

Old Colony Square Center

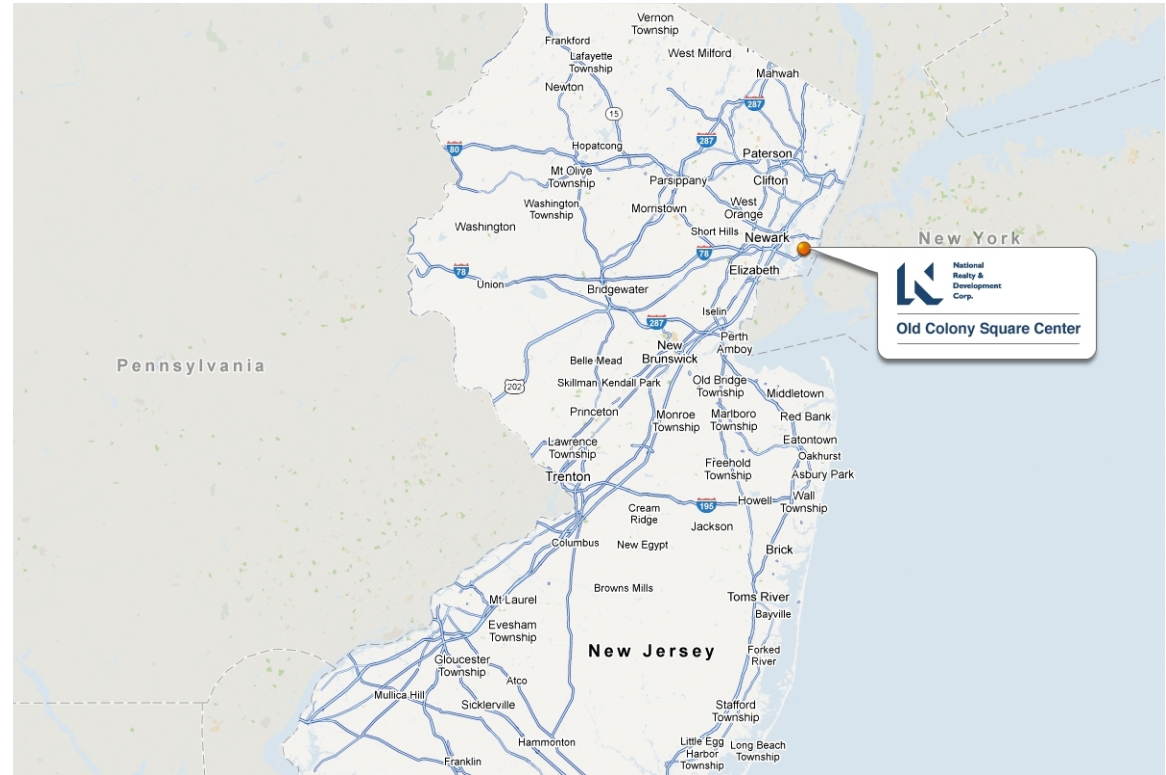
436 Grand Street
Jersey City, NJ 07302



GROSS LEASABLE AREA
99,973 sf

PARKING
500

PARKING RATIO
5/1,000



Details

- Traffic counts of **29,100 vehicles per day** on Grand Street.
- Traffic counts of **51,700 vehicles per day** at I-78 and Christopher Columbus Drive.
- Adjacent to Wilzig Hospital & Liberty Health Medical Center.
- Significant investments in surrounding housing stock for the past several years.
- Influx of residential development in Jersey City; 7,000 units of housing under construction and another 19,000 units approved.
- 313,000 people with an average household income of **\$114,000** live within a 5-mile drive time.
- Shopping center is located in an **Urban Enterprise Zone**. For additional information visit <http://www.jcedc.org/Pages/uez.html>

Demographics	2 miles	3 miles	5 miles
Daytime Population	119,070	552,577	1,882,086
Population	223,992	473,297	1,377,277
Households	94,379	211,537	652,078
Avg HH Income	\$114,410	\$145,522	\$138,701
Med HH Income	\$80,454	\$92,211	\$88,360

