UNIQUE RETAIL SPACE - HISTORIC MIXED USE PROPERTY

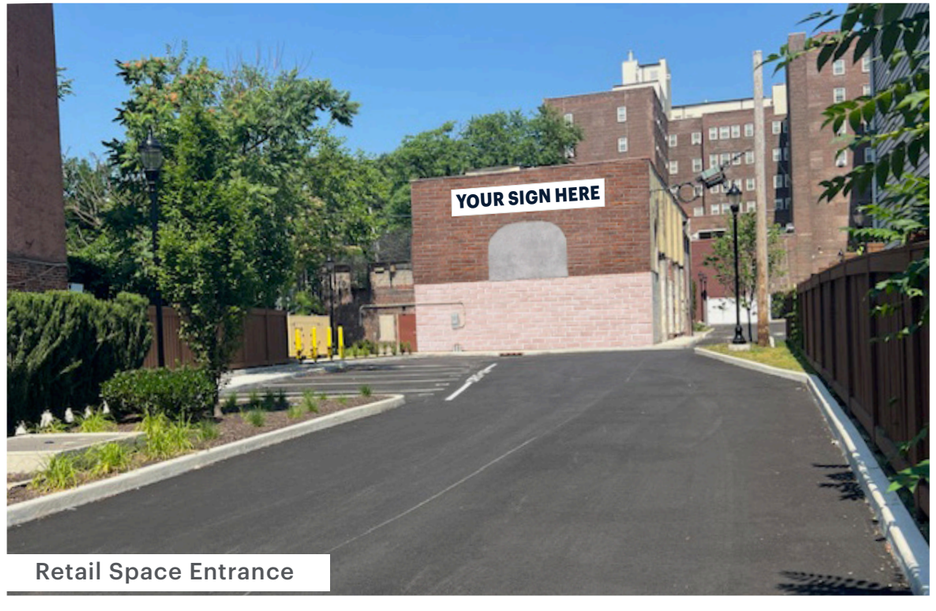
209 MONTICELLO AVENUE

HUDSON COUNTY

JERSEY CITY | NJ

4,800 SF
Unique Historic Building Restoration

New Residential - on Fairview Avenue



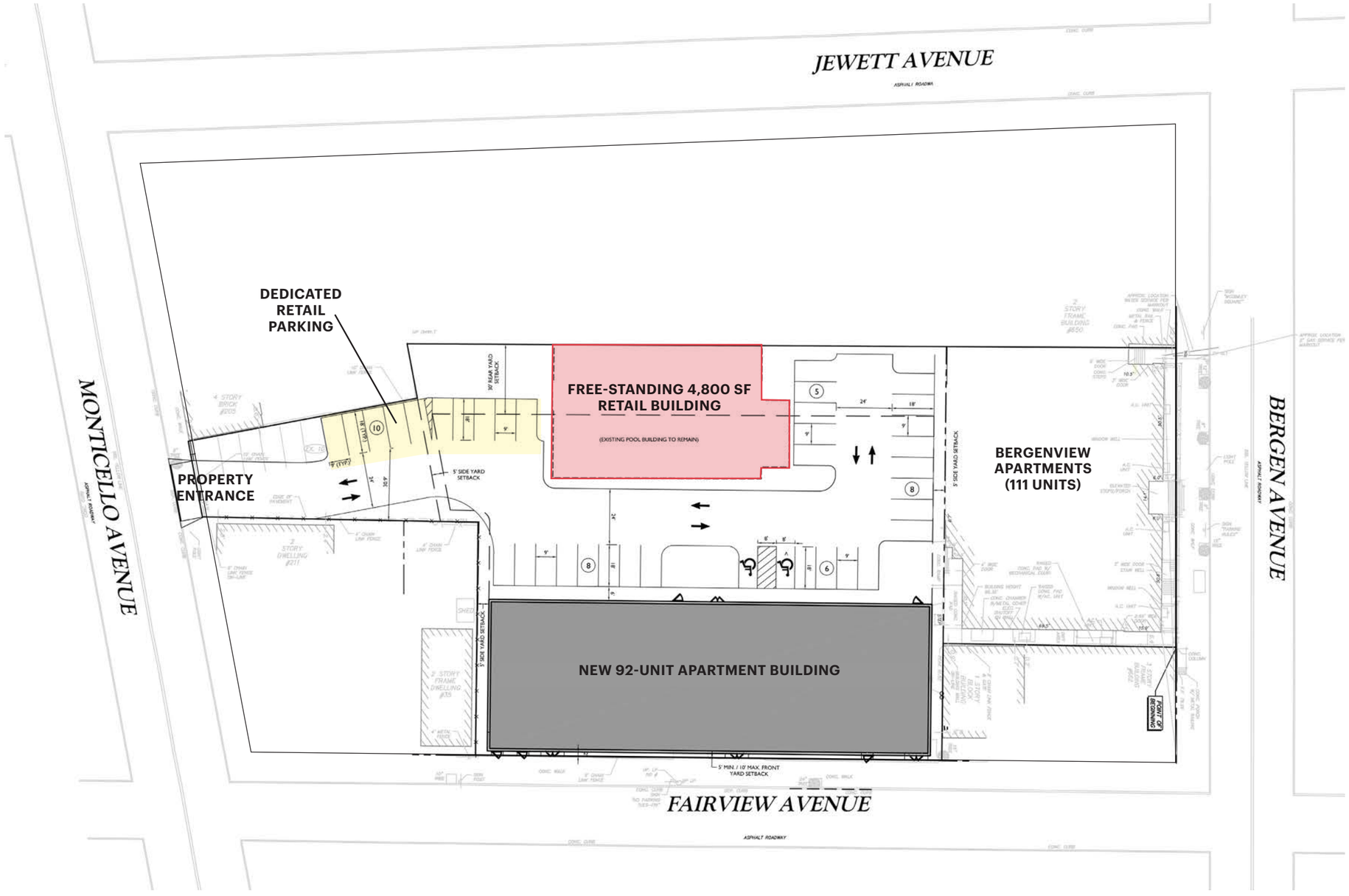
Retail Space Entrance

RENDERING: RETAIL BUILDING INTERIOR

RIPCO REAL ESTATE

SPACE DETAILS

SITE PLAN



LOCATION
Monticello & Fairview Avenue(s)

SIZE
4,800 SF

RENT
Upon Request

CEILING HEIGHTS
24'

STATUS OF PREMISIS
Process of Restoration/Construction

POSSESSION
1Q 2025

TERM
Negotiable

NEIGHBORS
Carvao BBQ, Steak N Take, Krewe, SnapDragon Cafe, Crema, Lucky Farmers Market, Wonder Bagels, Baonanas, ITA, Chicken Delight, Dunkin', McGinley Square Pub, The Cottage, Paparazzi Pizza, Coconut Restaurant, Astor Bar & Grill, Ronconcito Copaneco Restaurant, Subway, Our Hero's Sandwich Shop, Prince of Pizza, Anita's Restaurant, 3 Coffee Beens

