

**2.8M**  
visits annually\*

**9.54**  
visit frequency\*

**28 min**  
avg. visit duration\*

\*Source: Placer.ai (Foot Traffic / Location Analytics)

# Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

## Available Space

16,000 SF divisible (former fitness tenant)

## Broker Incentives

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



**Retailers**



## 7 Minute Drive-Time Demographics

**102,543**  
POPULATION

**39,321**  
HOUSEHOLDS

**\$109,959**  
AVERAGE HH INCOME

**106,894**  
DAYTIME POPULATION

## Property Highlights

- 95,299 SF grocery-anchored destination with a compelling mix of restaurants and daily-needs services, generating 2.8M+ annual visits\*.
- Strategic Jersey City/Bayonne border location, just off N.J. Turnpike Exit 14A, with 19,000+ VPD exposure.
- Recent leasing momentum adds new reasons to visit: Catch Air, Sakura Teriyaki, and PB Club—Jersey City's first indoor pickleball-only facility—bringing family fun, fast-casual dining, and experiential fitness to the mix.
- Capital improvements elevate curb appeal and access, including façade and stonework upgrades, sidewalk enhancements, LED site lighting, pylon signage, fencing, landscaping, and Tesla EV chargers.
- Average Daily Traffic: 7,977 Garfield Avenue/Broadway

# Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

## SITE PLAN

LEASE PENDING  
 LEASED  
 AVAILABLE



### Tenant Roster

|     |                       | SF     |
|-----|-----------------------|--------|
| 1   | Wendy's               | 3,710  |
| 2   | Dunkin                | 2,026  |
| 3   | Popeyes               | 2,000  |
| 4   | 1 Hour Repair         | 1,500  |
| 5   | Aqui Market           | 24,045 |
| 6   | Everything 99¢        | 5,000  |
| 7A  | Available (divisible) | 16,000 |
| 7B  | Catch Air             | 14,000 |
| 8   | Laundromat            | 5,942  |
| 9   | PB Club               | 8,350  |
| 10  | 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  |



# Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

## GALLERY



# Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

## DEMOGRAPHICS

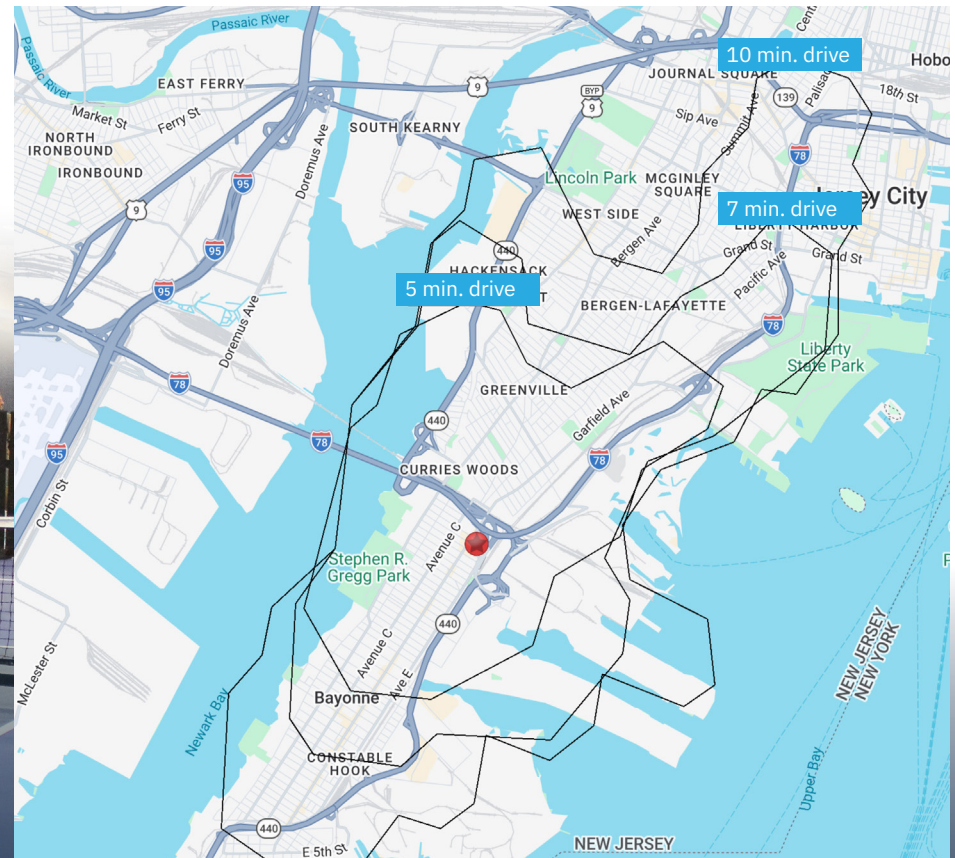
| 2010-2020 Census   2025 Estimates            | 5 min drive time | 7 min drive time | 10 min drive time |
|----------------------------------------------|------------------|------------------|-------------------|
| Population                                   | 66,092           | 102,543          | 201,937           |
| Households                                   | 24,853           | 39,321           | 80,434            |
| Average Household Income                     | \$108,785        | \$109,959        | \$119,437         |
| Median Household Income                      | \$91,713         | \$90,946         | \$91,283          |
| Total Businesses                             | 1,788            | 2,922            | 5,703             |
| Total Employees                              | 11,331           | 22,117           | 48,770            |
| Daytime Population                           | 31,679           | 53,511           | 106,894           |
| Total Annual Household Expenditure           | \$2.63 B         | \$4.18 B         | \$8.62 B          |
| HH Income \$200K or more                     | 3,286            | 5,689            | 13,138            |
| College Degree + (Bachelor Degree or Higher) | 17,460           | 27,916           | 61,333            |

Source: sitesusa.com

**2.8M**  
visits annually\*

**9.54**  
visit frequency\*

**28 min**  
avg. visit duration\*



# Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

## MARKET AERIAL





**Our History is Strong.**  
**Our Vision, *Stronger*.**

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

**E.J. Moawad**

SENIOR LEASING REPRESENTATIVE

t. 908.226.5266 m. 201.705.3721

emoawad@levinmgt.com

levinmgt.com | 70 YEARS

**Main Office**

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

All information is furnished without any warranty, representation or agreement and is subject to errors, omissions, changes or withdrawal without notice.  
The reader is responsible for verifying any information. Licensed Real Estate Broker.