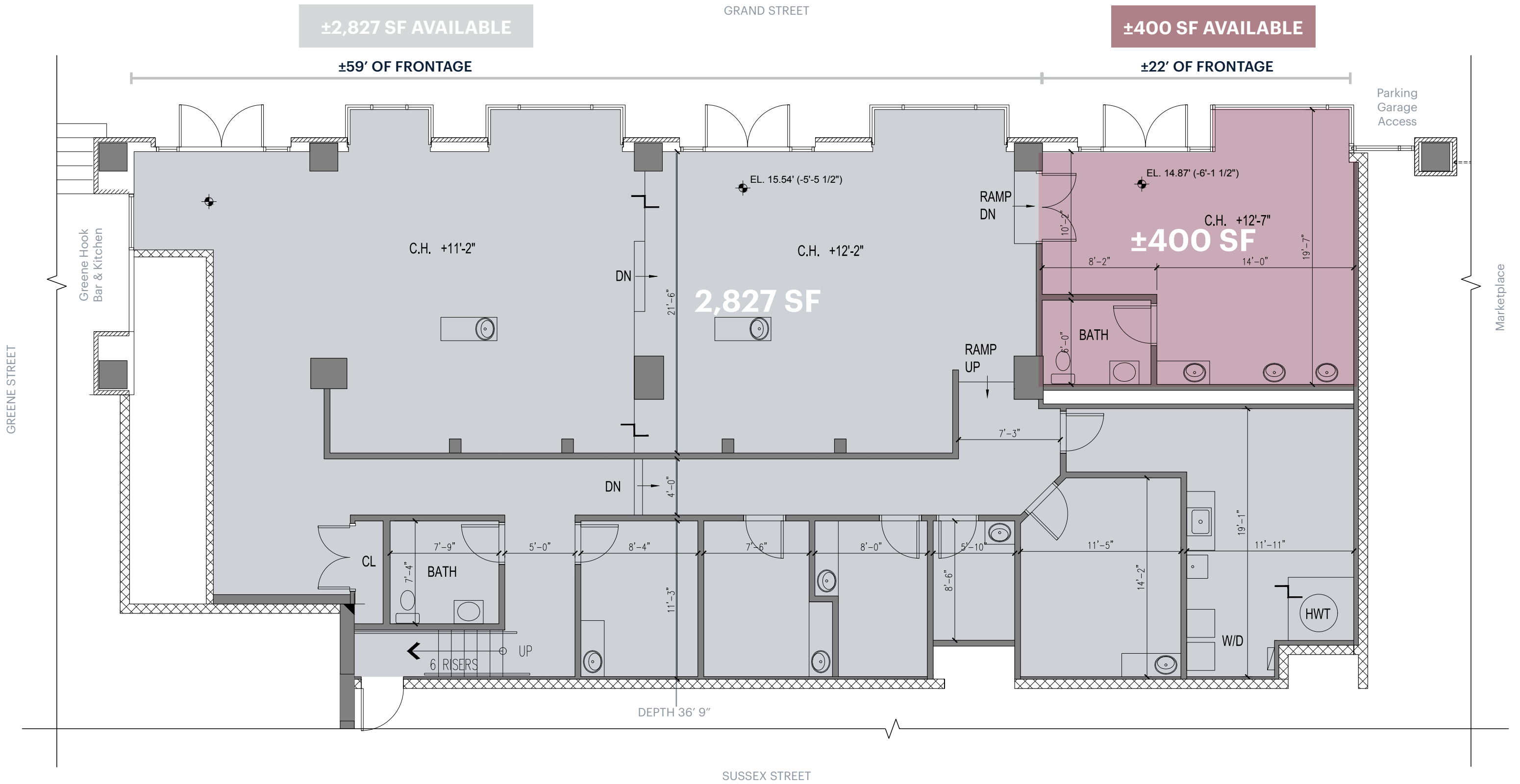
FLOOR PLAN OPTION A

3,227 SF AVAILABLE
±81.5' OF FRONTAGE

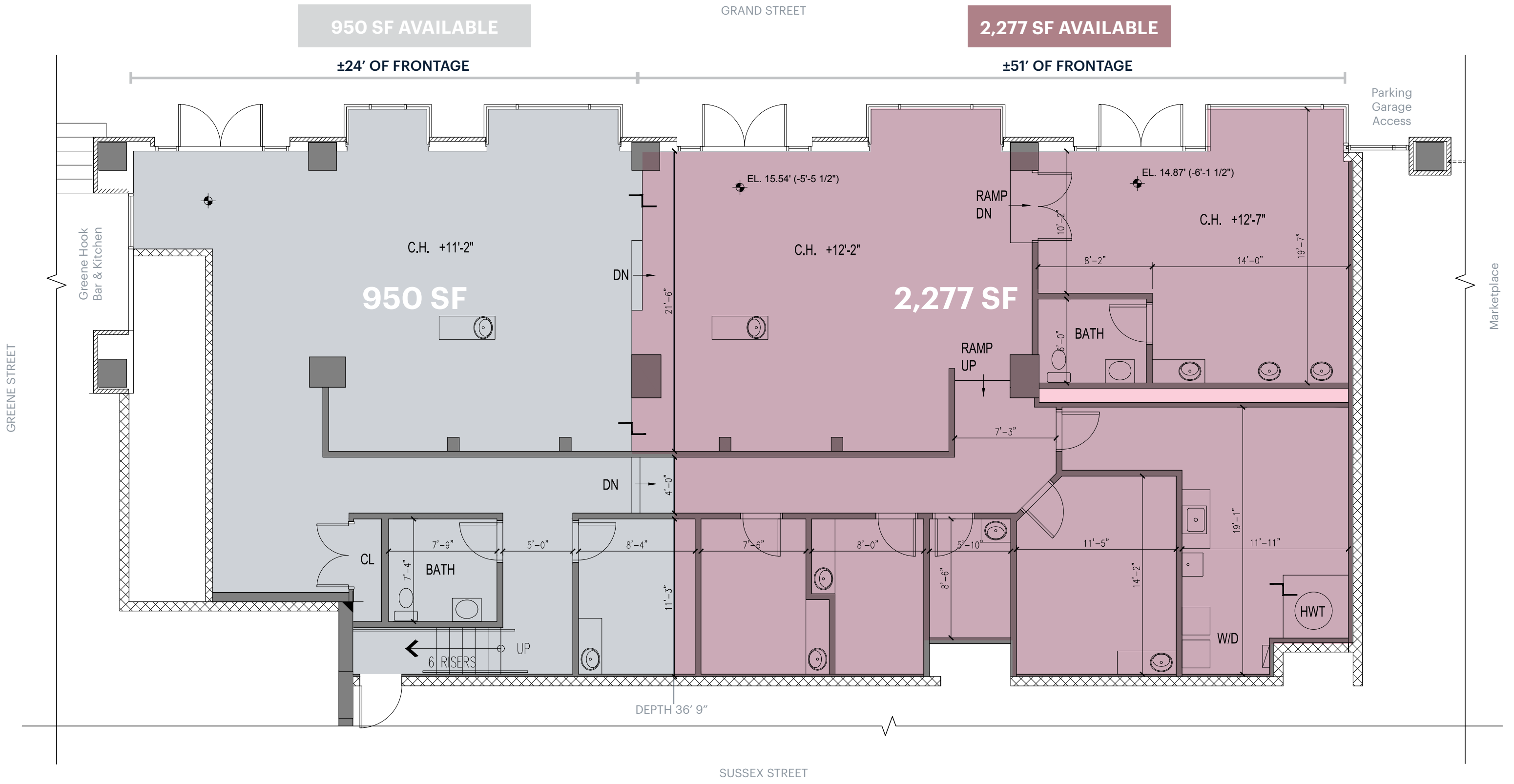


FLOOR PLAN OPTION B

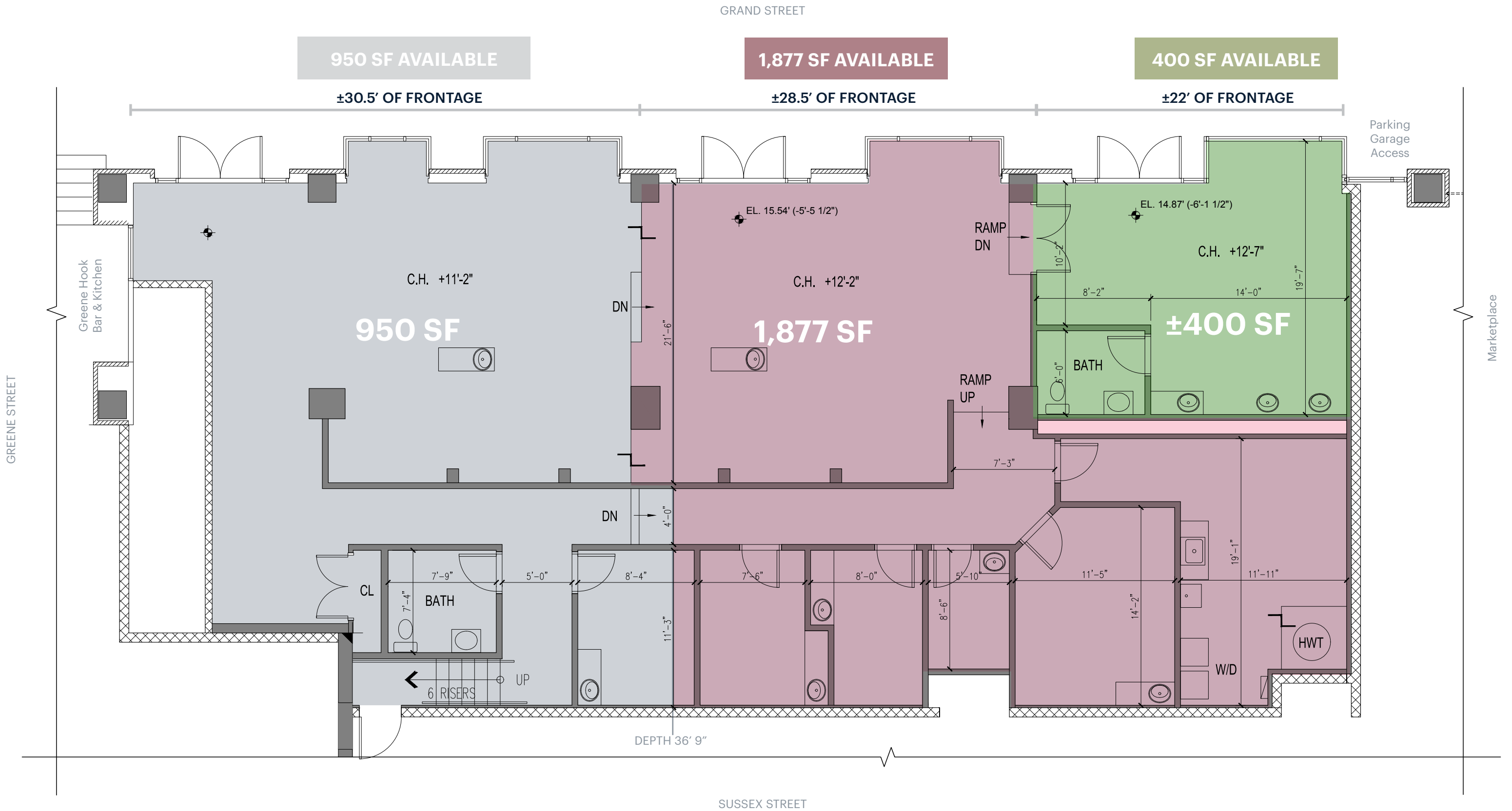
DEMISE OPTION B



FLOOR PLAN OPTION C



FLOOR PLAN OPTION D



DEMOGRAPHICS



.5 MILE RADIUS

POPULATION

31,977

HOUSEHOLDS

16,382

MEDIAN AGE

36.5

COLLEGE GRADUATES (Bachelor's +)

23,138 - 89%

TOTAL BUSINESSES

922

TOTAL EMPLOYEES

33,399

TOTAL DAYTIME POPULATION

44,375

AVERAGE HOUSEHOLD INCOME

\$260,286

1 MILE RADIUS* (excludes NYC)

POPULATION

64,478

HOUSEHOLDS

32,564

MEDIAN AGE

36.2

COLLEGE GRADUATES (Bachelor's +)

45,134 - 86%

TOTAL BUSINESSES

2,026

TOTAL EMPLOYEES

64,371

TOTAL DAYTIME POPULATION

86,589

AVERAGE HOUSEHOLD INCOME

\$232,050

2 MILE RADIUS* (excludes NYC)

POPULATION

164,965

HOUSEHOLDS

77,813

MEDIAN AGE

35.8

COLLEGE GRADUATES (Bachelor's +)

92,835 - 73%

TOTAL BUSINESSES

5,247

TOTAL EMPLOYEES

119,922

TOTAL DAYTIME POPULATION

186,886

AVERAGE HOUSEHOLD INCOME

\$183,872

*2024 estimates

CONTACT EXCLUSIVE AGENT

DEBORAH STONE

dstone@ripconj.com

201.636.7414

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
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.