



**RETAIL SPACE**

# 43-49 FAIRVIEW

**HUDSON COUNTY**  
JERSEY CITY | NJ

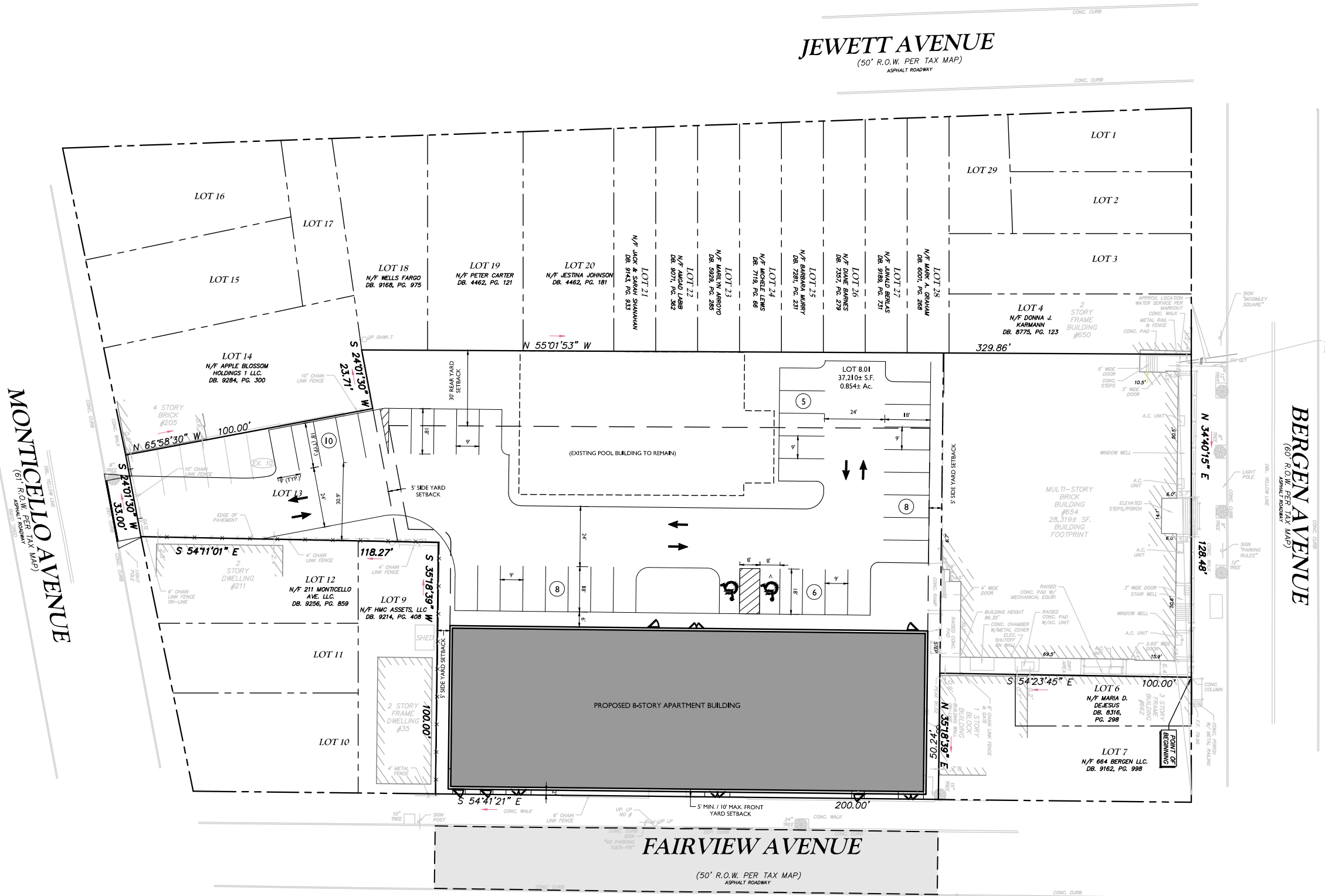
**3,500 SF**  
Seeking Community Based  
Tenant for Former YMCA!

**RIPCO**  
REAL ESTATE



# SPACE DETAILS

## SITE PLAN



### LOCATION

Between Bergen Lafayette and Journal Sq.

