



## STREET RETAIL

# JERSEY CITY, NJ

**361 CENTRAL AVE**

Between Bowers and Charles Streets

### SIZE

First Floor	4,400 SF
Second Floor	2,600 SF
Basement	2,800 SF
Total Building	9,800 SF

### ASKING RENT

Upon Request

### FRONTAGE

48 FT on Central Avenue

### CEILING HEIGHTS

11 - 12.5 FT

### NEIGHBORS

Walgreen's, Verizon, Dunkin', Rainbow Shops, Dulce De Leche Bakery, Chase Bank

### COMMENTS

Store is open and operational

Located in the Heights neighborhood of Jersey City

Gross lease

## CONTACT EXCLUSIVE AGENTS

### LISA RICCA

lricca@ripconj.com

201.636.7449

### HYMIE DWECK

hdweck@ripcony.com

718.233.6565

**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

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

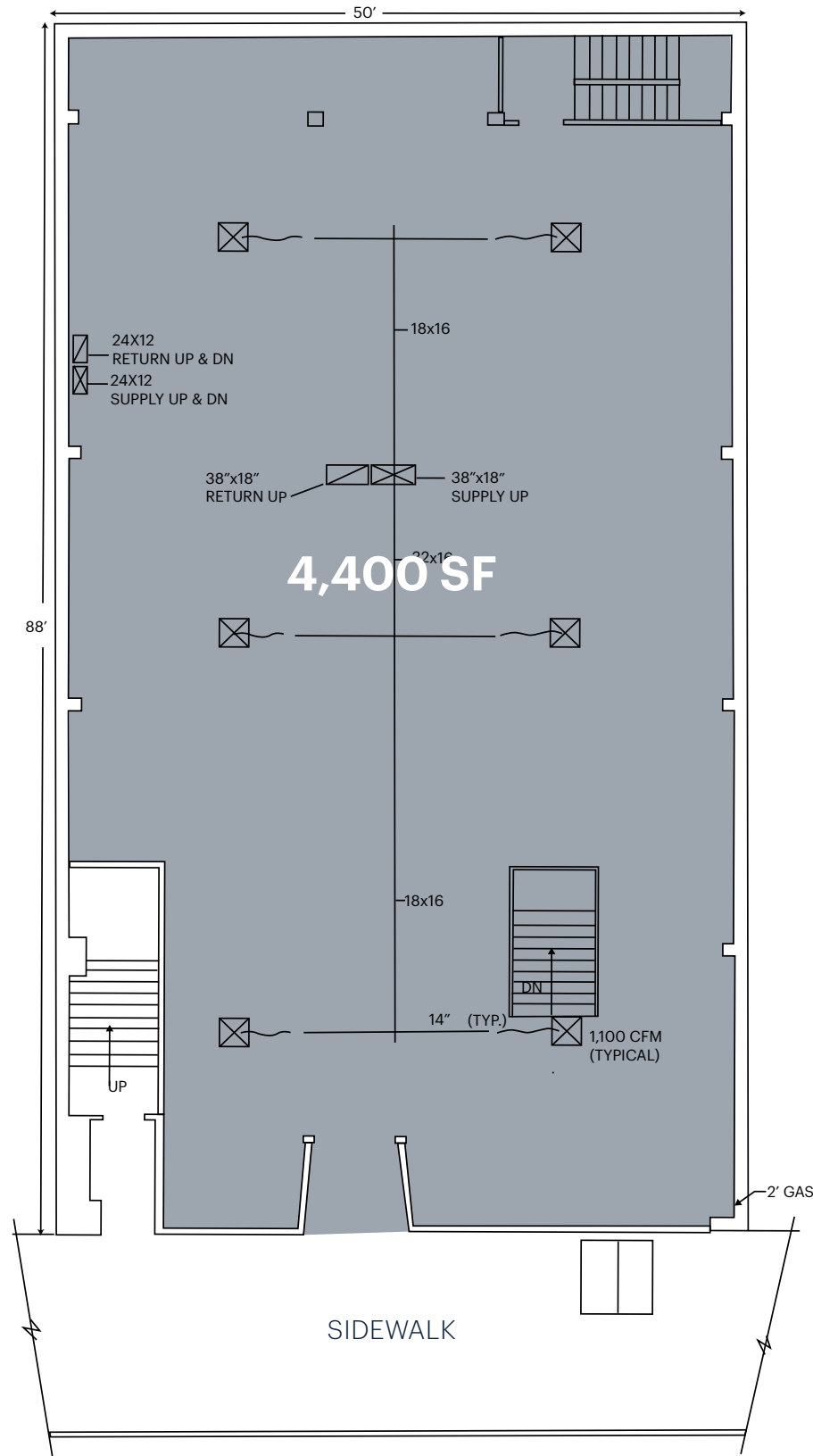
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# INTERIOR PHOTOS