COMMENTS
Unique Historic Building near public transportation

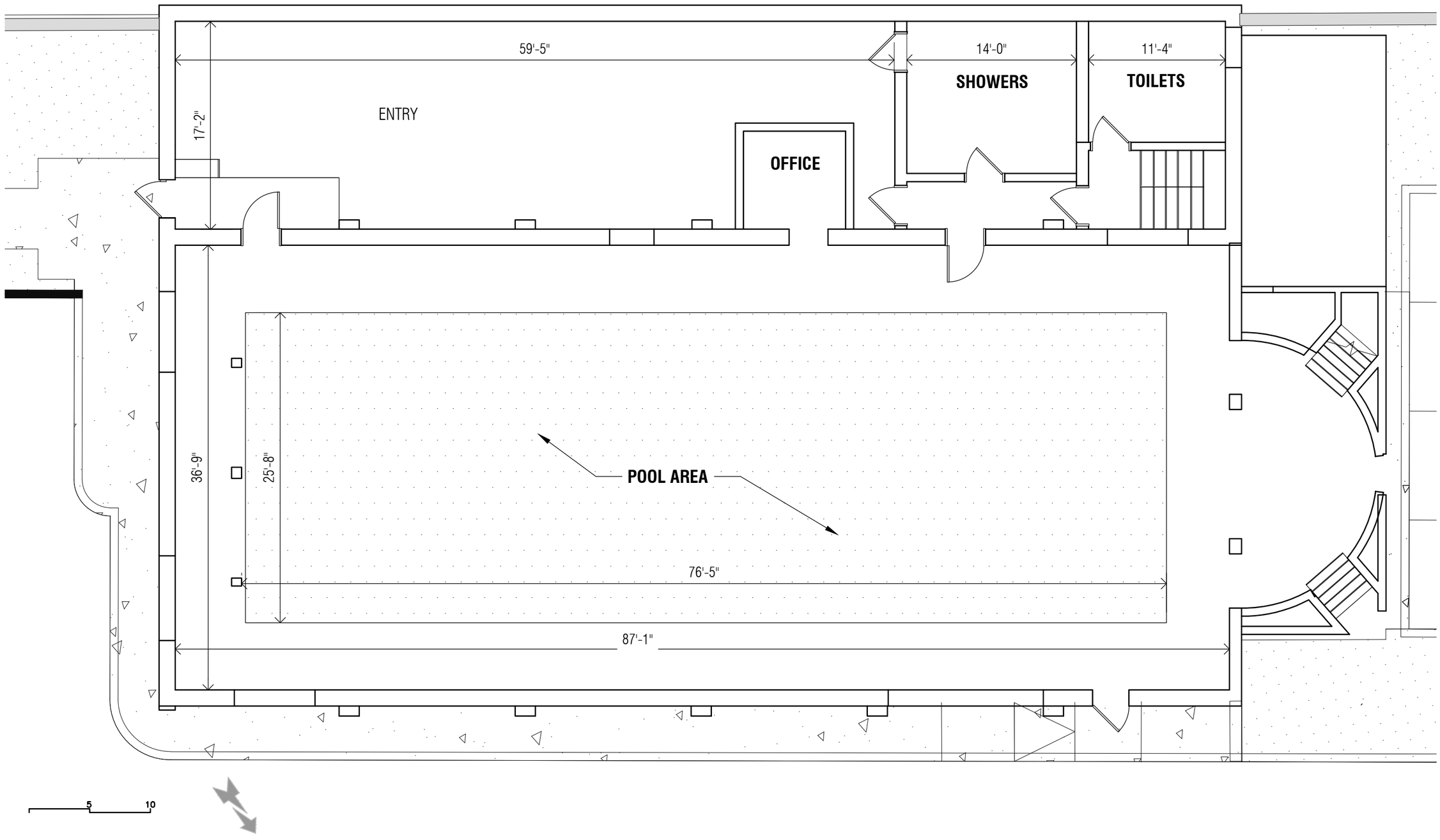
Former YMCA Pool Building to be upgraded with new contemporary finishes and mechanical systems

Located within McGinley Square Special Improvements District, the retail space will be part of a mixed use 92 unit apartment community in an expanding dynamic neighborhood

Seeking destination retail, community or governmental based service center, professional offices, daycare operations, and sport, fitness & recreation uses

