

# Broadway Plaza

280 BROADWAY | BAYONNE, NJ 07002

## RENOVATION UNDERWAY



### Available Spaces

1,500 up to 3,000, 2,000 SF (2) End Cap (outdoor seating)

### Property Highlights

#### Prime Location and Visibility

- Exceptional visibility on one of Bayonne's busiest thoroughfares
- Located at 280 Broadway, corner of 12th Street, with approximately 8,000 vehicles passing daily

#### Modernized Facade and Building Renovations Underway

- Renovation underway to introduce an updated and modernized facade

#### Rare On-site Parking

- Features a highly coveted surface parking lot with 56 spaces

#### Vibrant Retail Environment

- Situated on Broadway, Bayonne's main street, known for miles of retail shops featuring a mix of national brands and local mom-and-pop stores

#### Growth and Development in Bayonne

- Significant new developments under construction, planned, or recently completed
- 2.6% occupancy rate for approximately 3,000 newly constructed housing units

#### Strategic Proximity

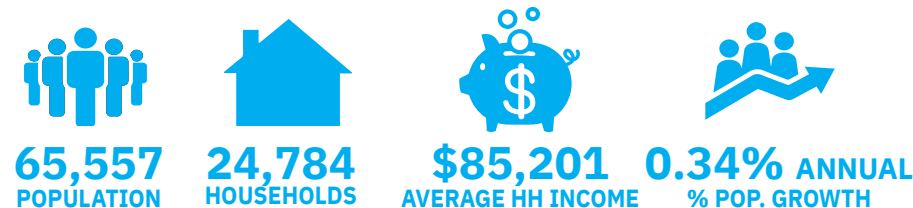
- Close to NYC, Staten Island, major highways, and ports
- Located just miles from the upcoming 1888 Film Studio Project, a 75-acre film production studio expected to be completed in 2026

**Attractive Broker Commission: Offering a full 5% commission to co-brokers**

### Nearby Retailers



### Demographics in Bayonne



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## MARKET AERIAL



**Construction underway** on the corner of Broadway and E 26th  
7 Story - 64 Units

**Broadway Plaza**  
1,500 up to 3,000 SF  
For Lease  
CLUB PILATES<sup>®</sup> Coming Soon!

**Under Construction**  
Mixed-Used Development  
10 Story - 100 Units  
12th & Broadway

**Bayview Mixed Use Development**  
2 - 8 Story Buildings  
2 - 12 Story Buildings

amazon

31,687 ADT

**Planned Development**  
1888 Studio - The 75-acre site will be converted into a 1.5M SF motion picture studio, with construction expected to finish in 2026

Bayonne Bridge

**~ 3,000 Newly Constructed Housing Units**  
Multi-family Apartments (within a 5-mile radius)  
Bay One - 91 Units  
Park Bayonne (Built 2021) - 60 Units  
Bay 151 - 413 Units  
Peninsula at Bayonne Harbor - 1250 Units  
Bridgepoint at Bayonne - 96 Units  
Planned Bayview Mixed Use Development 2 - 8 story Buildings and 2 - 12 Story Buildings at 175 Avenue A  
The Waterview Luxury Apartments - 96 Units

**Peninsula at Bayonne Harbor**  
1,250 Units, three-phased MOTBY redevelopment

**South Cove Commons**  
STOP & SHOP, T.J. MAXX, HomeGoods, BUBBAKOO'S BURRITOS, WENDY'S, PNC

**Bayonne Crossing**  
Walmart, Lowe's, SONIC, GNC, Visionworks, FIVE GUYS, BURGER KING, AutoZone, QuickChek, MICHAEL'S, Jersey Mike's, LONGHORN STEAKHOUSE, POPEYES, HOOK & REEL, NYSO, PAPA JOHN'S

