

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

- High-visibility location at Broadway & 12th Street on Bayonne's main retail corridor
- **Strong Traffic:** Approx. 8,000 vehicles/day plus steady pedestrian flow
- **Newly renovated building; completed in 2025**
- **Rare Parking:** 56 on-site spaces — a major competitive advantage along Broadway
- **Established Retail Hub:** Surrounded by national brands and busy neighborhood retailers
- **High-Demand Market:** Thousands of new apartments with just 2.6% vacancy
- **Minutes to NYC, Staten Island, NJ Turnpike, and major ports**
- **Minutes from 1888 Studios, a major new 1.5M+ SF film production campus now under development.** The project is anticipated to bring thousands of jobs and significant demand for nearby retail and services.
- **Broker Bonus: Full 5% co-broker commission**

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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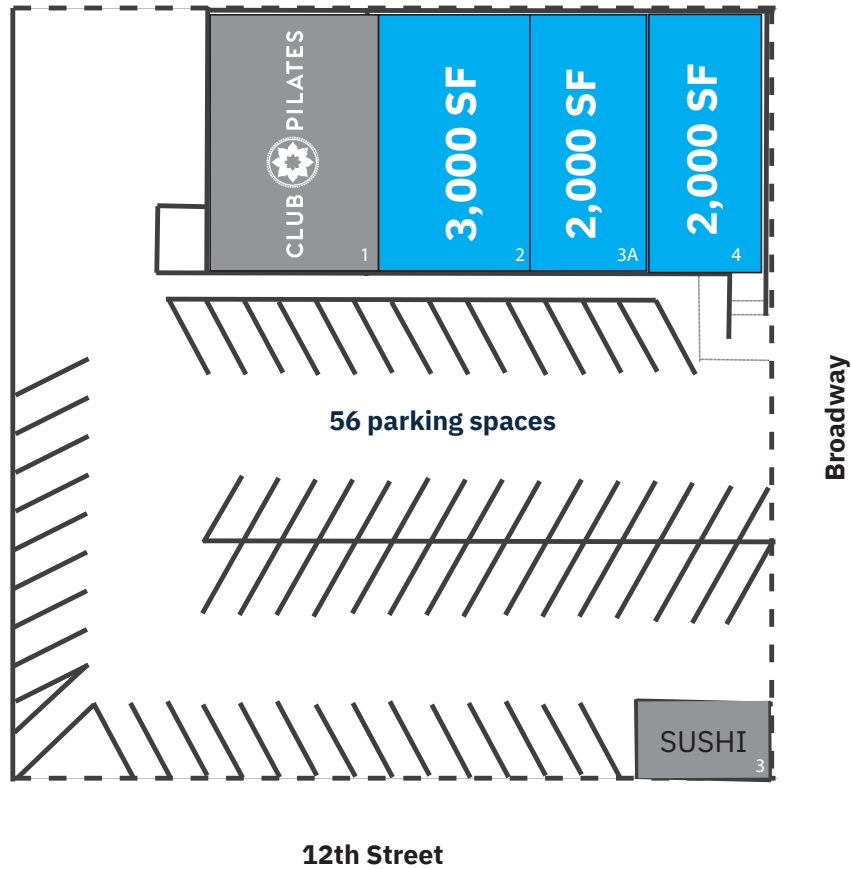
MARKET AERIAL



