

# 10,000 SF Freestanding Building

280 BROADWAY | BAYONNE, NJ 07002

LEVIN  
MANAGEMENT

## PROPOSED RENOVATION



## Available Space

**Prominent 10,000 SF Freestanding Bayonne Retail Building for Lease on Broadway for Single Tenant or Multi-Tenants - Proposed Renovation & Property Upgrades** Formerly a Quick Chek location, the building is ideal for a range of businesses including a specialty grocer, restaurants, retail, medical, fitness, service-retail & professional offices.

## Property Highlights

- Offering future tenants incredible visibility and a hard-to-find surface parking lot along one of Bayonne's busiest thoroughfares.
- Proposed upgrades to the building will bring an updated and modernized facade
- Located at 280 Broadway at the corner of 12th Street, the property offers great visibility seeing roughly 8,000 vehicles pass by each day
- Broadway is Bayonne's main street, hosting miles of retail shops featuring a mix of national brands as well as mom-and-pop shops.
- Bayonne is undergoing a growth spurt with significant new development either under construction, planned, or recently completed. A recent study reported an occupancy rate of 92.6% for roughly 3,000 newly constructed housing units.
- Property features a highly coveted surface parking lot boasting 56 parking spaces
- Directly adjacent to the property is a popular sushi restaurant
- Bayonne's proximity to N.Y.C., Staten Island, major highways, and ports has positioned it as an in-demand locale for residents and businesses alike.
- Currently, on the southern tip of Bayonne, a massive 75-acre film production studio is underway that will undoubtedly add to Bayonne's increasing prominence.
- Full 5% commission to co-brokers

## Nearby Retailers



Walgreens



Walmart



## Demographics in Bayonne



65,557  
POPULATION



24,784  
HOUSEHOLDS



\$85,201  
AVERAGE HH INCOME



0.34% ANNUAL  
% POP. GROWTH



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## MARKET AERIAL





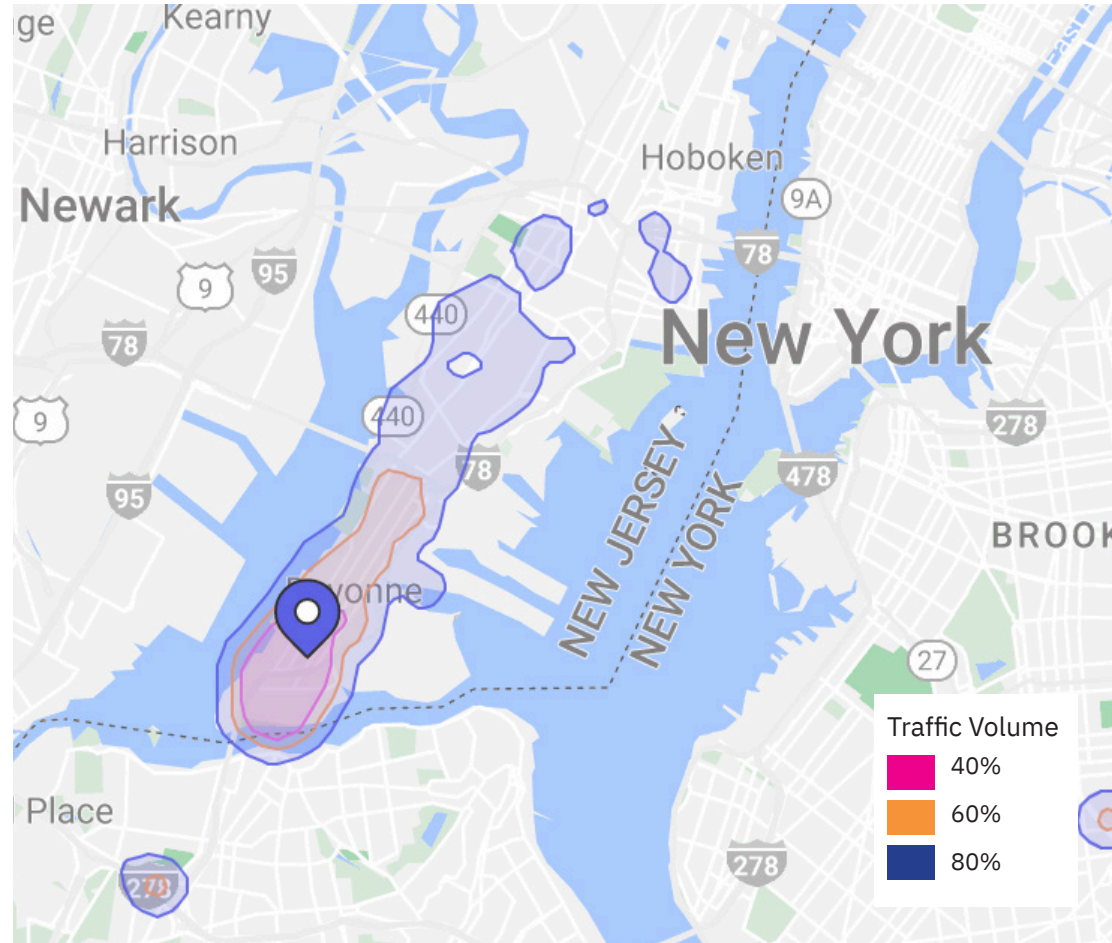
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## TRUE TRADE AREA