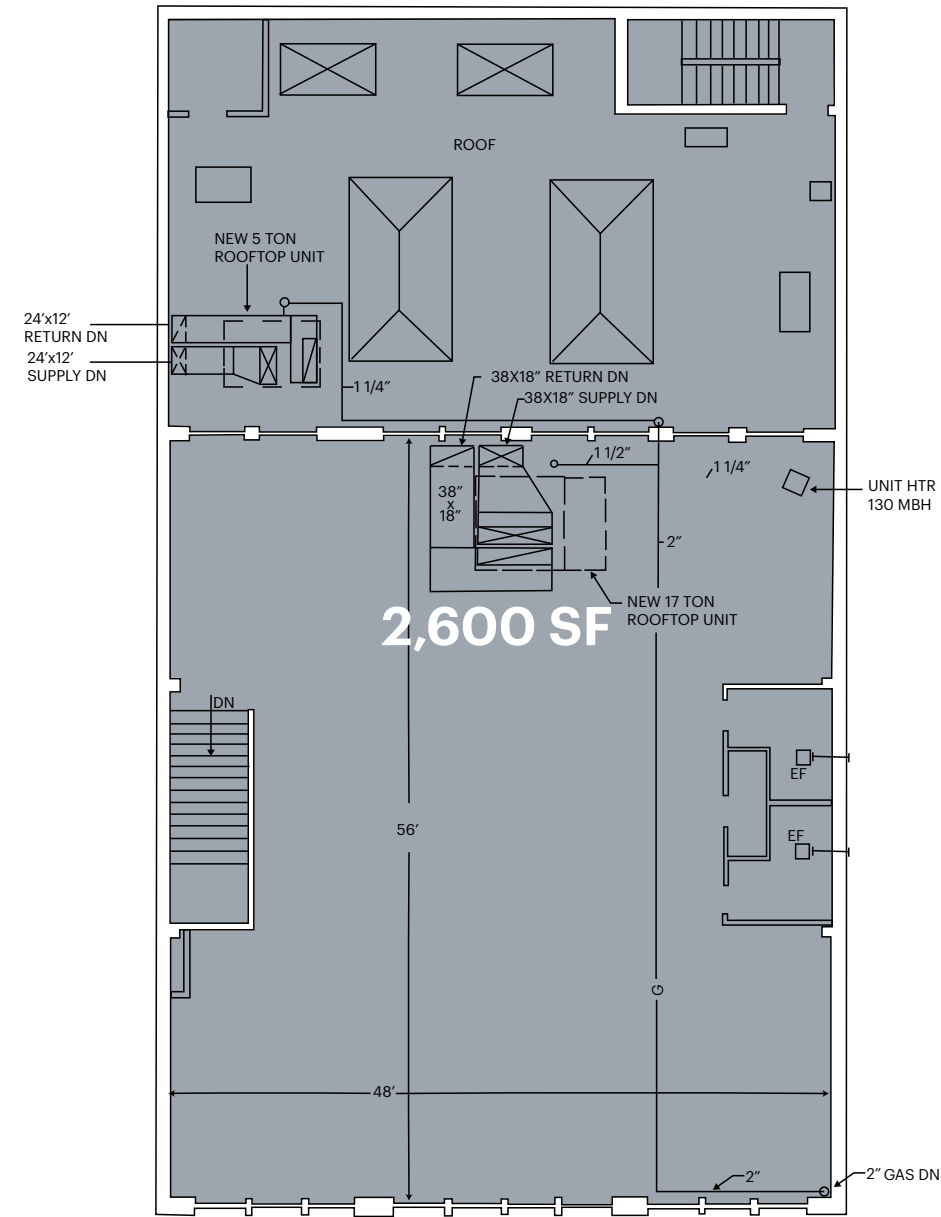


# SPACE DETAILS

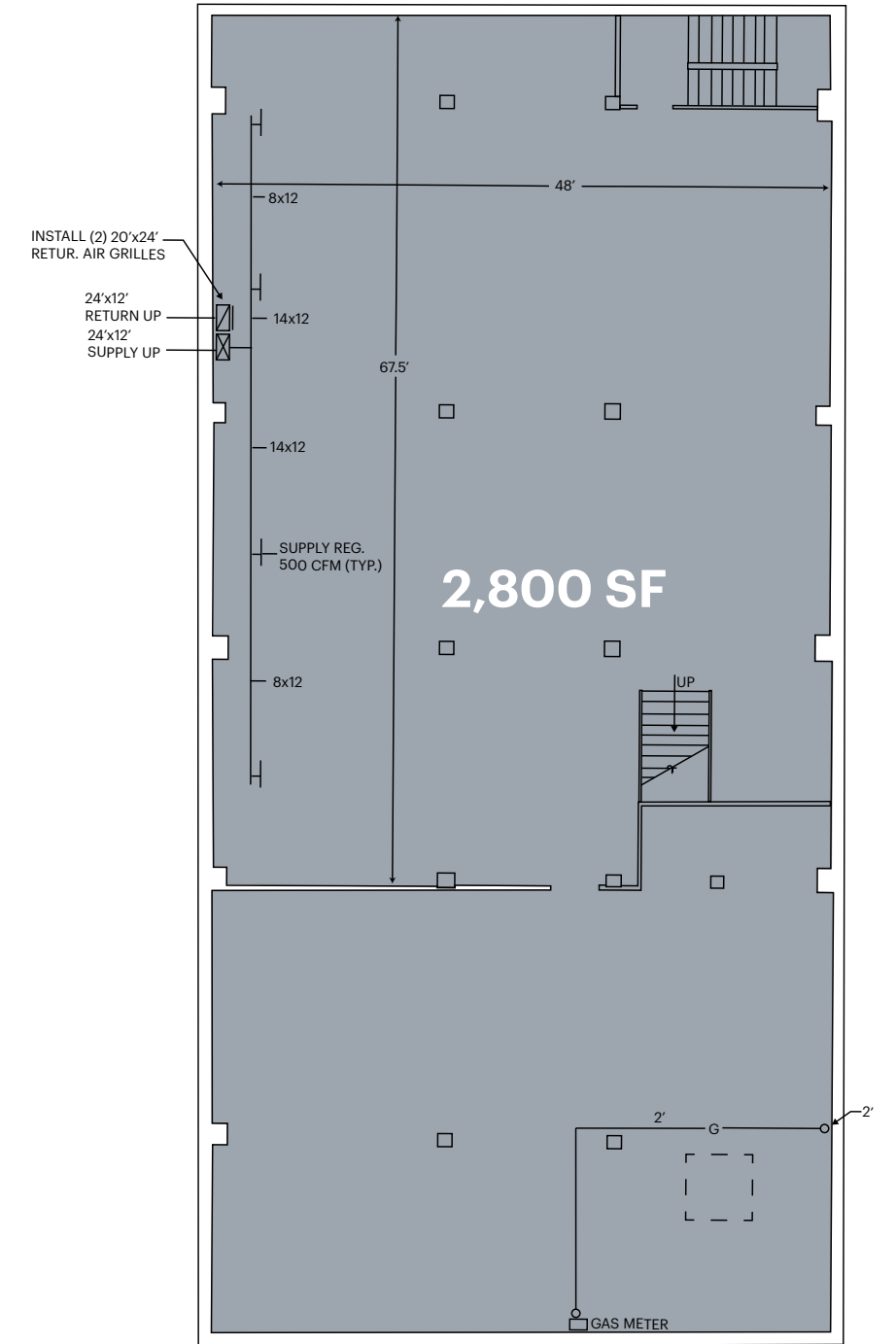
## FIRST FLOOR



## SECOND FLOOR

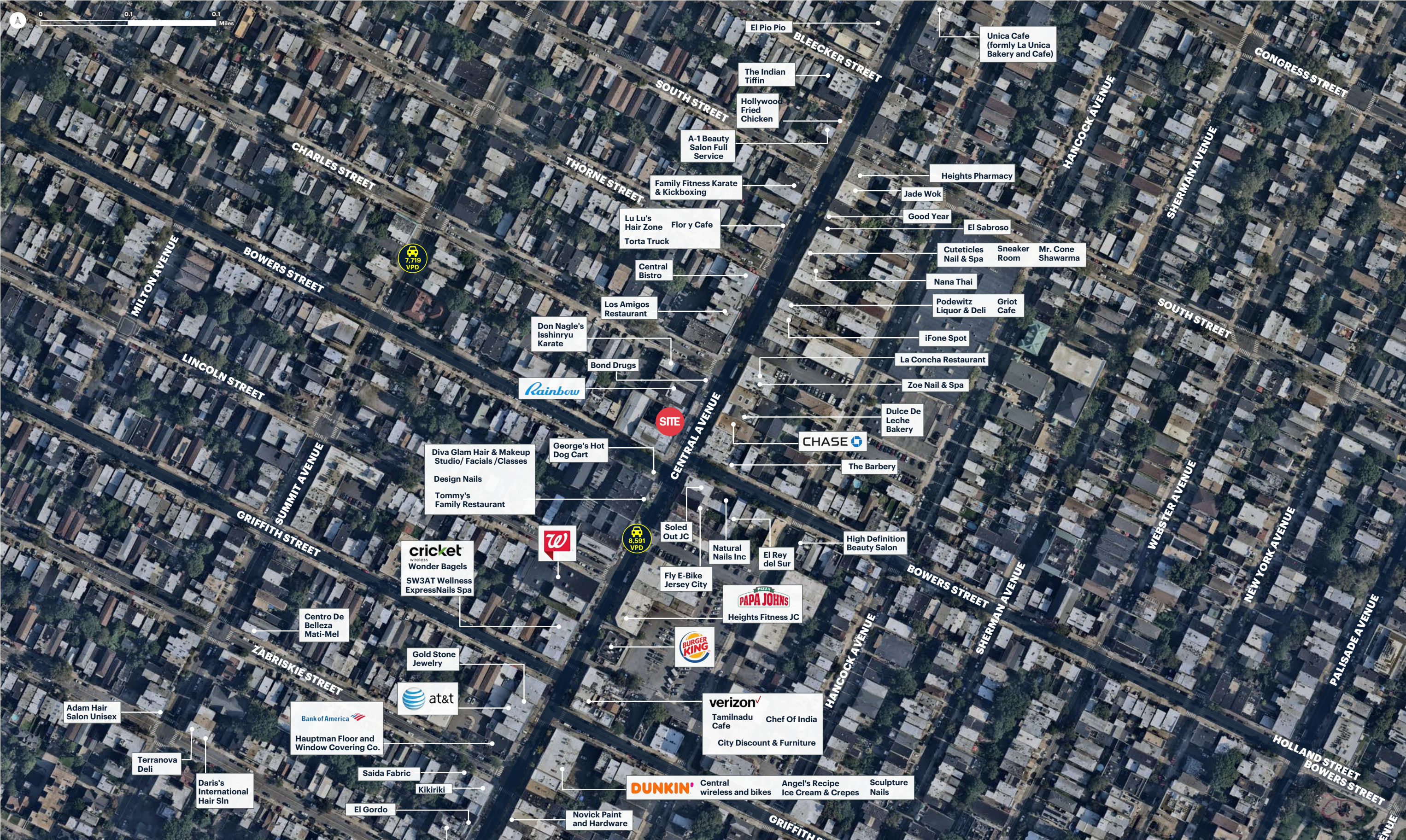


## BASEMENT



SCALE: 1/8" = 1'-0"

# MARKET AERIAL



# DEMOGRAPHICS



### 0.5 MILE RADIUS

**POPULATION**  
33,731  
**HOUSEHOLDS**  
13,404  
**MEDIAN AGE**  
35.9  
**COLLEGE GRADUATES (Bachelor's +)**  
10,385 - 44.9%

**TOTAL BUSINESSES**  
544  
**TOTAL EMPLOYEES**  
6,394  
**AVERAGE HOUSEHOLD INCOME**  
\$105,670

### 1 MILE RADIUS

**POPULATION**  
113,558  
**HOUSEHOLDS**  
47,034  
**MEDIAN AGE**  
35.1  
**COLLEGE GRADUATES (Bachelor's +)**  
46,517 - 56.8%

**TOTAL BUSINESSES**  
2,219  
**TOTAL EMPLOYEES**  
32,330  
**AVERAGE HOUSEHOLD INCOME**  
\$149,281

### 1.5 MILE RADIUS

**POPULATION**  
195,489  
**HOUSEHOLDS**  
82,803  
**MEDIAN AGE**  
35.3  
**COLLEGE GRADUATES (Bachelor's +)**  
85,945 - 60.2%

**TOTAL BUSINESSES**  
5,167  
**TOTAL EMPLOYEES**  
80,909  
**AVERAGE HOUSEHOLD INCOME**  
\$158,513

\*2023 estimates