

# Broadway Plaza

280 BROADWAY | BAYONNE, NJ 07002

LEVIN  
MANAGEMENT

## RENOVATION COMPLETED



### Available Spaces

**3,000 SF; 4,000 SF can be divided**- End Cap Space can include outdoor seating.

### Property Highlights

#### Prime Location and Visibility

- Exceptional exposure along one of Bayonne's busiest corridors
- Located at 280 Broadway, at the corner of 12th Street, with approximately 8,000 vehicles passing daily

#### Modernized Facade and Completed Building Renovations

- Recent renovations have delivered an updated, modernized facade and enhanced building features

#### Rare On-Site Parking

- Includes a highly sought-after surface parking lot with 56 spaces

#### Vibrant Retail Environment

- Positioned on Broadway, Bayonne's primary retail corridor, home to a dynamic mix of national brands and beloved local businesses

#### Growth and Development in Bayonne

- Robust pipeline of new developments—recently completed, under construction, or in planning
- 2.6% vacancy rate among approximately 3,000 newly constructed housing units, indicating strong residential demand

#### Strategic Proximity

- Minutes from NYC, Staten Island, major highways, and key regional ports
- Just miles from the forthcoming 1888 Studios, a 75-acre film production complex slated for 2026 completion

**Attractive Broker Commission-** Offering a full 5% commission to co-brokers

### Nearby Retailers



Walgreens



Walmart



### Demographics in Bayonne



**51,381**  
POPULATION



**19,753**  
HOUSEHOLDS



**\$103,335**  
AVERAGE HH INCOME



**0.34% ANNUAL**  
% POP. GROWTH

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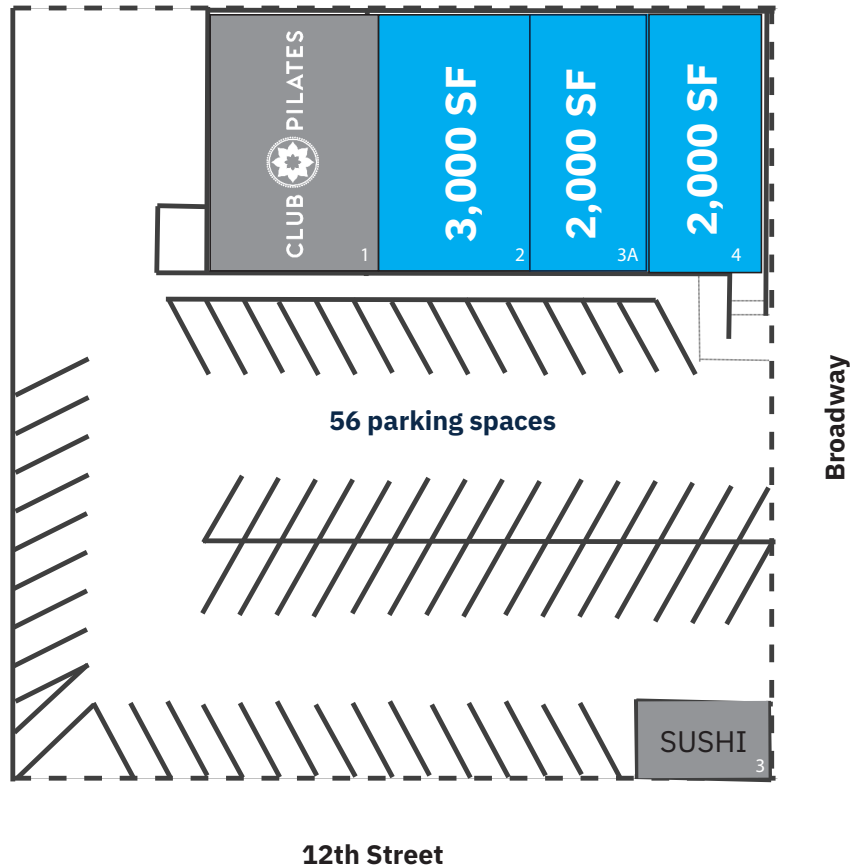
## MARKET AERIAL



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## SITE PLAN



### TENANT ROSTER

		SF
1	Club Pilates <b>coming soon!</b>	3,000
2	Available	3,000
3	Sushi Restaurant	994
3A	Available	2,000
4	Available (outdoor seating)	2,000