STI: POPSTATS	40% Traffic	60% Traffic	80% Traffic
Population	31,779	66,348	233,799
Households	12,529	26,291	87,441
Average Household Income	\$88,154	\$91,463	\$89,947
Average Age	39.77	40.22	38.81
Median Household Income	\$67,051	\$69,522	\$66,851
Total Businesses	514	1,196	3,740
Total Employees	14,776	31,399	107,311

Source: placer.ai.com





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CLOSE-UP AERIAL



Planned Mixed-Used Development  
10 Story - 100 Units  
12th & Broadway  
(across from property)



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## NEARBY DEVELOPMENT



## Nearby Existing and Planned Multi-Family & Mixed-Use Developments

- EDGE (Built 2021) 180 Units
- Skye Lofts South (Built 2022) 6 Story - 98 Units
- Skye Lofts North (Built 2022) 6 Story - 98 Units
- Lofts Two 22 - 70 Units
- Silk Lofts - 18 story - 210 Units
- 19 East - 6 story - 138 Units
- Hudson Flats (Built 2017) - 38 Units
- Planned 10 Story - 100 Units across from site on Broadway
- Planned Bayview Mixed-Use Development 2 - 8 Story Buildings and 2 - 12 Story Buildings at 175 Avenue A
- Construction underway on the corner of Broadway and E 26th - 7 Story - 64 Units

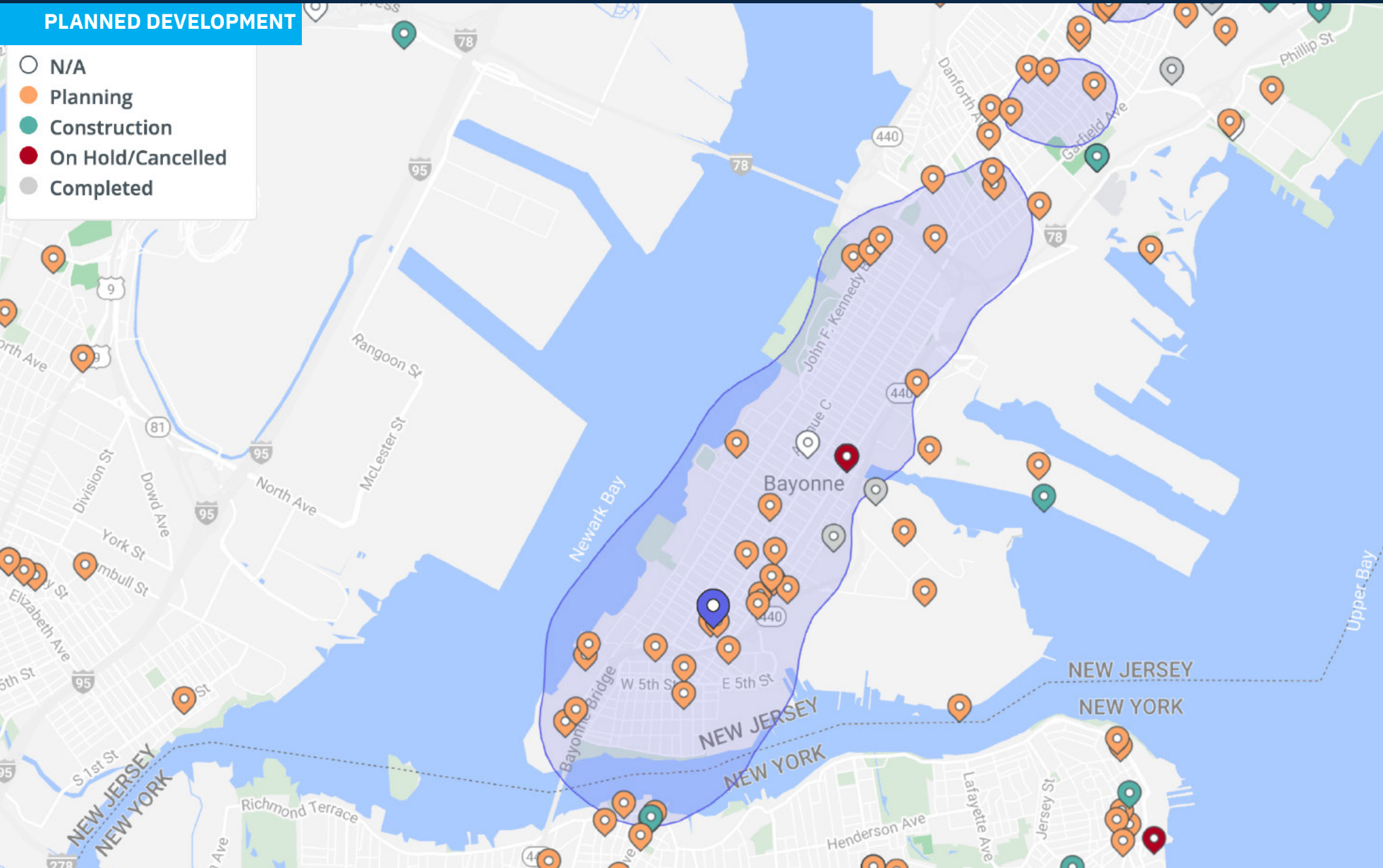


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## PLANNED DEVELOPMENT

- N/A
- Planning
- Construction
- On Hold/Cancelled
- Completed





## CONTACT EXCLUSIVE AGENT

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