

Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

LEVIN
MANAGEMENT



2.8M visits annually*
8.77 visit frequency*
33 min avg. duration*

*Property Data by Placer.ai



Available Spaces

16,000 SF - Former Fitness

Property Highlights

- 95,299 SF grocery-anchored center with a strong mix of restaurants and services; draws **2.8M+ annual visits***.
- Prime location on the **Jersey City/Bayonne border**, just off **N.J. Turnpike Exit 14A**; over 19,000 VPD.
- New leases: **Catch Air** and **Sakura Teriyaki** add energy and variety.
- Upgrades include façade, stonework, sidewalks, LED lighting, pylon signage, fencing, landscaping, and Tesla EV chargers.
- **Broker Incentive: 5% commission on leases up to 15,000 SF.**

Retailers



Average Daily Traffic

47,789 Interstate 78

7,977 Garfield Ave./Broadway

5,717 E 53rd Street

Demographics

3-mile radius



187,425
POPULATION



69,538
HOUSEHOLDS



\$114,961
AVERAGE HH INCOME



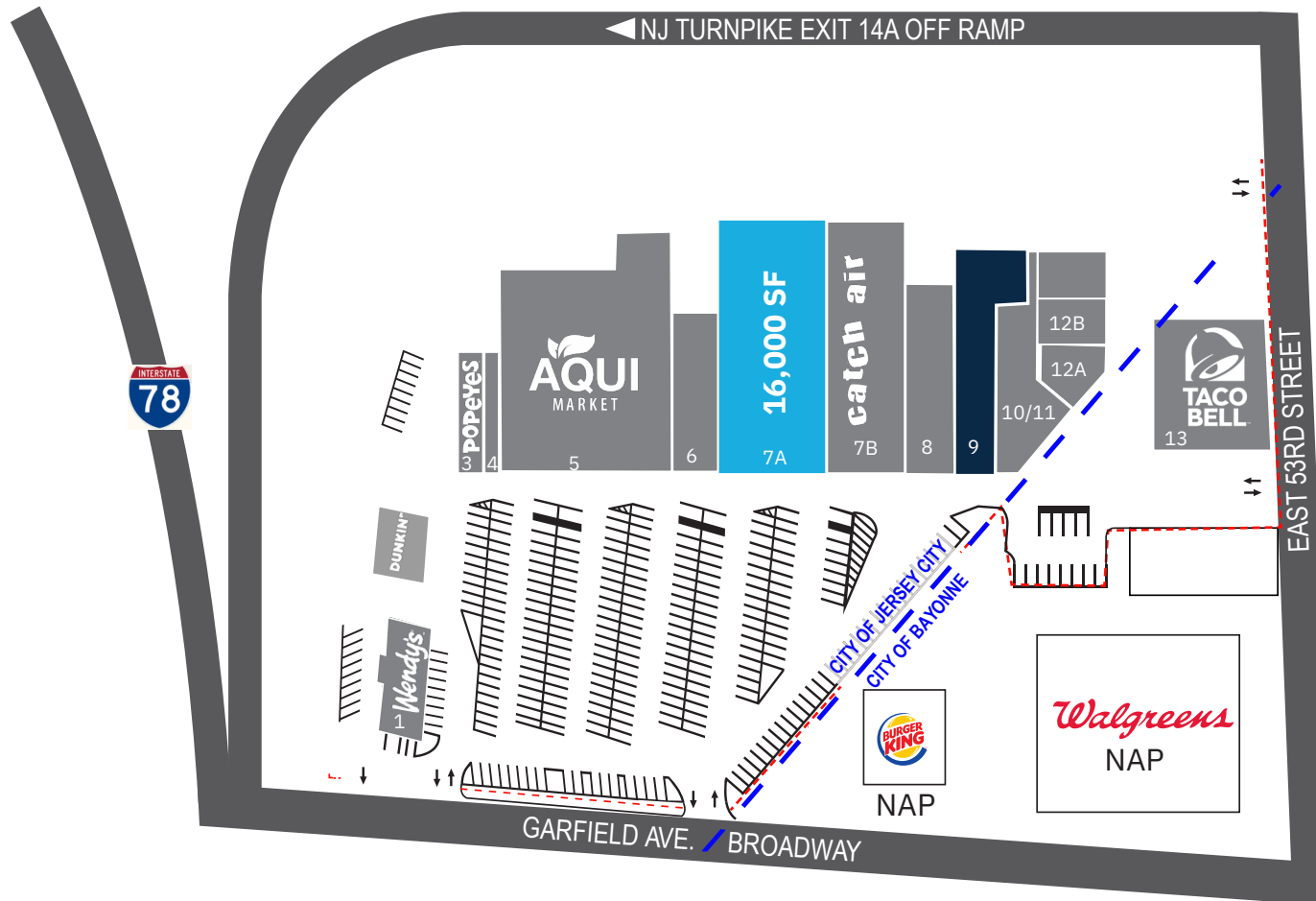
76,288
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Wendy's	3,710
2	Dunkin	2,026
3	Popeyes	2,000
4	1HourRepair.com	1,500
5	Aqui Market	24,045
6	Everything 99¢	5,000
7A	Available - Former Fitness	16,000
7B	Catch Air	14,000
8	Laundromat	5,942
9	Lease Pending	8,350
10/11	Liquor Store	5,565
12A	Sakura Teriyaki	1,946
12B	T-Mobile	1,500
12C	Apple Nail Salon	1,652
13	Taco Bell	2,103