	LEASE PENDING
	LEASED
	AVAILABLE

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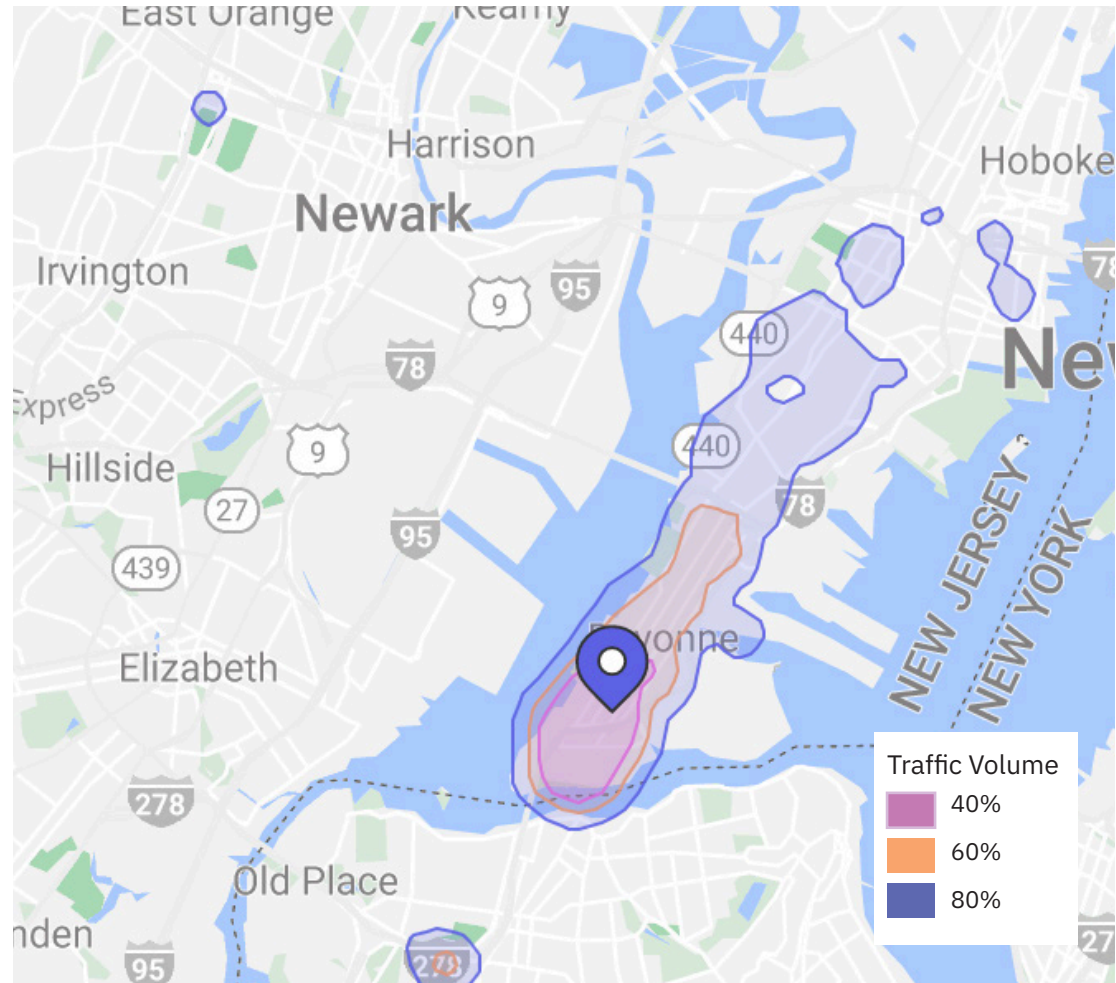
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## TRUE TRADE AREA

STI: POPSTATS	40% Traffic	60% Traffic	80% Traffic
Population	51,381	88,638	168,455
Households	19,753	33,619	63,291
Average Household Income	\$103,335	\$108,323	\$103,479
Average Age	39.56	39.89	39.24
Median Household Income	\$80,379	\$84,347	\$80,945
Total Businesses	1,103	1,719	2,998
Total Employees	8,763	14,451	29,930

Source: placer.ai.com



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An aerial photograph of the Bayonne Bridge/State Hwy 440. A section of the bridge deck is highlighted in purple. The text "BAYONNE BRIDGE/STATE HWY 440" is overlaid in large, bold, white letters with a black outline, following the curve of the bridge. The surrounding area includes green fields, trees, and some buildings.

