

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

T.J. maxx

COSTCO
WHOLESALE

CVS

Trade Area Demographics



363,939

POPULATION



154,640

HOUSEHOLDS



\$154,640

AVERAGE HH INCOME



216,675

DAYTIME POPULATION



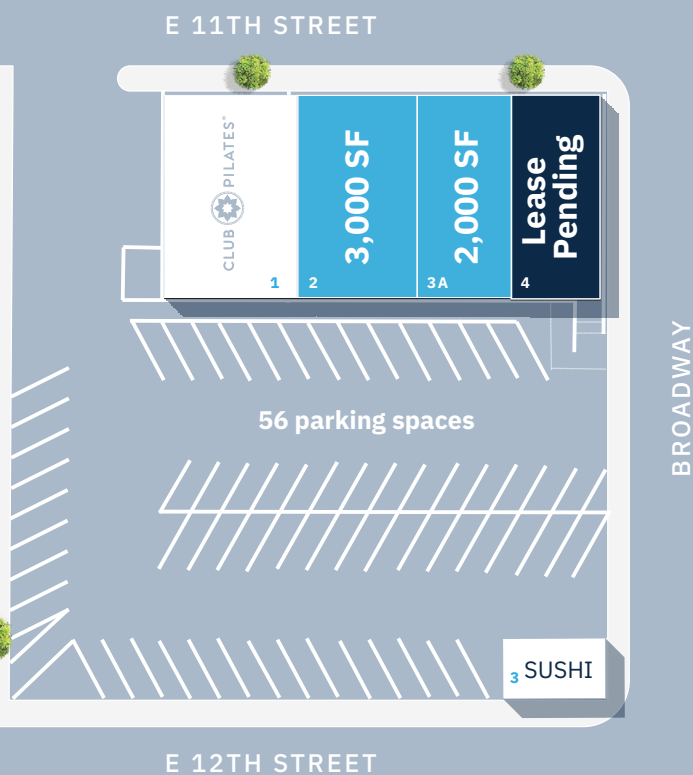
Property Highlights

- 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



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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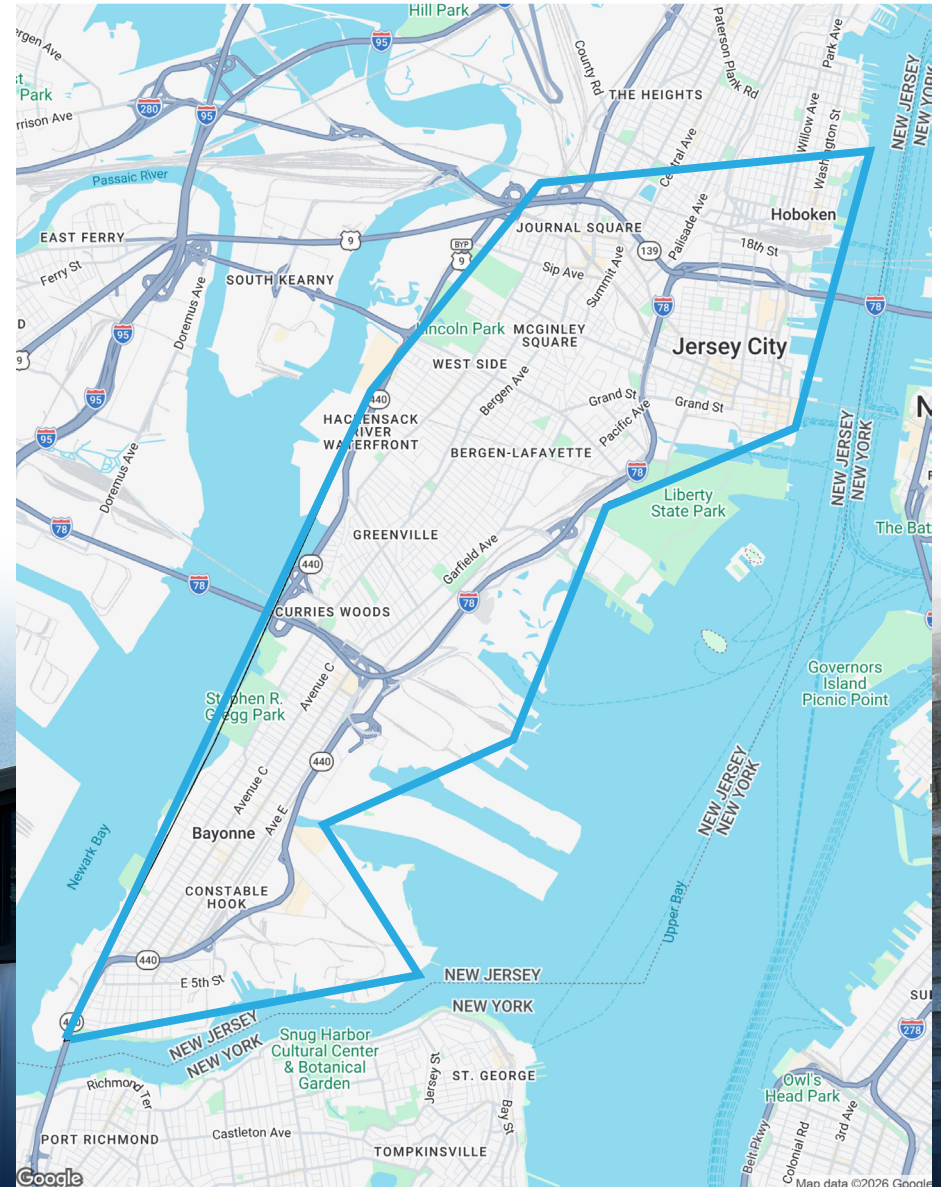
LEVIN
MANAGEMENT

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



Area Development

- 1 **Allora Mixed-Use**
10-story / 128 units + 2,420 SF retail
281-289 Broadway
- 2 **Bayview Mixed Use**
Development
2 - 8 Story Buildings
2 - 12 Story Buildings
- 3 **1888 Studio -Planned Development**
The 75-acre site will be converted into a 1.5M SF motion picture studio, with construction expected to finish in 2026
- 4 **Peninsula at Bayonne Harbor**
1,250 Units, three-phased
MOTBY redevelopment

- 5 **Russell Golding Park**
(Uptown Avenue E at East 49th/50th Street) is being completely redeveloped with a new splash park, basketball courts, exercise equipment (including accessible equipment), wiffle ball court, chess tables, and concession stand. All features will be ADA accessible.
Currently under construction.
- 6 **Construction underway on the corner of Broadway and E 26th 7 Story - 64 Units**
New First Savings Bank redevelopment at 26th & Broadway.
Currently under construction.



~3,000 Newly Constructed Housing Units

Multi-family Apartments (within a 5-mile radius)

- Bay One - 91 Units
- Park Bayonne (Built 2021) - 60 Units
- Bay 151 - 413 Units
- Peninsula at Bayonne Harbor - 1,250 Units
- Bridgepoint at Bayonne - 96 Units
- Planned Bayview Mixed Use Development 2 - 8 story Buildings and 2 - 12 Story Buildings at 175 Avenue A
- The Waterview Luxury Apartments - 96 Units
- 662 Avenue C - 30 residential units.



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Our Vision, *Stronger*.**

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E.J. Moawad

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