### SIZE

3,500 SF

### RENT

Negotiable

### NEIGHBORS

Carvao BBQ, Steak N Take, Goldy's Fried Chicken, M&T Bank, Dunkin', Burger King, Halftime Bar & Grill, Subway, Panda House, Astor Bar & Grill, Guerrero, Restaurante Brisas Del Valle, Checkers, Walgreens, Domino's, 7-Eleven, KFC, Autozone

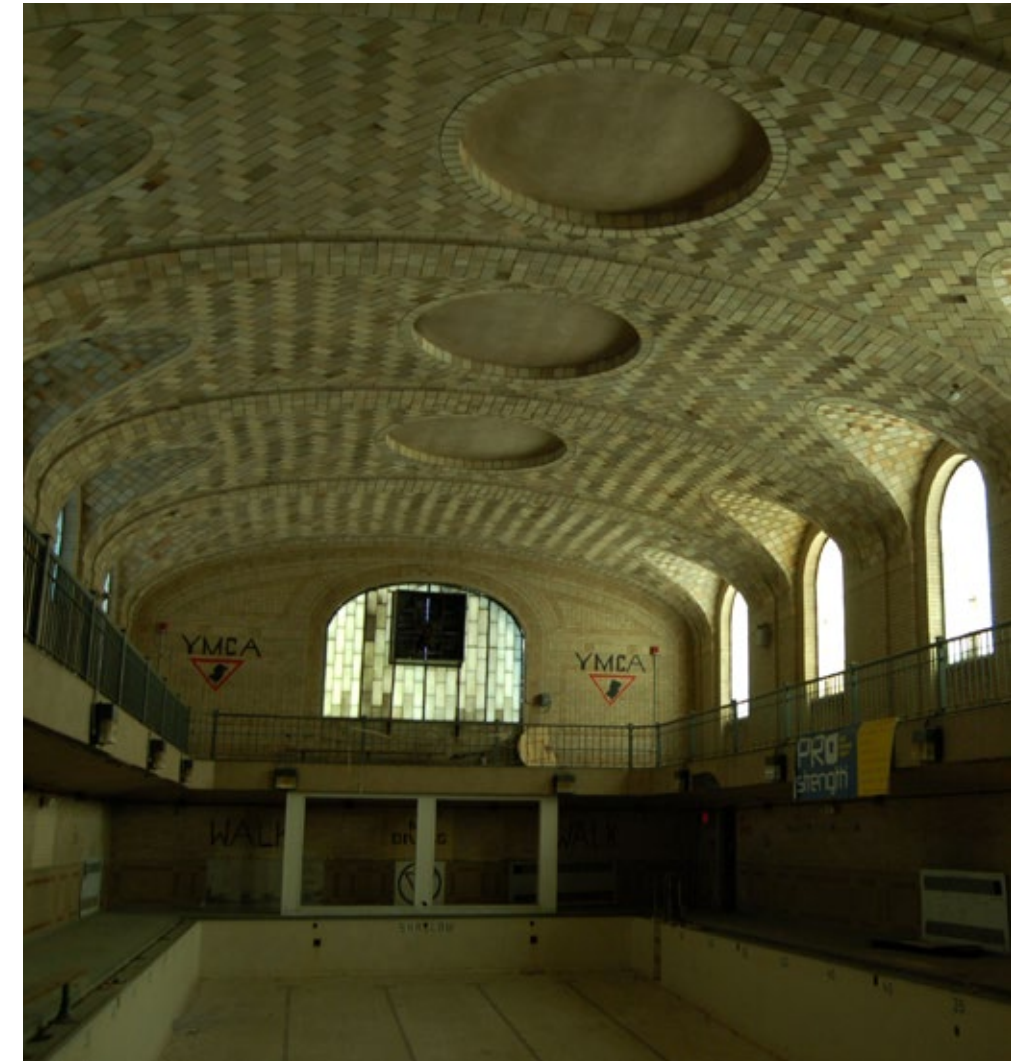
### COMMENTS

Former YMCA Pool Building

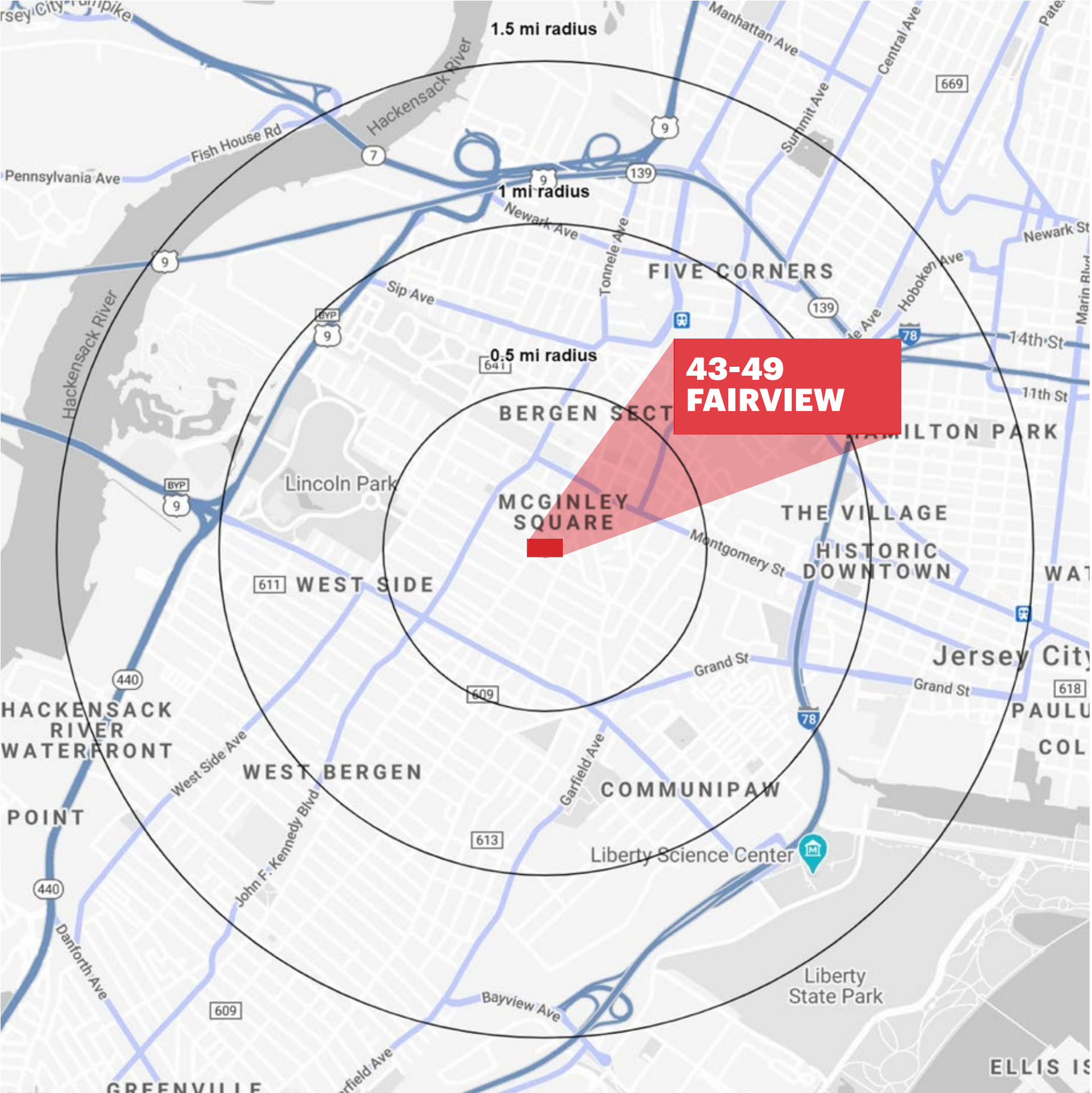
Located within the Jackson Hill Special Improvements District, this site will be developed into 92 mixed income rental units