**CLUB PILATES**  
*Coming Soon!*

Mixed-Used Development  
10 Story - 100 Units  
12th & Broadway



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## NEARBY DEVELOPMENT



## Nearby Existing and Planned Multi-Family & Mixed-Use Developments (within a 2-mile radius)

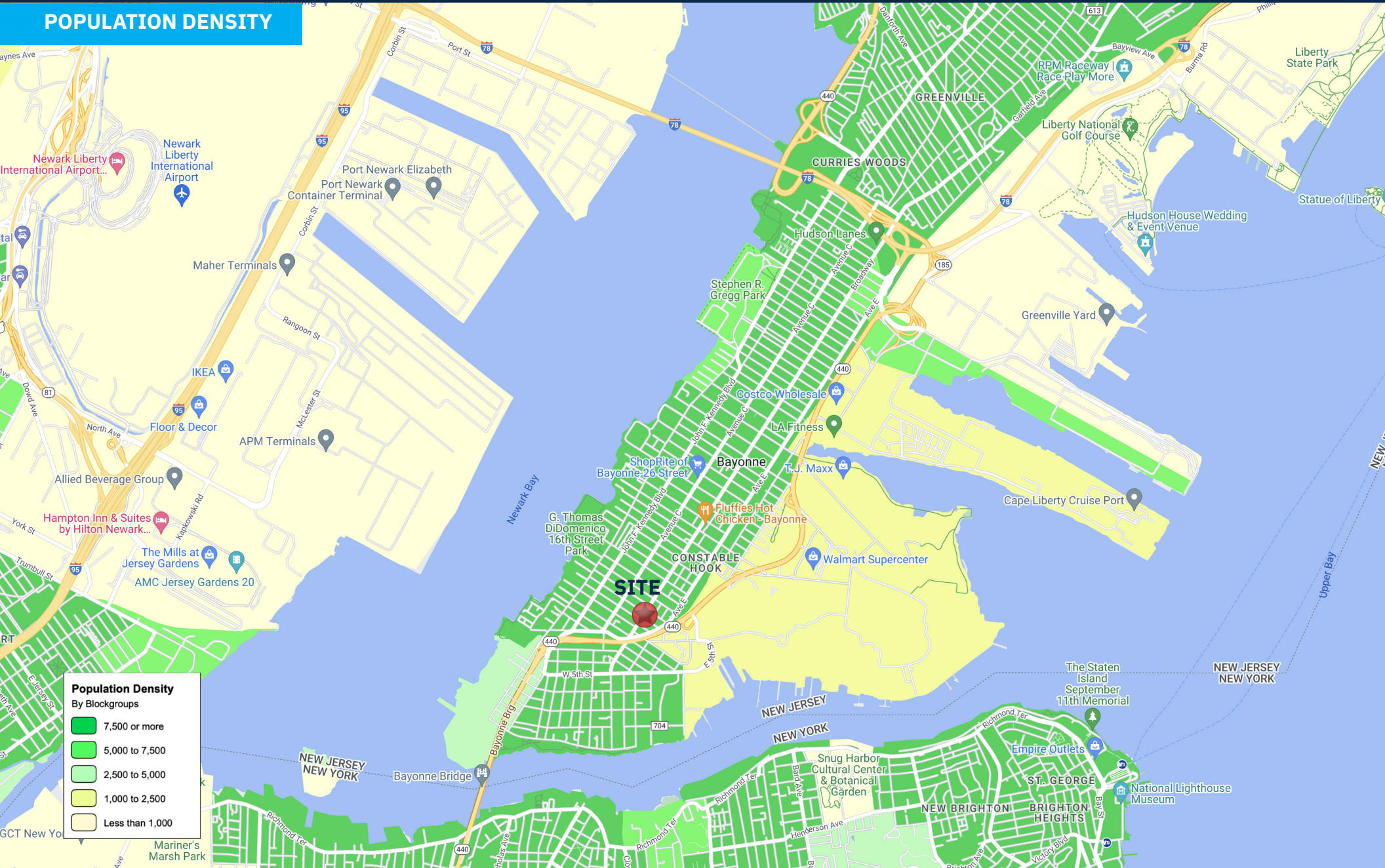
- EDGE (Built 2021) 180 Units
- Skye Lofts South (Built 2022) 6 Story - 98 Units
- Skye Lofts North (Built 2022) 6 Story - 98 Units
- Lofts Two22 - 70 Units
- Silk Lofts - 18 story - 210 Units
- 19 East - 6 story - 138 Units
- Hudson Flats (Built 2017) - 38 Units
- Under Construction - 10 Story - 100 Units across from site on Broadway
- Newark Glass - Construction underway on the corner of Broadway and E 26th - 7 Story - 64 Units
- Citizen Bayonne - 253 Units
- Harbor Pointe at 302 Constitution Ave - 544 Units
- Prospect Crossing - Under Construction - 44 Units
- City Line Bayonne (Built 2022) - 162 Units
- Legacy Lofts - 70 Units

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## POPULATION DENSITY



## CONTACT EXCLUSIVE AGENT

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