

Twin City Shopping Center

2-36 GARFIELD AVENUE | JERSEY CITY, NJ 07305

Available Space

Fully Leased

Broker Incentives

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

2.8M

visits annually*

9.54

visit frequency*

28 min

avg. visit duration*

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



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

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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	Planet Fitness	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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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

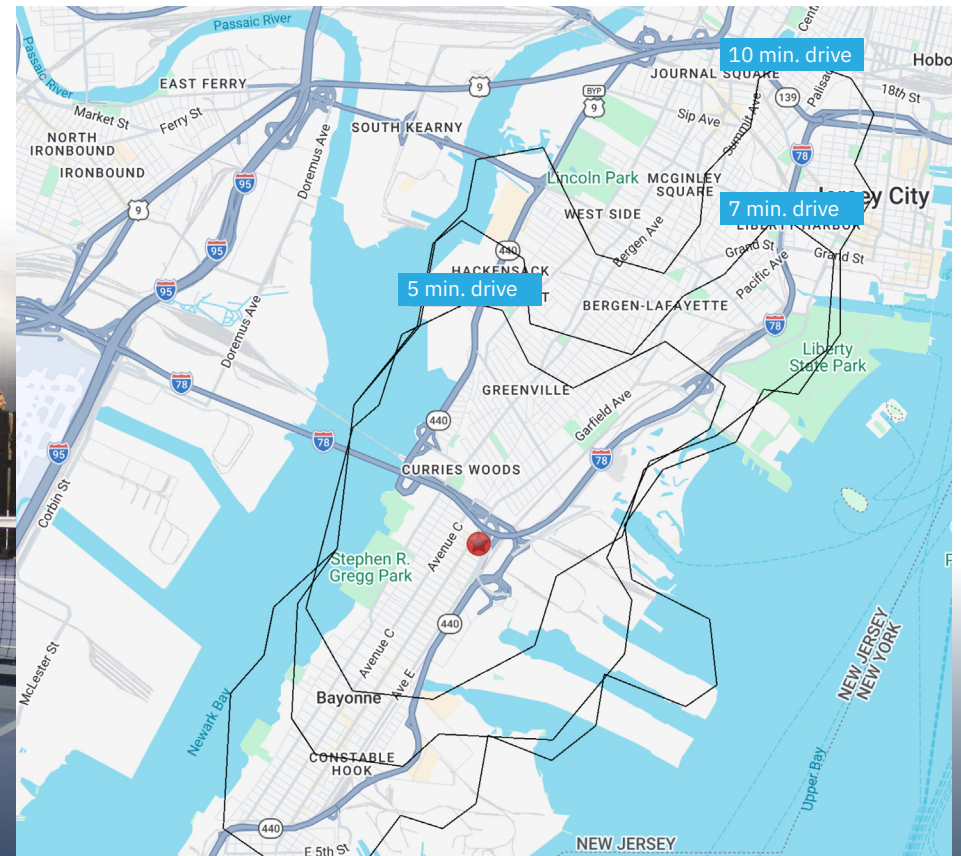
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LEVIN
MANAGEMENT

MARKET AERIAL





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

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

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