

HUDSON  
COUNTY

BAYONNE  
NJ

# 477 BROADWAY



# SPACE DETAILS

**LOCATION**

Broadway between West 22nd and West 23rd Streets

**APPROXIMATE SIZE**

Ground Floor 8,100 SF

**CEILING HEIGHT**

Ground Floor 12 FT

**POSSESSION**

First Quarter 2020

**TERM**

Negotiable

**FRONTAGE**

50 FT on Broadway

**SITE STATUS**

Planned development

**NEIGHBORS**

Wells Fargo, Crossfit Bayonne, Dunkin', ShopRite, The UPS Store, McDonald's, 7-Eleven, Carvel and Edible Arrangements

**COMMENTS**

Full-service restaurant opportunity with a liquor license available

Located in the heart of downtown Bayonne along its main retail corridor

At the base of an 80-unit residential building with ultra-modern amenities including advanced technology and security integration

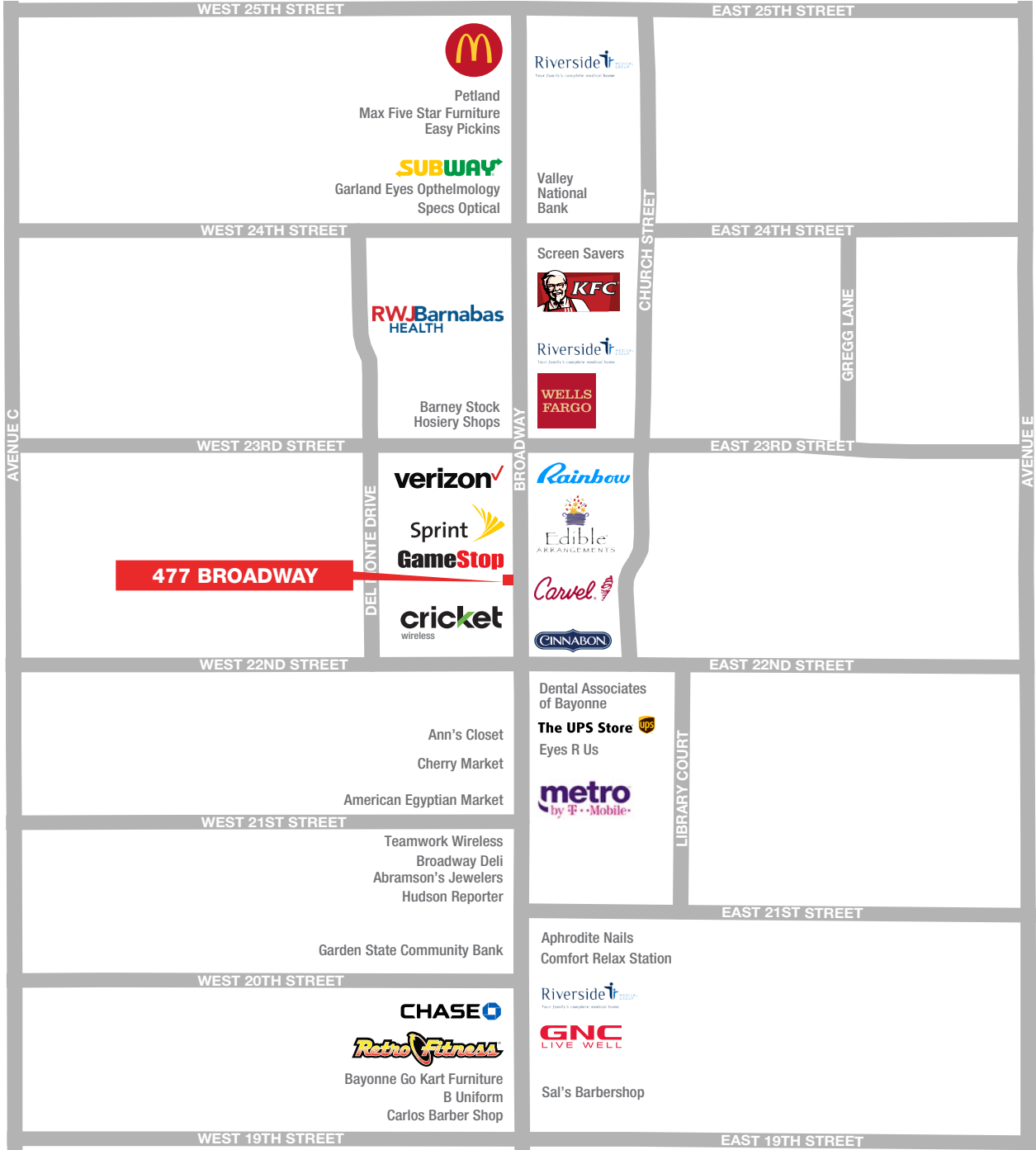
One block from the new RWJ Barnabas Health Facility, open 24/7/365

Within close proximity to public transportation with access to Jersey City and New York City, a three minute walk to the Light Rail Station at 22nd Street

**GROUND FLOOR**



# AREA NEIGHBORS





# MARKET AERIAL





# AREA DEMOGRAPHICS



## ESTIMATED DAYTIME POPULATION

1/4 mile	6,262
1/2 mile	20,376
1 mile	39,107

## AVERAGE HOUSEHOLD INCOME

1/4 mile	\$73,143
1/2 mile	\$70,735
1 mile	\$79,760

## TOTAL HOUSEHOLDS

1/4 mile	2,250
1/2 mile	8,256
1 mile	16,207

## AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,903.72
1/2 mile	\$2,820.05
1 mile	\$3,136.80

2018 numbers

## CONTACT EXCLUSIVE AGENTS

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