

# 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 tenant)

## 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**, **Sakura Teriyaki** and **PB Club** 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



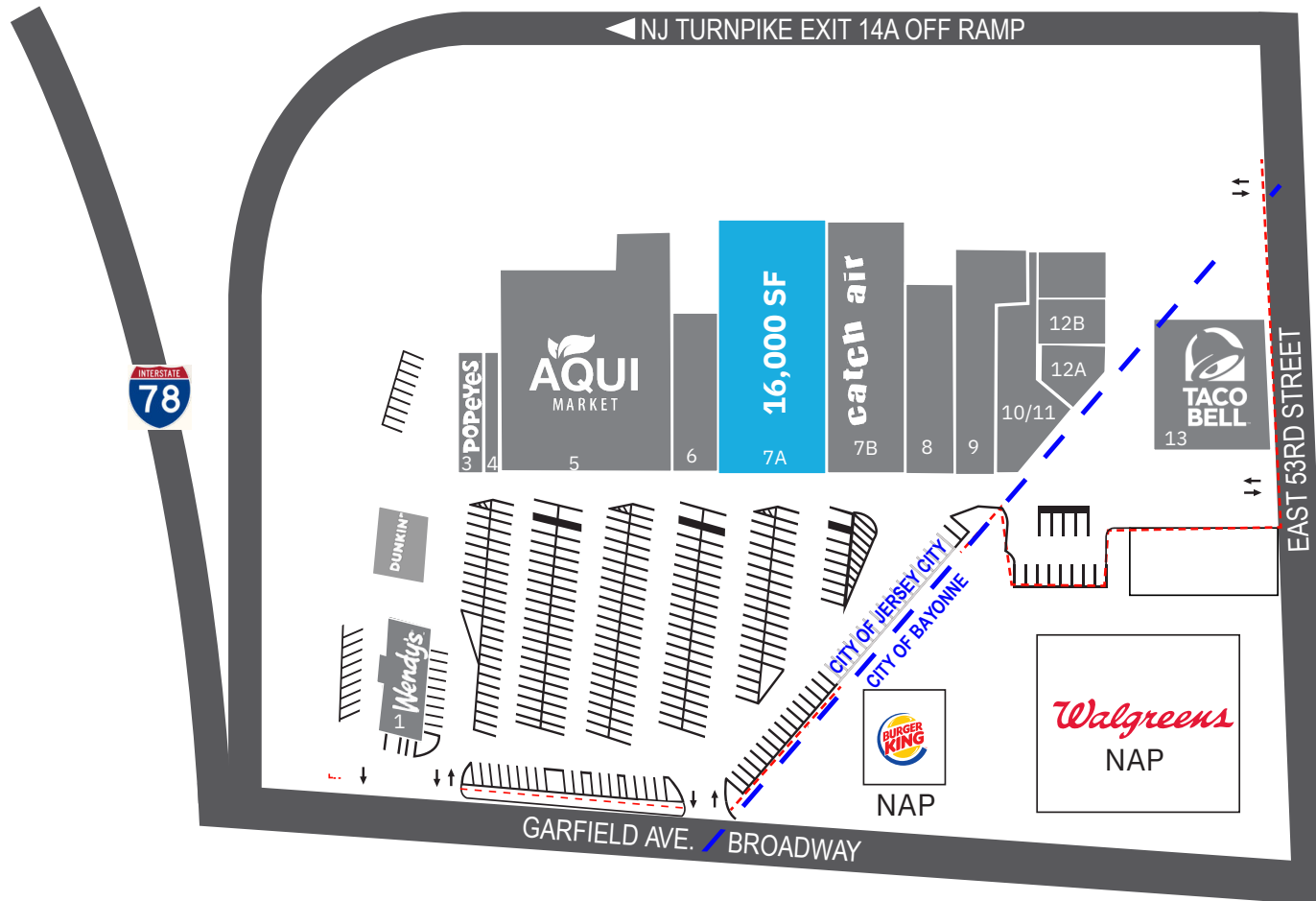
**76,288**  
DAYTIME POPULATION

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	16,000
7B	Catch Air	14,000
8	Laundromat	5,942
9	PB Club	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



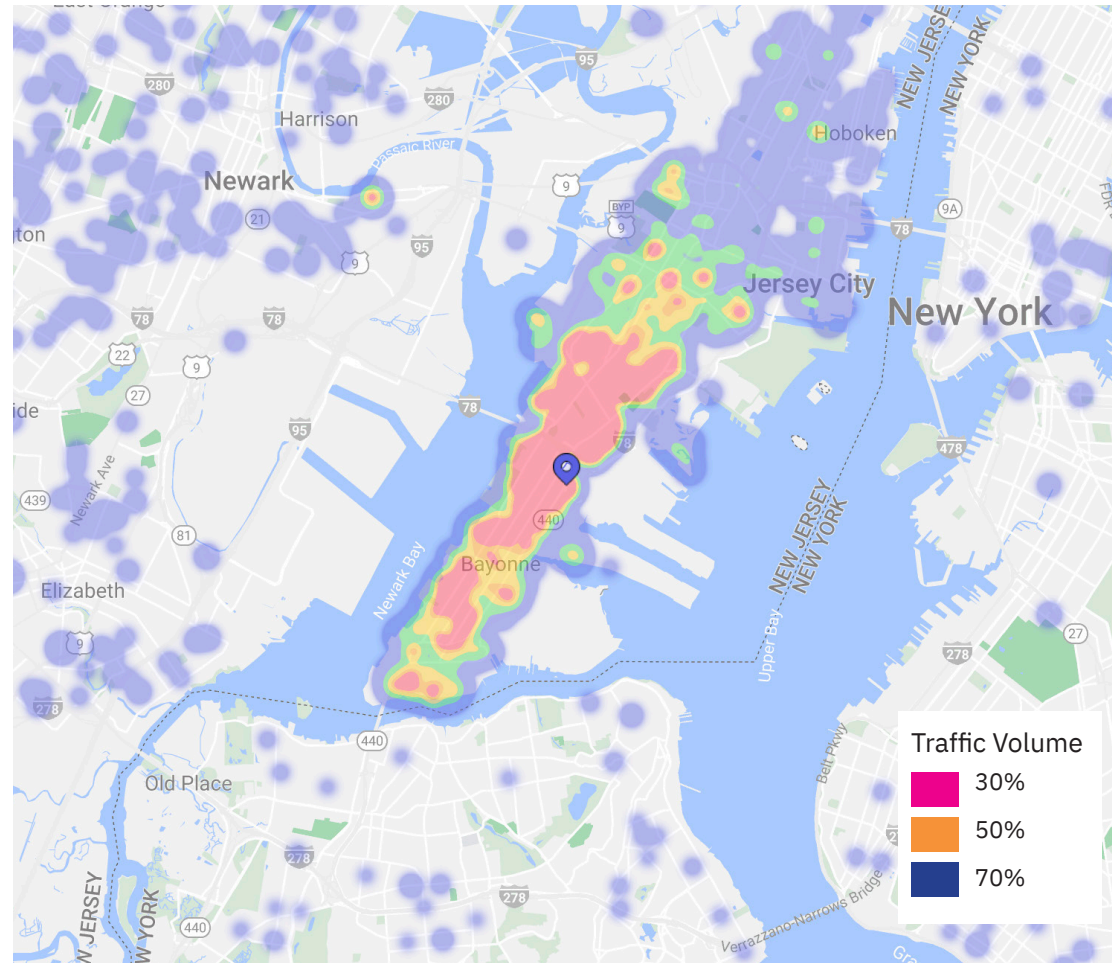
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## TRUE TRADE AREA

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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