

Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

LEVIN
MANAGEMENT



1.4 M visits annually*
6.54 visit frequency*
52 min avg. duration*

*Property Data by Placer.ai



Available Spaces

8,350 SF

Property Highlights

- 95,299-square-foot grocery-anchored center with a strong mix of restaurant and service tenants; the property draws 1.4 million visits per year*.
- Located on the Jersey City/Bayonne border (intersection of Garfield Avenue/Broadway and East 53rd Street), just off Exit 14A of the N.J. Turnpike – it is traversed by more than 19,000 vehicles per day, with fast access to a full network of local thoroughfares.
- Newest additions include Catch Air and Sakura Teriyaki coming soon!
- Newly constructed, stand-alone Taco Bell; recent renovations by dining tenants Wendy's and Dunkin'.
- Center-wide improvements – new façade, stonework and sidewalk refurbishments – have significantly enhanced the property's curb appeal; additional enhancements include LED lighting, new pylon signage, post-and-rail fencing and upgraded landscaping.
- **5% commission up to 15K SF for co-brokers.**

Retailers



Average Daily Traffic

47,789 Interstate 78

7,977 Garfield Ave./Broadway

5,717 E 53rd Street

Demographics

3-mile radius



184,809
POPULATION



195,469
HOUSEHOLDS



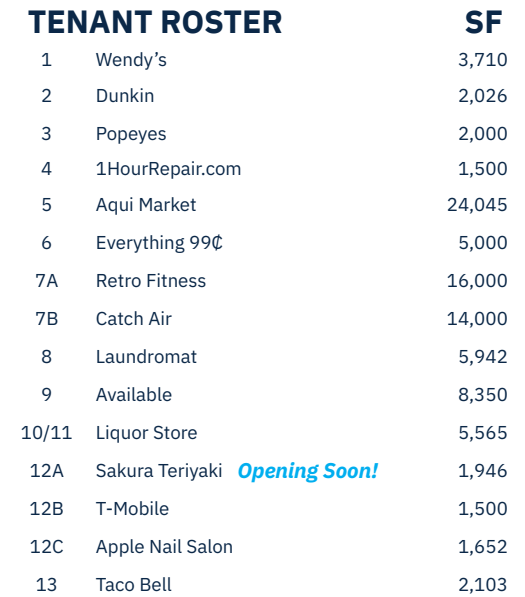
\$111,305
AVERAGE HH INCOME



74,230
DAYTIME POPULATION

Source: sitesusa.com

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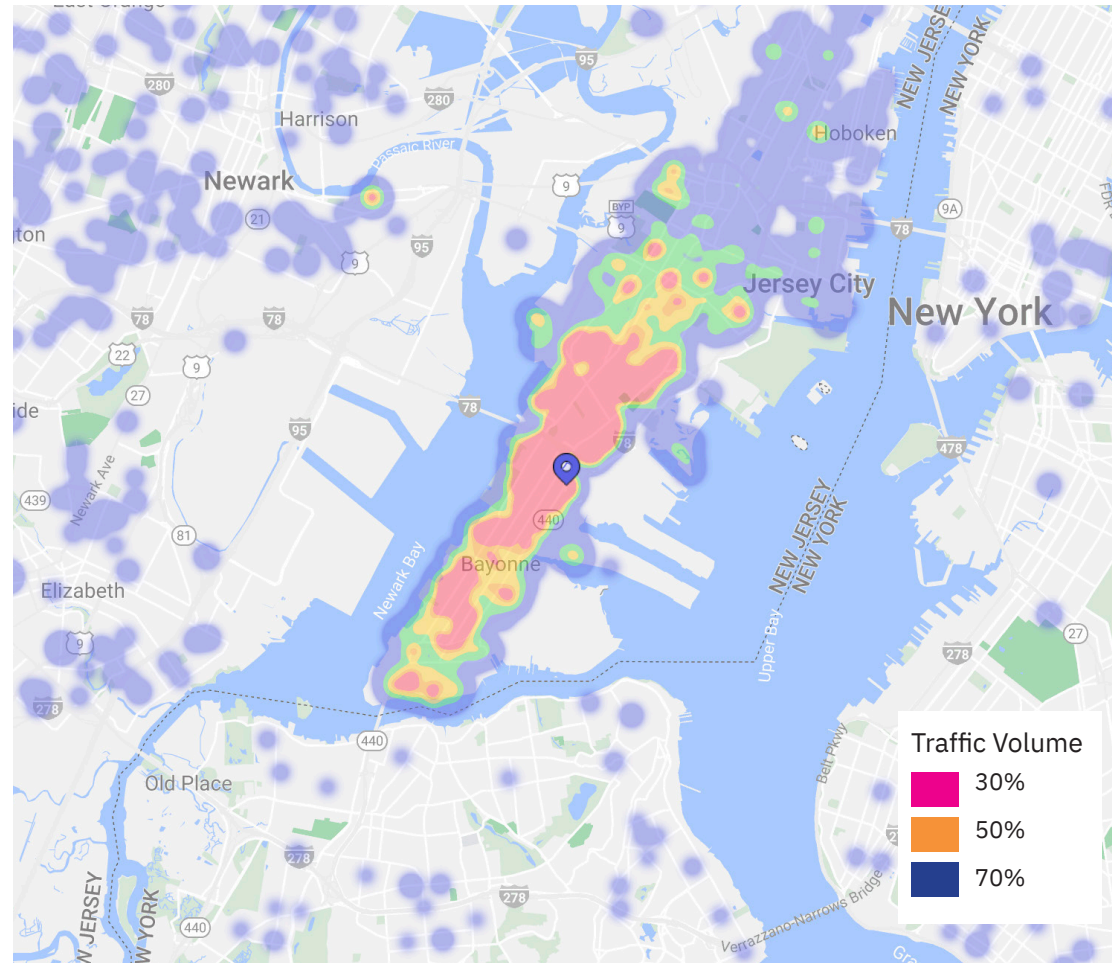
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TRUE TRADE AREA

STI: POPSTATS	30% traffic	50% traffic	70% traffic
Population	30,348	65,507	123,466
Households	11,380	24,434	46,693
Average Household Income	\$82,844	\$87,801	\$85,468
Median Household Income	\$68,081	\$69,774	\$65,554
Total Businesses	403	769	1,784
Total Employees	5,861	11,880	26,444
HH Income \$200K or more	616	1,577	3,290
Bachelor Degree or Higher	6,052	14,644	27,420

Source: placer.ai.com



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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