

# Broadway Plaza

280 BROADWAY | BAYONNE, NJ 07002

## Available Spaces

±5,000 SF (divisible)  
End cap space can include outdoor seating

## Broker Incentives

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



## Nearby Retailers



## 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



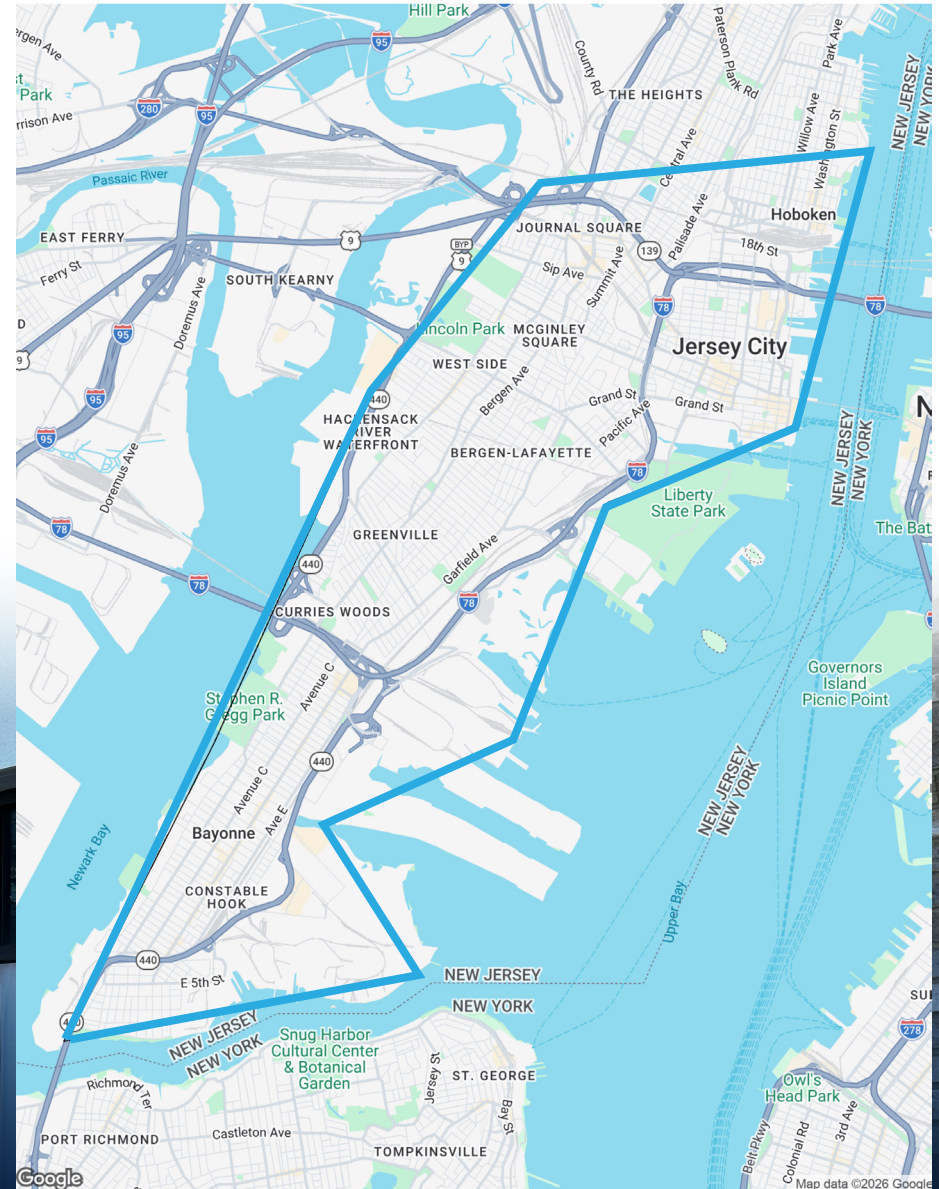
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## DEMOGRAPHICS

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



**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.**

**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.**

**Broadway Plaza**  
5,000 SF (divisible)  
For Lease  
CLUB PILATES

**Allora Mixed-Use**  
10-story / 128-units + 2,420 SF retail  
281-289 Broadway

**Bayview Mixed Use Development**  
2 - 8 Story Buildings  
2 - 12 Story Buildings

**amazon**

31,687 ADT

**Planned Development**  
1888 Studio -The 75-acre site will be converted into a 1.5M SF motion picture studio, with construction expected to finish in 2026

**~ 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 - 1250 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.

**Peninsula at Bayonne Harbor**  
1,250 Units, three-phased MOTBY redevelopment

**SOUTH COVE COMMONS**  
STOP&SHOP TJ-MAXX HomeGoods  
BUBBAKOOS BURRITOS  
PNC

**BAYONNE CROSSING**  
Walmart  
LOWE'S  
SONIC  
MICHAEL'S  
HOOK REEL  
GNC  
LONGHORN STEAKHOUSE  
Jersey Mike's  
FIVE GUYS  
VISIONWORKS

8,000 VPD

24,303 VPD

Bayonne Bridge



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**Our Vision, *Stronger*.**

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**Contact Exclusive Agents**

**E.J. Moawad**

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