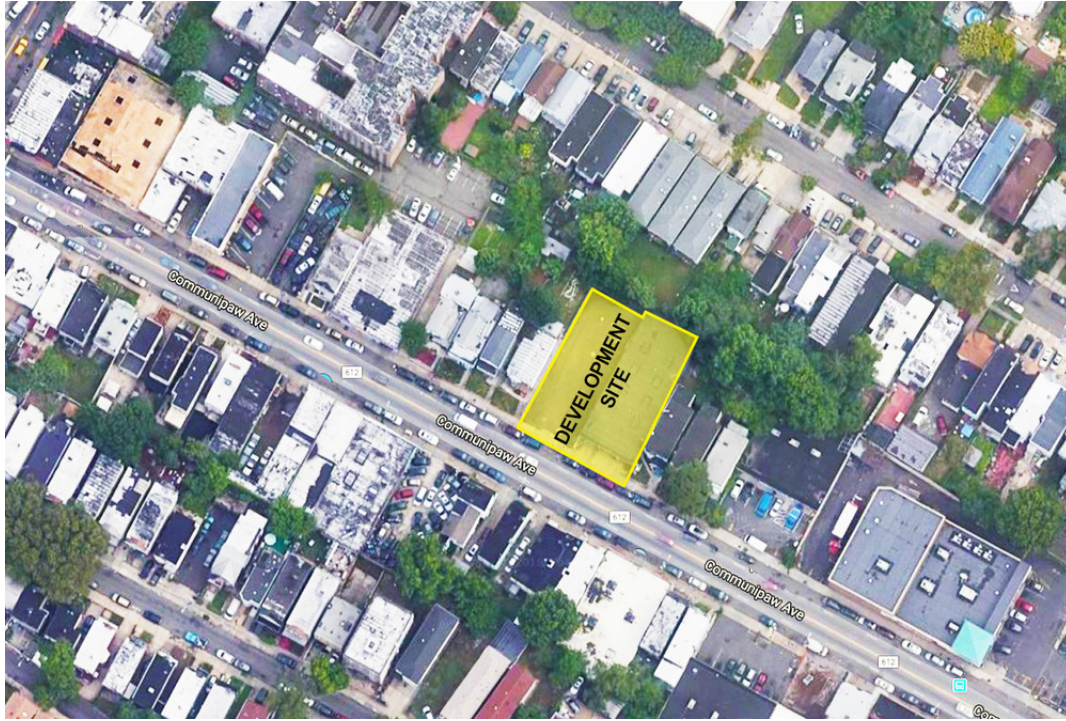


JERSEY CITY, NJ - FOR LEASE / GROUND LEASE

756 COMMUNIPAW AVE, JERSEY CITY, NJ 07304



OFFERING SUMMARY

Land Size: .3 Acres
Available SF: 6,000 SF
Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Lease For Existing 6,000 SF Industrial Building With Overhead Doors, New Roof and Off Street Parking.
Excellent Development Site for a Ground Lease and Is Located in Jersey City's West Side Ave Redevelopment Zone.

PROPERTY HIGHLIGHTS

- Available Immediately: 6,000 SF Former Car Wash
- Development Site
- Build up to 1,475 SF with Possible Drive Thru
- Densely Populated Downtown Jersey City Location
- Direct Access to Route 440, Route 1 and 9/ New Jersey Turnpike
- 20,000+ Vehicles Per Day
- Less than 1 Mile From New Jersey City University

FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115
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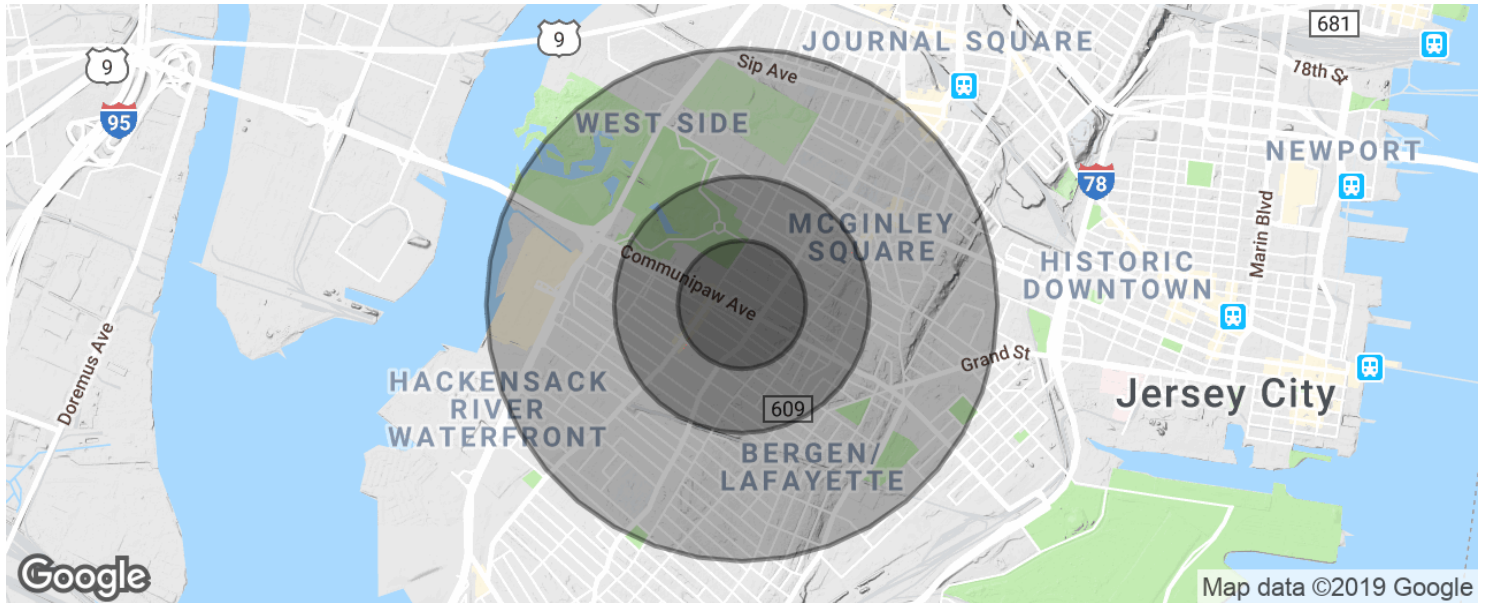
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,768	22,079	71,425
Median age	36.2	35.9	34.8
Median age (Male)	34.3	33.3	31.5
Median age (Female)	36.5	37.1	37.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,618	8,426	26,278
# of persons per HH	2.6	2.6	2.7
Average HH income	\$51,503	\$53,089	\$55,847
Average house value	\$315,515	\$309,750	\$320,924

* Demographic data derived from 2010 US Census

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