

# Broadway Plaza

280 BROADWAY | BAYONNE, NJ 07002

## RENOVATION UNDERWAY



### Available Spaces

**Two 2,000 SF Spaces**- End Cap Space can include outdoor seating - can combine spaces

### 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



Walgreens



Walmart



### Demographics in Bayonne



65,557  
POPULATION



24,784  
HOUSEHOLDS



\$85,201  
AVERAGE HH INCOME



0.34% ANNUAL  
% POP. GROWTH



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## MARKET AERIAL



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

**Broadway Plaza**  
2,000 SF Up To 4,000 SF  
For Lease  
CLUB PILATES 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

BAYONNE

8,000 VPD

8th Street Train Station

**~ 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

440

24,303 VPD

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

**South Cove Commons**  
STOP & SHOP TJ-maxx HomeGoods BUBBAKOO'S BURRITOS WENDY'S PNC

**Bayonne Crossing**  
Walmart Lowe's Michaels Jersey Mike's SONIC HOOK & REEL NISC Popeyes GNC Visionworks FIVE GUYS

New Jersey New York

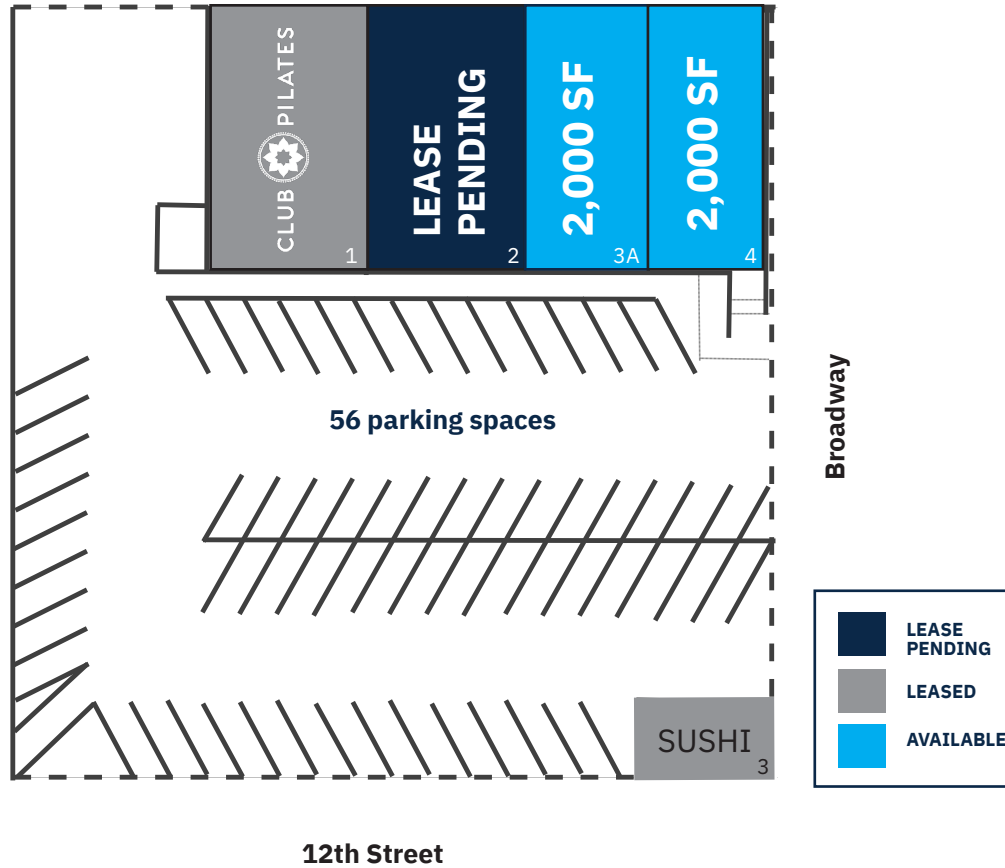




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## SITE PLAN



### TENANT ROSTER

		SF
1	Club Pilates <b>coming soon!</b>	3,000
2	Lease Pending	3,000
3	Sushi Restaurant	994
3A	Available	2,000
4	Available (outdoor seating)	2,000