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SITE PLAN



TENANT ROSTER

SF

1	Club Pilates	3,000
2	Available	3,000
3	Sushi Restaurant	994
3A	Available	2,000
4	Available (outdoor seating)	2,000



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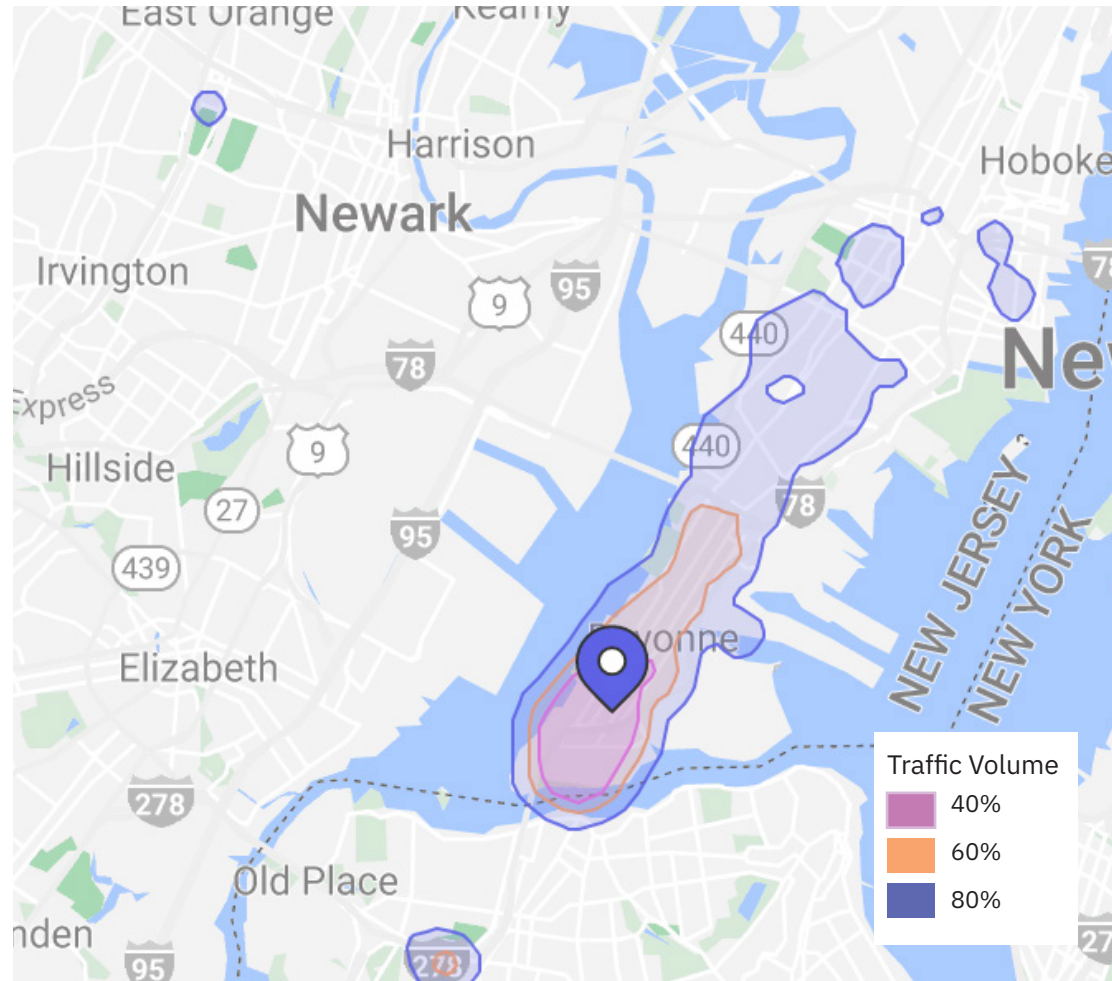
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TRUE TRADE AREA

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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CLOSE-UP AERIAL