COSTCO WHOLESALE

LIDL, CVS pharmacy, STARBUCKS COFFEE

ShopRite, CVS pharmacy, FAMILY DOLLAR, DUNKIN', McDonald's

Planet Fitness, UPS, WELLS FARGO

Walgreens, DUNKIN', 7 ELEVEN

DOLLAR TREE

8,000 VPD

24,303 VPD

440

440

8th Street Train Station

New Jersey  
New York

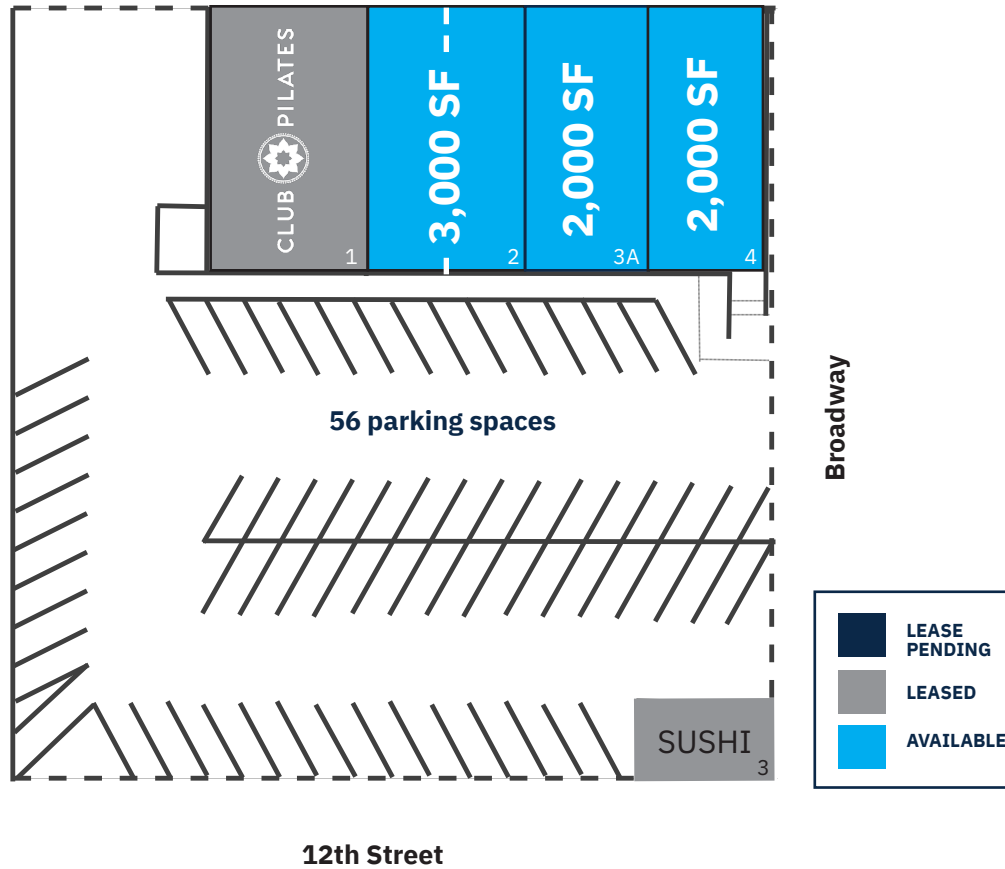


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## SITE PLAN

### Space 2 -3,000 SF space (Can Be Divided)



### TENANT ROSTER

### SF

1	Club Pilates <b>coming soon!</b>	3,000
2	Available - can be divided	3,000
3	Sushi Restaurant	994
3A	Available	2,000
4	Available	2,000