FLOOR PLAN

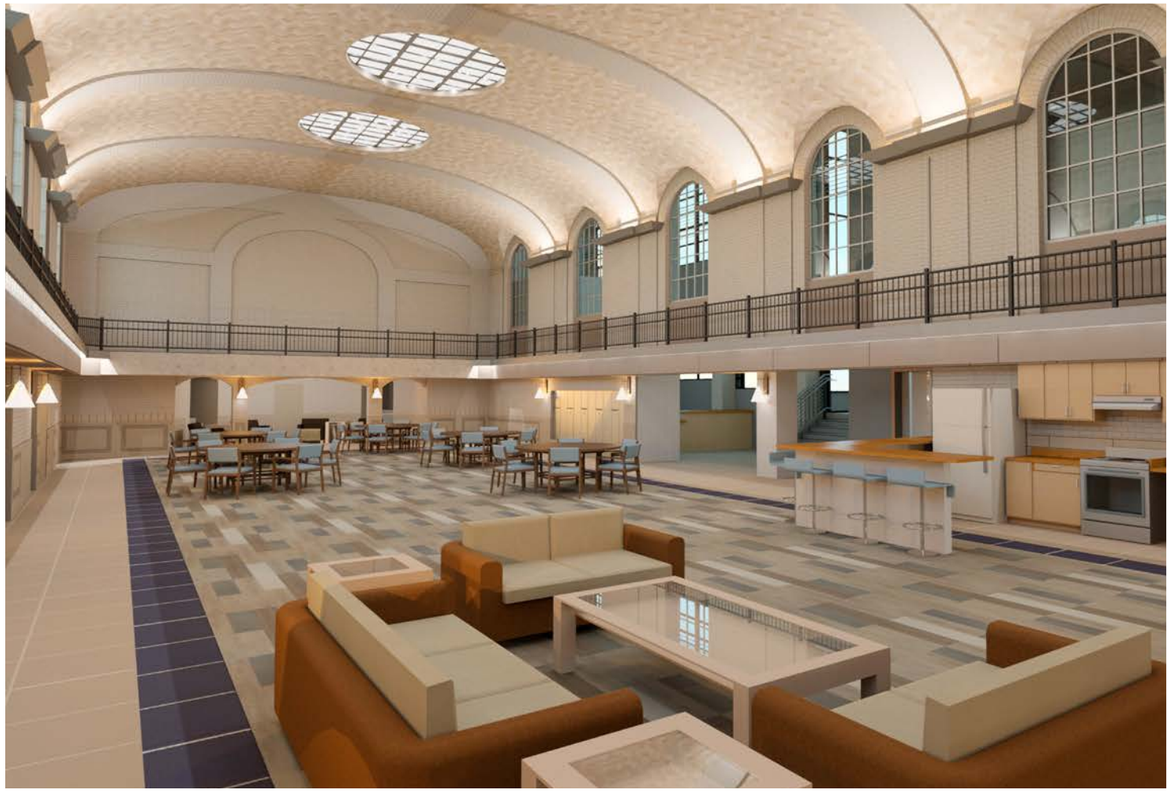
4,800 SF



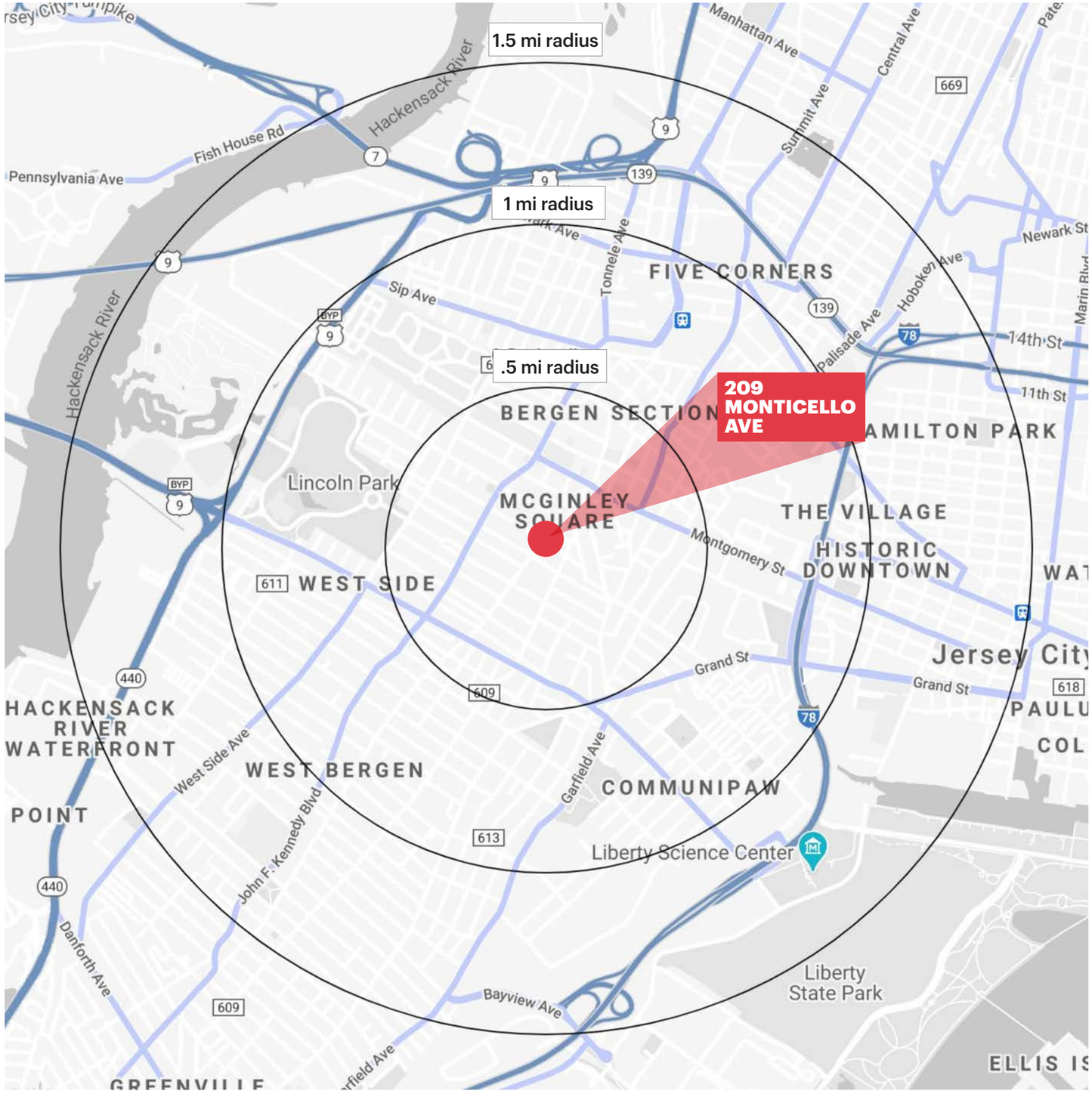
INTERIOR PHOTOS

CURRENTLY

ARTIST'S RENDERING



AREA DEMOGRAPHICS



.5 MILE RADIUS

POPULATION
32,587

HOUSEHOLDS
13,606

MEDIAN AGE
36.2

COLLEGE GRADUATES (Bachelor's +)
11,065 - 49%

TOTAL BUSINESSES
614

TOTAL EMPLOYEES
9,446

TOTAL DAYTIME POPULATION
26,873

AVERAGE HOUSEHOLD INCOME
$94,943

1 MILE RADIUS

POPULATION
95,262

HOUSEHOLDS
37,809

MEDIAN AGE
33.3

COLLEGE GRADUATES (Bachelor's +)
28,845 - 45%

TOTAL BUSINESSES
2,162

TOTAL EMPLOYEES
28,775

TOTAL DAYTIME POPULATION
80,715

AVERAGE HOUSEHOLD INCOME
$92,152

1.5 MILE RADIUS

POPULATION
169,479

HOUSEHOLDS
69,420

MEDIAN AGE
36.1

COLLEGE GRADUATES (Bachelor's +)
61,282 - 51%

TOTAL BUSINESSES
3,979

TOTAL EMPLOYEES
67,419

TOTAL DAYTIME POPULATION
153,812

AVERAGE HOUSEHOLD INCOME
$118,092

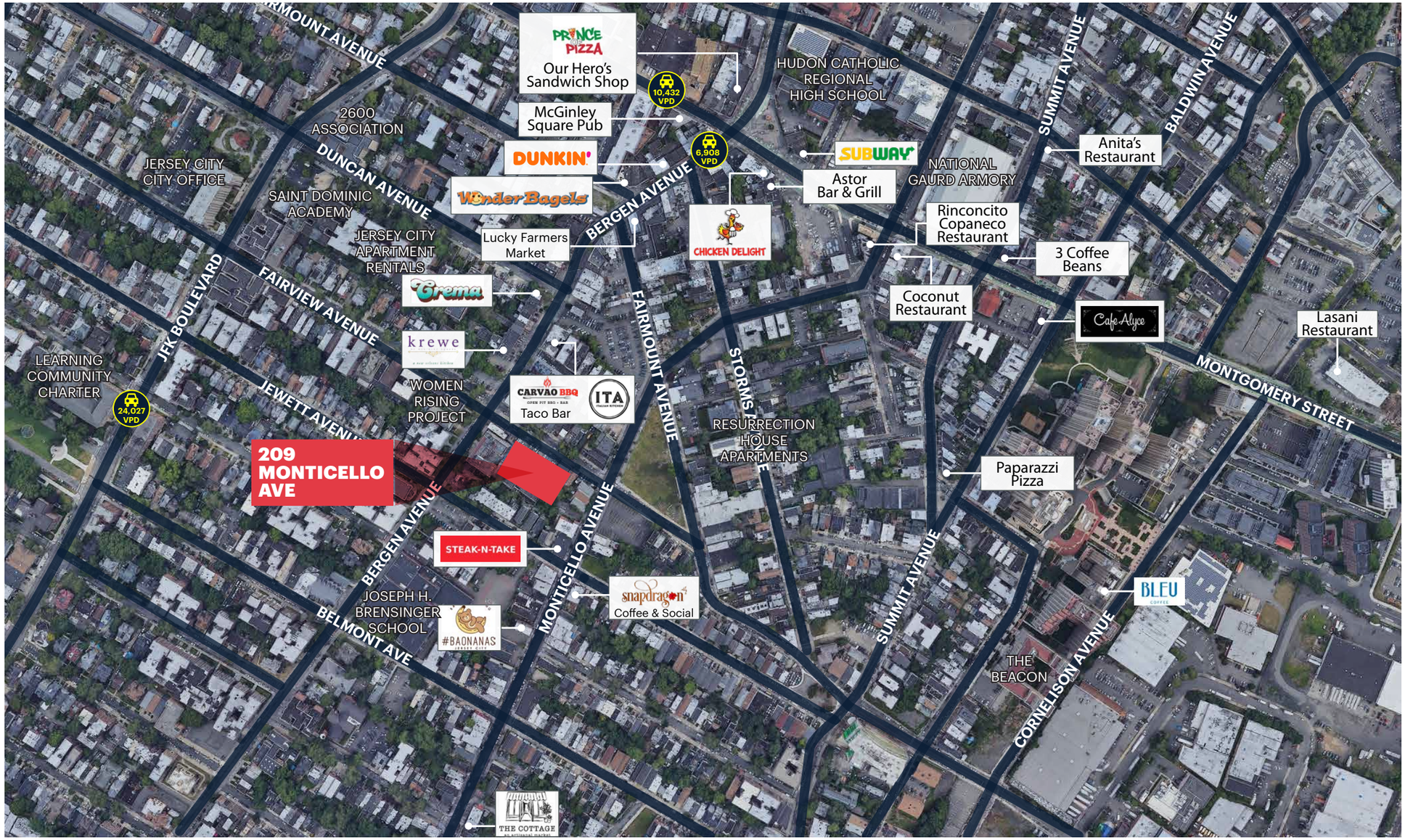
*2024 estimates

NEW DEVELOPMENT MAP

1. 725 Bergen Ave: 18 Units | Under Construction
2. 726 Bergen Ave: 58 Units | Existing
3. 120 Storms Avenue: 101 Units | Under Construction
4. 101 Storms Avenue: 14 Units | Approved
5. 250-254 Fairmount Avenue: 12 Units | Approved
6. 219-237 Monticello Avenue: 600-700 Units | Future Development
7. 669 Bergen Avenue: 40 Units | Under Construction
8. 220-238 Monticello Ave: 304 Units | Approved
9. 43-49 Fairview Avenue: 92 Units | Approved
10. 200-204 Monticello Avenue: 38 Units | Approved
11. 168-167 Monticello Ave: 22 Units | Approved
12. 120 Summit Ave: 47 Units | Proposed
13. 136 Summit Ave: 99 Units | Existing
14. 78 Storms Avenue: 35 Units | Approved
15. 35 Orchard St: 35 Units | Zoning Approved
16. 711 Montgomery St: 282 Units | Under Construction
17. 700 Montgomery St: 595 Units | Planning Approved
18. 55 Jordan Ave: 267 Units | Existing
19. 75-81 Jordan Ave: 35 Units | Existing
20. 184-190 Academy St: 122 Units | Planning Approved
21. 165-169, 173 Academy St: 176 Units | Planning Approved Modifications Proposed
22. 28 Vroom St: 24 Units | Planning Approved
23. 56 Baldwin Ave: 18 Stories | Units TBD | Proposed
24. *20 Beacon Way (The Beacon): 1,500 Units | Existing
    *593 Montgomery Street: 98 Units | Proposed
25. 571 Montgomery St: 126 Units | Under Construction
26. 201 Cornelison Ave: 64 Units | Proposed

MARKET AERIAL

LOW-LEVEL AERIAL - NEIGHBORHOOD RETAIL



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Please visit us at 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.