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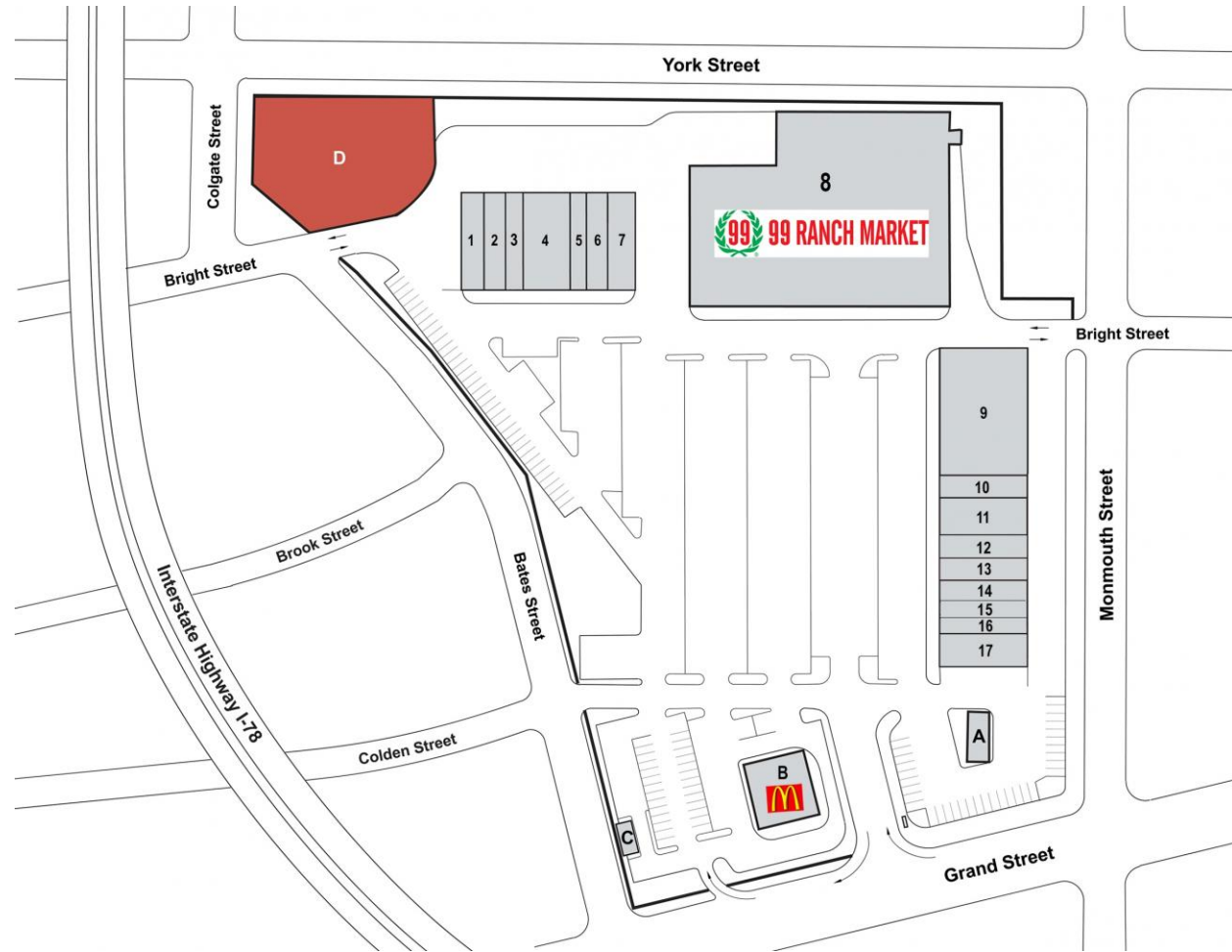
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Space Available

D Pad D

Current Tenants

- | | |
|-----------------------|------------------------------|
| 1 Colony Cleaners | 11 JCMC B |
| 2 Colony Laundromat | 12 Pharmacy |
| 3 Pediatric Dentistry | 13 Nail Salon |
| 4 Advance Auto Parts | 14 JCMC C |
| 5 Chinese Restaurant | 15 Karate |
| 6 BurritoVille | 16 Popeyes Louisiana Kitchen |
| 7 DaVita | 17 K Pot Korean BBQ |
| 8 99 Ranch Market | A Dunkin' Donuts |
| 9 JCMC A | B McDonald's |
| 10 T-Mobile | C Bank of America |



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Leasing Contacts



Harrison P. Lyss

914-272-8043

harrison.lyss@nrdc.com