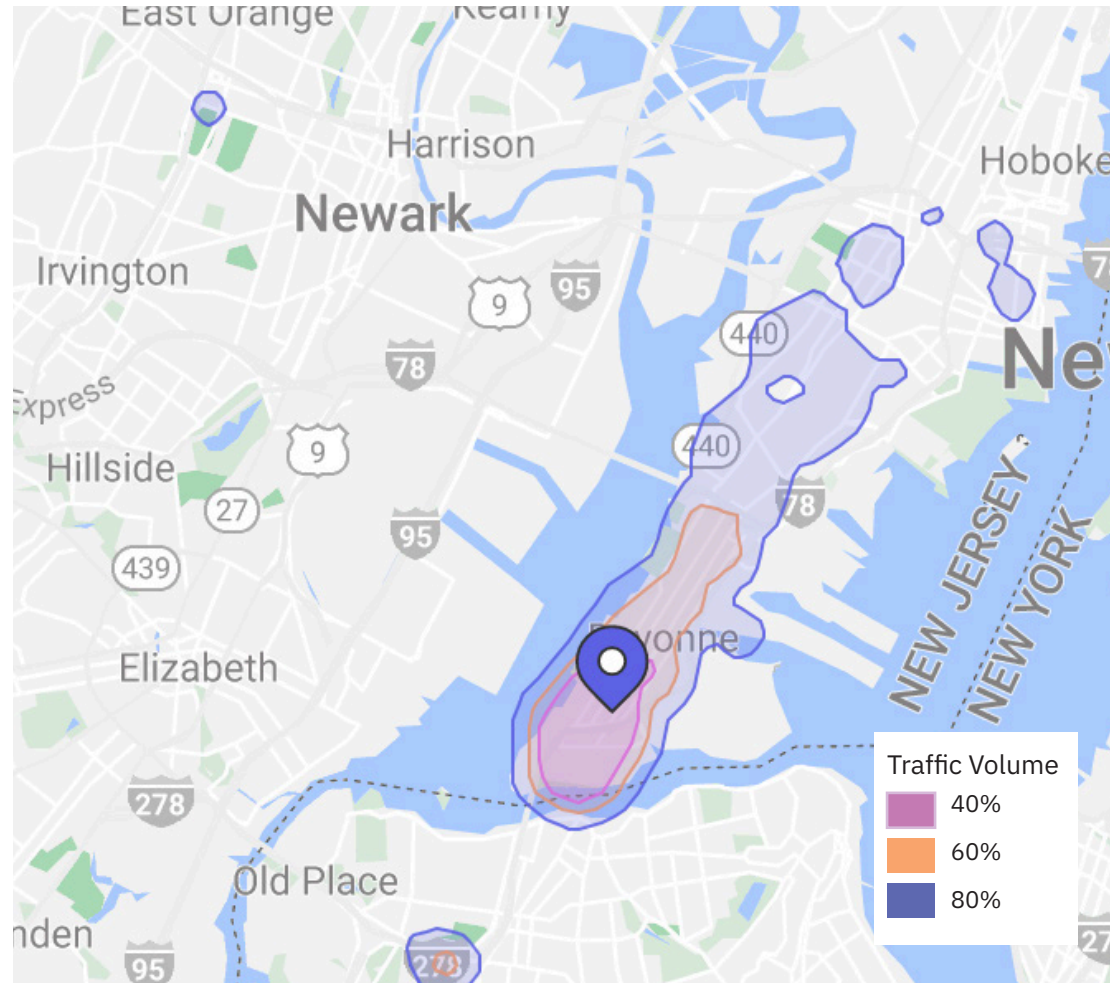
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## TRUE TRADE AREA

STI: POPSTATS	40% Traffic	60% Traffic	80% Traffic
Population	47,363	87,035	261,841
Households	18,270	33,810	99,572
Average Household Income	\$85,696	\$90,738	\$108,018
Average Age	39.70	40.02	38.56
Median Household Income	\$67,737	\$69,747	\$76,845
Total Businesses	860	1,516	4,798
Total Employees	10,984	19,382	79,929