■	LEASE PENDING
■	LEASED
■	AVAILABLE

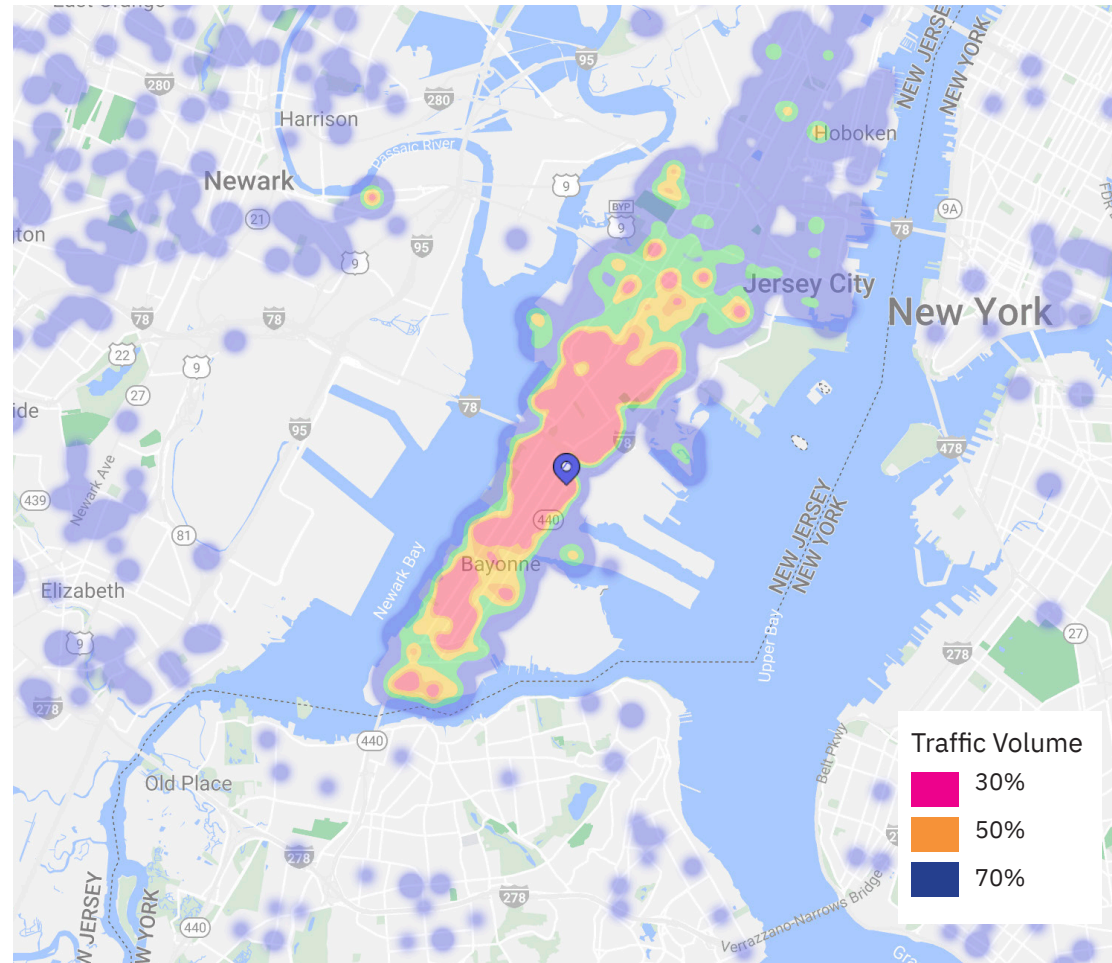
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TRUE TRADE AREA

STI: POPSTATS	30% traffic	50% traffic	70% traffic
Population	30,490	68,903	141,238
Households	11,361	25,319	52,637
Average Household Income	\$86,695	\$92,586	\$93,396
Median Household Income	\$76,443	\$74,671	\$71,455
Total Businesses	463	1,011	2,288
Total Employees	4,487	9,681	22,719
HH Income \$200K or more	481	1,673	3,950
Bachelor Degree or Higher	6,153	15,295	31,390

Source: placer.ai.com



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MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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