Seeking Community based tenants, including senior centers and adult daycares,

# INTERIOR PHOTOS



# AREA DEMOGRAPHICS



**ESTIMATED TOTAL POPULATION**

1 mile	31,100
3 miles	83,180
5 miles	142,806

**TOTAL BUSINESSES**

1 mile	661
3 miles	2,366
5 miles	4,527

**ESTIMATED DAYTIME POPULATION**

1 mile	16,428
3 miles	48,631
5 miles	89,534

**TOTAL EMPLOYEES**

1 mile	5,681
3 miles	20,439
5 miles	43,242

**AVERAGE HOUSEHOLD INCOME**

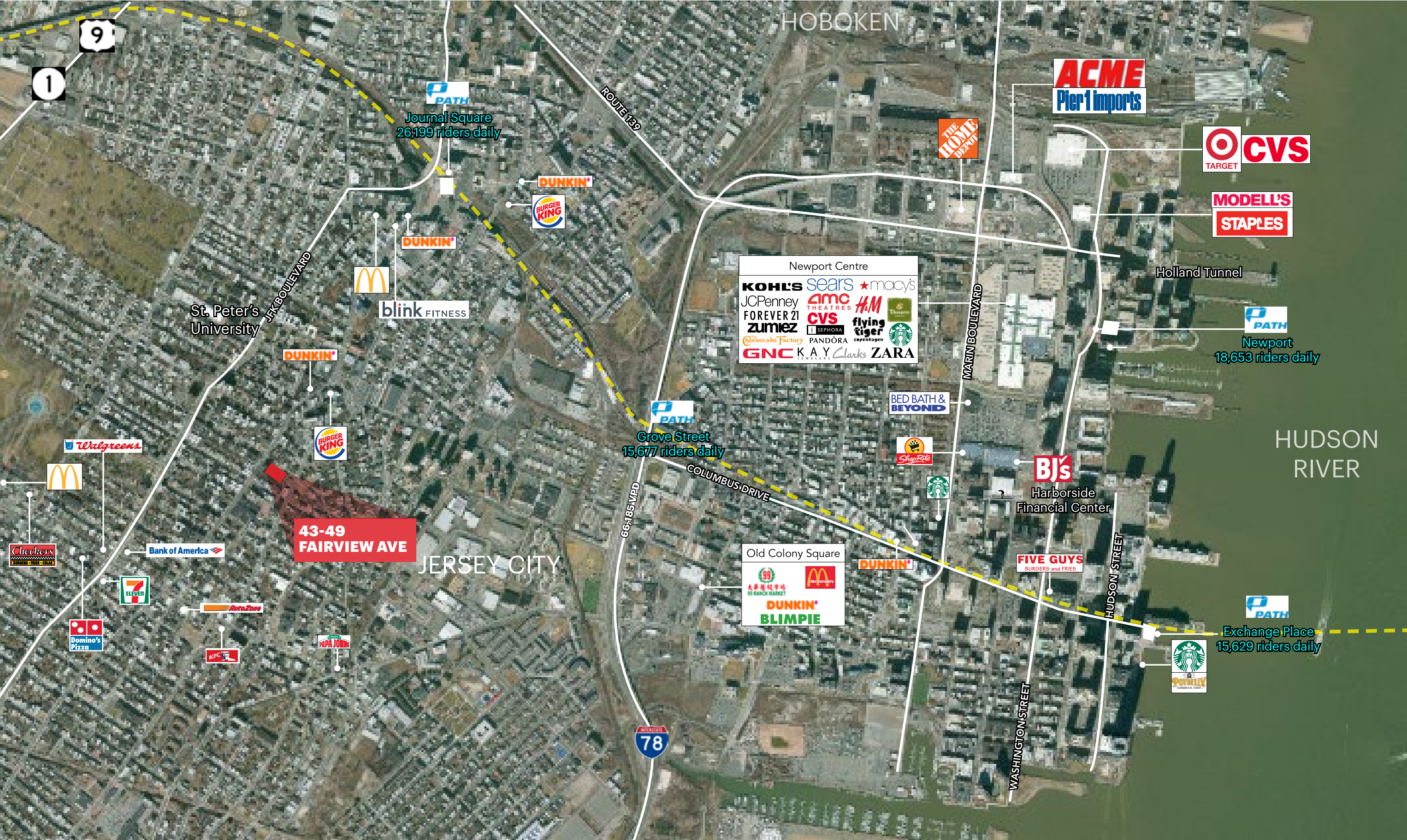
1 mile	\$83,586
3 miles	\$80,650
5 miles	\$96,762

**TOTAL HOUSEHOLDS**

1 mile	12,037
3 miles	31,512
5 miles	56,832

\*2019 estimates

MAP CATEGORY NAME



## AREA RETAIL



**CONTACT  
EXCLUSIVE  
AGENTS**

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Please visit us at [ripcony.com](http://ripcony.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.