Source: placier.ai.com



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CLOSE-UP AERIAL



31,687  
ADT

BAYONNE BRIDGE/STATE HWY 440

CLUB PILATES

1  
2  
3A  
4  
~3,000 SF  
2,000 SF  
2,000 SF

Sushi

BROADWAY

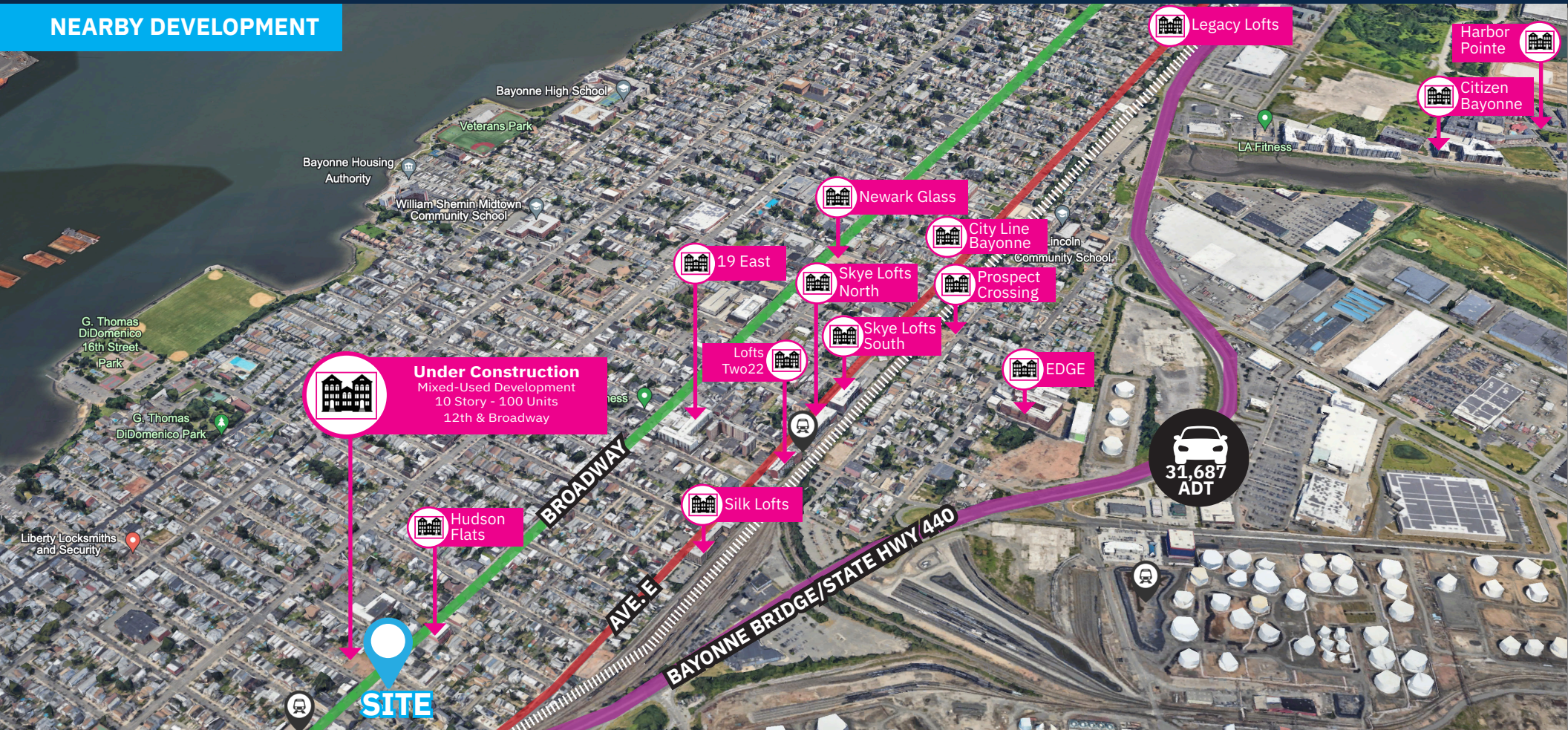
**Under Construction**  
Mixed-Used Development  
10 Story - 100 Units  
12th & Broadway