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NEARBY DEVELOPMENT



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

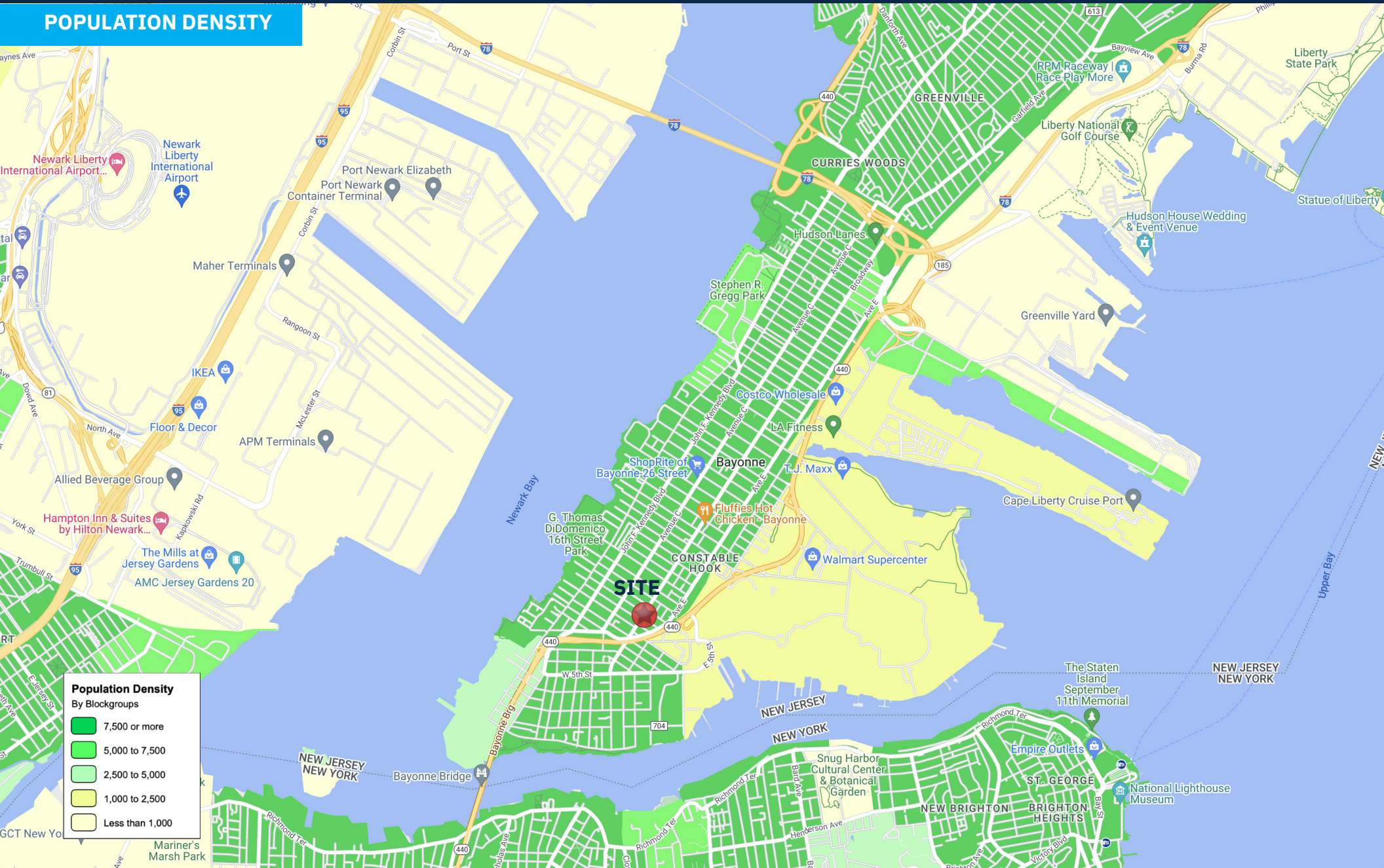
- EDGE (Built 2021) 180 Units
- Skye Lofts South (Built 2022) 6 Story - 98 Units
- Skye Lofts North (Built 2022) 6 Story - 98 Units
- Lofts Two22 - 70 Units
- Silk Lofts - 18 story - 210 Units
- 19 East - 6 story - 138 Units
- Hudson Flats (Built 2017) - 38 Units
- Under Construction - 10 Story - 100 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

E.J. MOAWAD

Senior Leasing Representative

t. 908.226.5266 **m.** 201.705.3721

emoawad@levinmgt.com

NICOLE ANDEROCCHI

Leasing Representative

t. 908.226.5296 **m.** 601.290.6066

nanderocci@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS