

FOR LEASE

465-471 Broadway

BAYONNE, HUDSON COUNTY, NEW JERSEY

RETAIL

RITE AID OPERATING BUSINESS - PLEASE BE DISCREET

± 10,960 Square Feet



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CBRE

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PROPERTY INFO

- + ±10,960 SF (±105' x ±104') Rite Aid Pharmacy located at the signalized southwest corner of Broadway & 22nd Street
- + 2 blocks to the 22nd Street Light Rail Station
- + Date Available: June 1st, 2019
- + Year Built: 1997
- + Zoning: CBD, Central Business District, permitted uses include office, retail, banks, restaurants, movie theater, cultural center, dance studio, essential/governmental services and fitness centers
- + Real Estate Taxes: ±\$115,065 or \$10.50/SF
- + Asking Rental Rate: \$20.00/SF NNN



Interior view

CONTACT US

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| DEMOGRAPHICS | 0.5 Mile | 1 Mile | 2 Miles | 3 Miles |
|------------------------|----------|----------|----------|----------|
| Population (Est. 2018) | 20,562 | 41,213 | 81,626 | 179,838 |
| Daytime Population | 20,233 | 39,321 | 79,570 | 187,915 |
| Households | 8,096 | 16,155 | 31,270 | 65,078 |
| Average HH Income | \$70,125 | \$79,730 | \$80,224 | \$85,958 |