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## NEARBY DEVELOPMENT



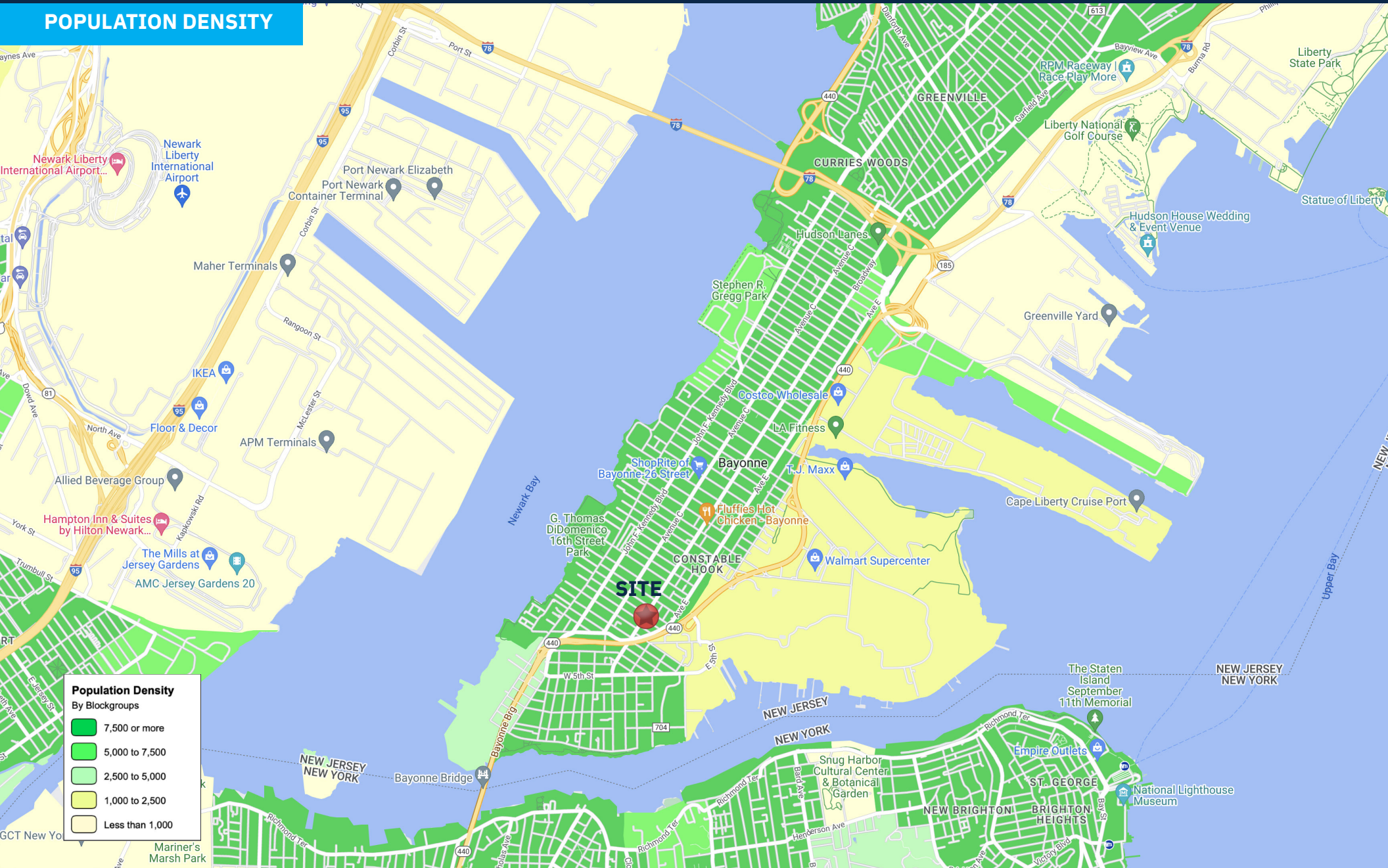
## Nearby Existing and Planned Multi-Family & Mixed-Use Developments (within a 2-mile radius)

- EDGE (Built 2021) 180 Units
- Skye Lofts South (Built 2022) 6 Story - 98 Units
- Skye Lofts North (Built 2022) 6 Story - 98 Units
- Lofts Two22 - 70 Units
- Silk Lofts - 18 story - 210 Units
- 19 East - 6 story - 138 Units
- Hudson Flats (Built 2017) - 38 Units
- Under Construction - 10 Story - 100 Units across from site on Broadway
- Newark Glass - Construction underway on the corner of Broadway and E 26th - 7 Story - 64 Units
- Citizen Bayonne - 253 Units
- Harbor Pointe at 302 Constitution Ave - 544 Units
- Prospect Crossing - Under Construction - 44 Units
- City Line Bayonne (Built 2022) - 162 Units
- Legacy Lofts - 70 Units

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## POPULATION DENSITY



## **CONTACT EXCLUSIVE AGENT**

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**levinmgt.com | 70 YEARS**