

# Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

## Available Space

16,000 SF - lease pending

## Broker Incentives

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

## Retailers



catch air



DUNKIN'

POPEYES  
LOUISIANA KITCHEN

Wendy's

T-Mobile

## 7 Minute Drive-Time Demographics



**102,543**

POPULATION



**39,321**

HOUSEHOLDS



**\$109,959**

AVERAGE HH INCOME



**106,894**

DAYTIME POPULATION

**2.8M**

visits annually\*

**9.54**

visit frequency\*

**28 min**

avg. visit duration\*

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



## 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

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## SITE PLAN



| 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            | Lease Pending    | 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  |

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LEVIN  
MANAGEMENT

## GALLERY



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**LEVIN**  
MANAGEMENT

## 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**

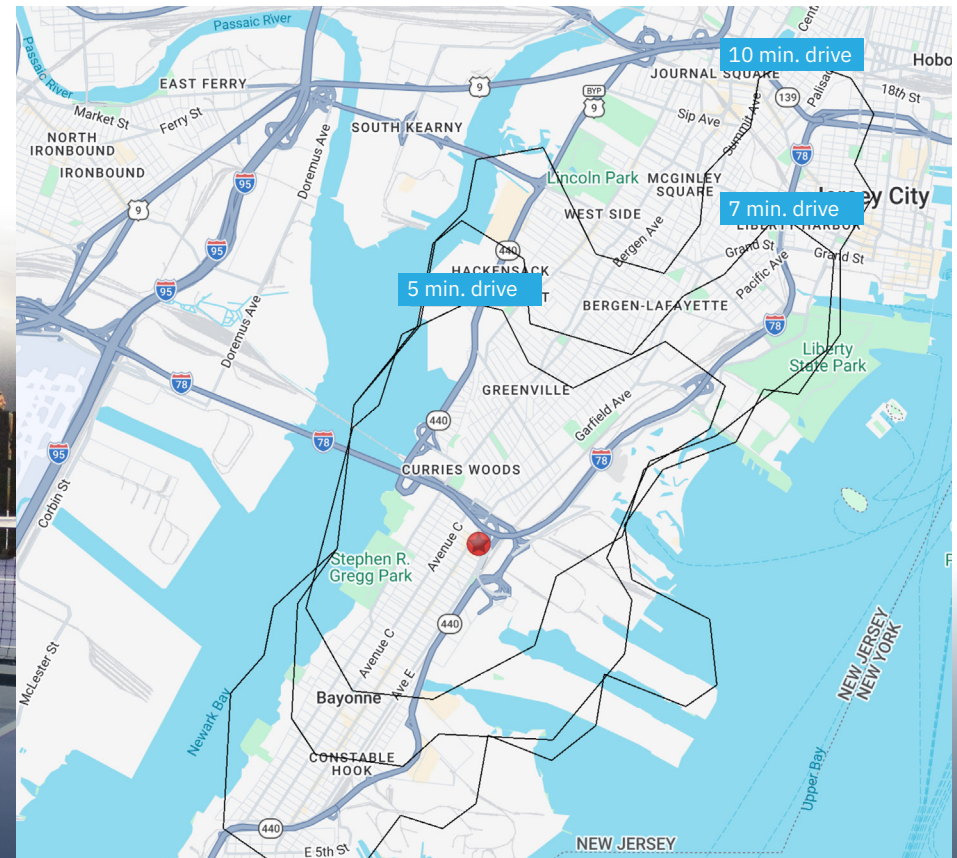
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## MARKET AERIAL





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

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**Contact Exclusive Agent**

**E.J. Moawad**

**SENIOR LEASING REPRESENTATIVE**

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