

Broadway Plaza

280 BROADWAY | BAYONNE, NJ 07002

Available Spaces

±5,000 SF (divisible)

Broker Incentives

5% commission on leases up to 15,000 SF;
4% on leases from 15,001–40,000 SF.



Nearby Retailers

ShopRite

planet
fitness

Walmart

TJ-maxx

COSTCO
WHOLESALE

CVS



Trade Area Demographics



363,939

POPULATION



154,640

HOUSEHOLDS



\$154,640

AVERAGE HH INCOME



216,675

DAYTIME POPULATION

Property Highlights

- Prime corner: Broadway & 12th St on Bayonne’s main retail corridor
- Strong traffic: ~8,000 vehicles/day + steady foot traffic
- Renovated in 2025
- Rare on-site parking: 56 spaces
- Established retail hub: national + neighborhood tenants nearby
- High-demand market: thousands of new apartments; 2.6% vacancy
- Quick access: NYC, Staten Island, NJ Turnpike, major ports
- 1888 Studios nearby: now under construction (Dec 2025 groundbreaking); Paramount signed 10-year, 285,000+ SF anchor lease at NJ’s largest film/TV campus (~1.6M SF, 23 soundstages)

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SITE PLAN



■ LEASE PENDING

□ LEASED

■ AVAILABLE

Tenant Roster		SF
1	Club Pilates	3,000
2	Available	3,000
3	Available	2,000
4	Lease Pending	2,000
5	Sushi Restaurant	994



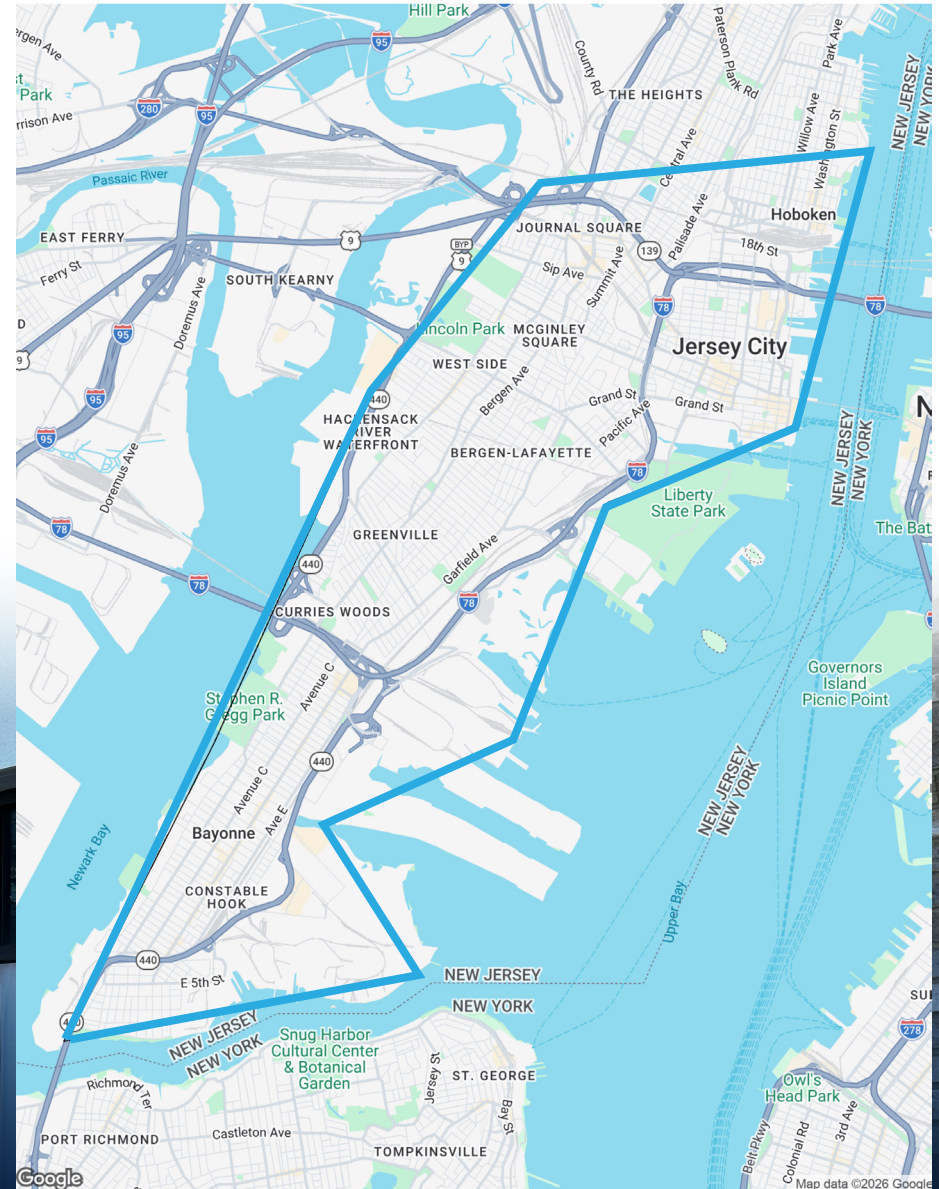
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DEMOGRAPHICS

2010-2020 Census 2025 Estimates	Trade Area
Population	363,939
Households	154,640
Average Household Income	\$153,509
Projected Average Household Income (2030)	\$153,217
Median Household Income	\$117,301
Total Businesses	11,684
Total Employees	122,684
Daytime Population	216,675
Total Annual Household Expenditure	\$18.29 B
HH Income \$200K or more	38,194
College Degree + (Bachelor Degree or Higher)	143,816

Source: sitesusa.com



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MARKET AERIAL





Our History is Strong.
Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agents

E.J. Moawad

SENIOR LEASING REPRESENTATIVE

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