

FOR SALE
ASKING PRICE $7,000,000

77 HUDSON STREET

Hudson County, NJ 07302 | **Downtown Jersey City**

PRIME JERSEY CITY RETAIL IN THE EXCHANGE PLACE/ PAULUS HOOK DISTRICT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 Premier Exchange Place Location

Positioned in the heart of Jersey City's thriving Exchange Place/ Paulus Hook district, one of the region's most affluent and densely populated mixed-use neighborhoods.

#2 Exceptional Manhattan Connectivity

Just steps from the Exchange Place PATH Station, providing direct service to the World Trade Center in approximately 4–5 minutes and Midtown Manhattan via Journal Square.

#3 Multiple Transportation Options

- New Jersey Turnpike via nearby connections - This multimodal transportation network attracts commuters throughout the day.
- Exchange Place PATH
- Hudson-Bergen Light Rail
- NY Waterway Ferry
- NJ Transit bus routes
- Holland Tunnel

#4 Strong Daily Foot Traffic

Benefits from consistent pedestrian activity generated by thousands of nearby office employees, luxury condominium residents, PATH commuters, waterfront visitors, and tourists traveling between Jersey City and Manhattan.

#5 Affluent Residential Customer Base

Surrounded by numerous luxury residential towers including 77 Hudson, 99 Hudson, Crystal Point, Urby, and other high-rise developments supporting strong neighborhood spending.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	77 Hudson Street, Jersey City, NJ 07302
County	Hudson County
Location	Located on the southwest corner of Hudson and Grand Streets
Property Type	Commercial Condominium

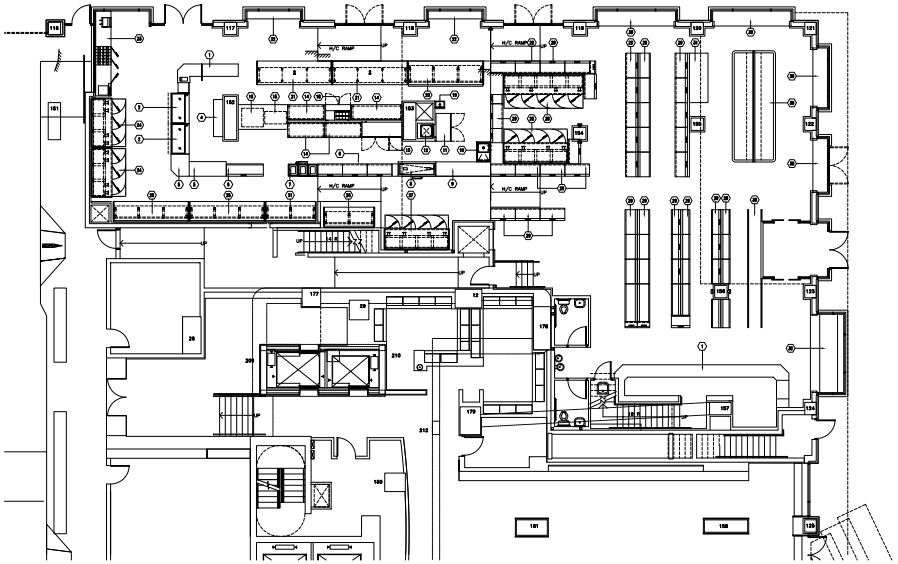
PROPERTY INFORMATION

Year Built / Last Altered	2010
Total Gross SF	9,119 SF (approx.)
Ground Floor Area	6,222 SF (approx.)
Mezzanine Area	2,897SF (approx.)

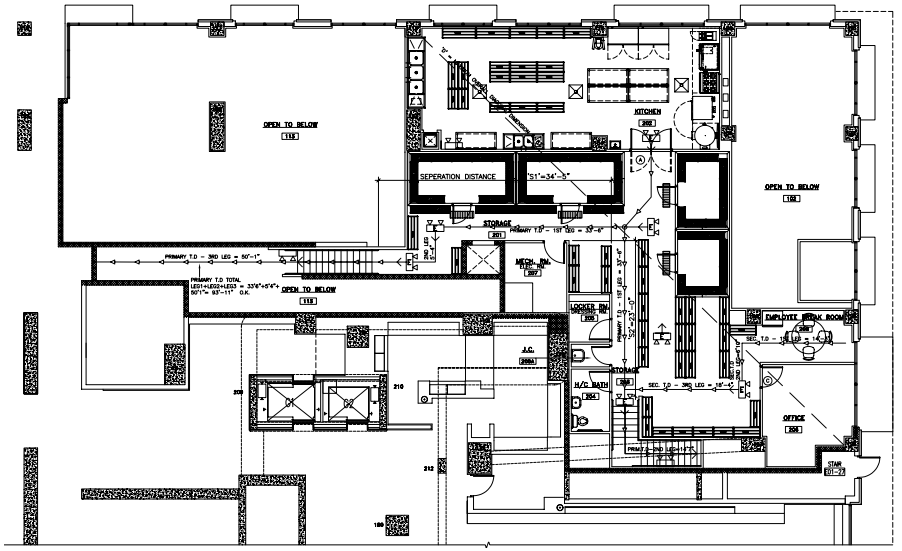
EXPENSES

Annual Property Tax (26/27)	$74,441 annual
CAM Charges	$53,445 annual
Liability Insurance	$1,947 annual

GROUND FLOOR



MEZZANINE



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	109,147	400,322	616,446
Number of Households	51,127	170,716	252,980
Average Household Income	$216,948	$173,244	$157,198
Median Household Income	$167,434	$119,728	$107,070
College Graduates	80%	65%	59%
Total Businessess	3,505	10,210	15,162
Total Employees	80,103	205,577	295,924
Daytime Population	119,854	382,567	579,477

RETAIL MAP


Key Fresh & Natural
Average Weekday Boardings: 1,757
Average Weekday Boardings: 1,516
Average Weekday Boardings: 15,933
Exchange Place Average Weekday Boardings: 17,366
Average Weekday Boardings: 1,661
Average Weekday Boardings: 1,380
Average Weekday Boardings: 104
Average Weekday Boardings: 3,395
Average Weekday Boardings: 267
Average Weekday Boardings: 1,298
Average Weekday Boardings: 1,543
Old Colony Square
77 Hudson Street
Jersey Ave.
Marin Blvd.
Liberty State Park
Liberty Harbor-Marin Boulevard Ferry Terminal
Liberty State Park Ferry Terminal
Paulus Hook Ferry Terminal
Exchange Pl.
Essex St.
Harborside
Hudson River
Hudson County
Jersey City
Audrey Zapp Drive
New Jersey Turnpike Ext
0 500 1,000 US Feet

ADDITIONAL PHOTOS









CONTACT EXCLUSIVE AGENTS

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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.