can be combined

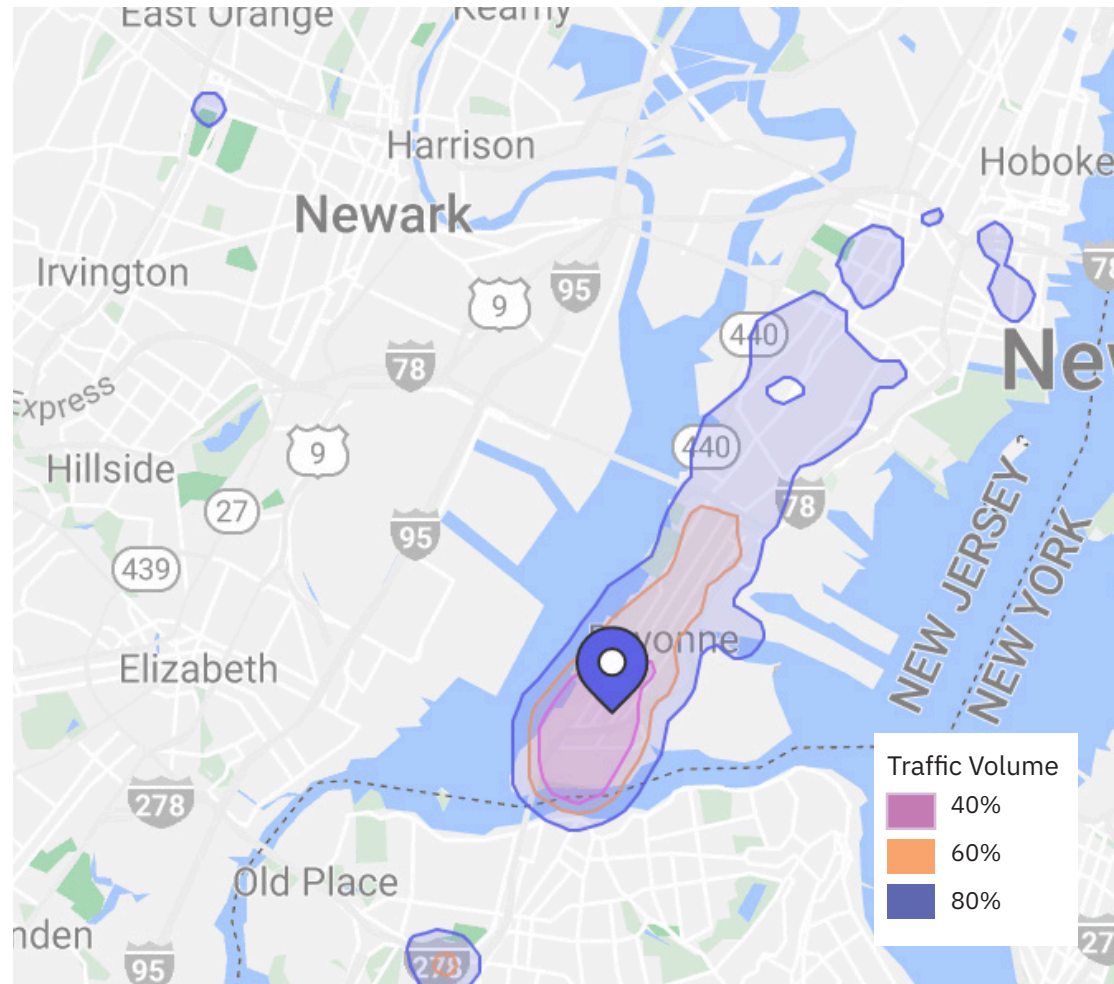
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## TRUE TRADE AREA

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

Walgreens

CLUB PILATES

Lease Pending  
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)

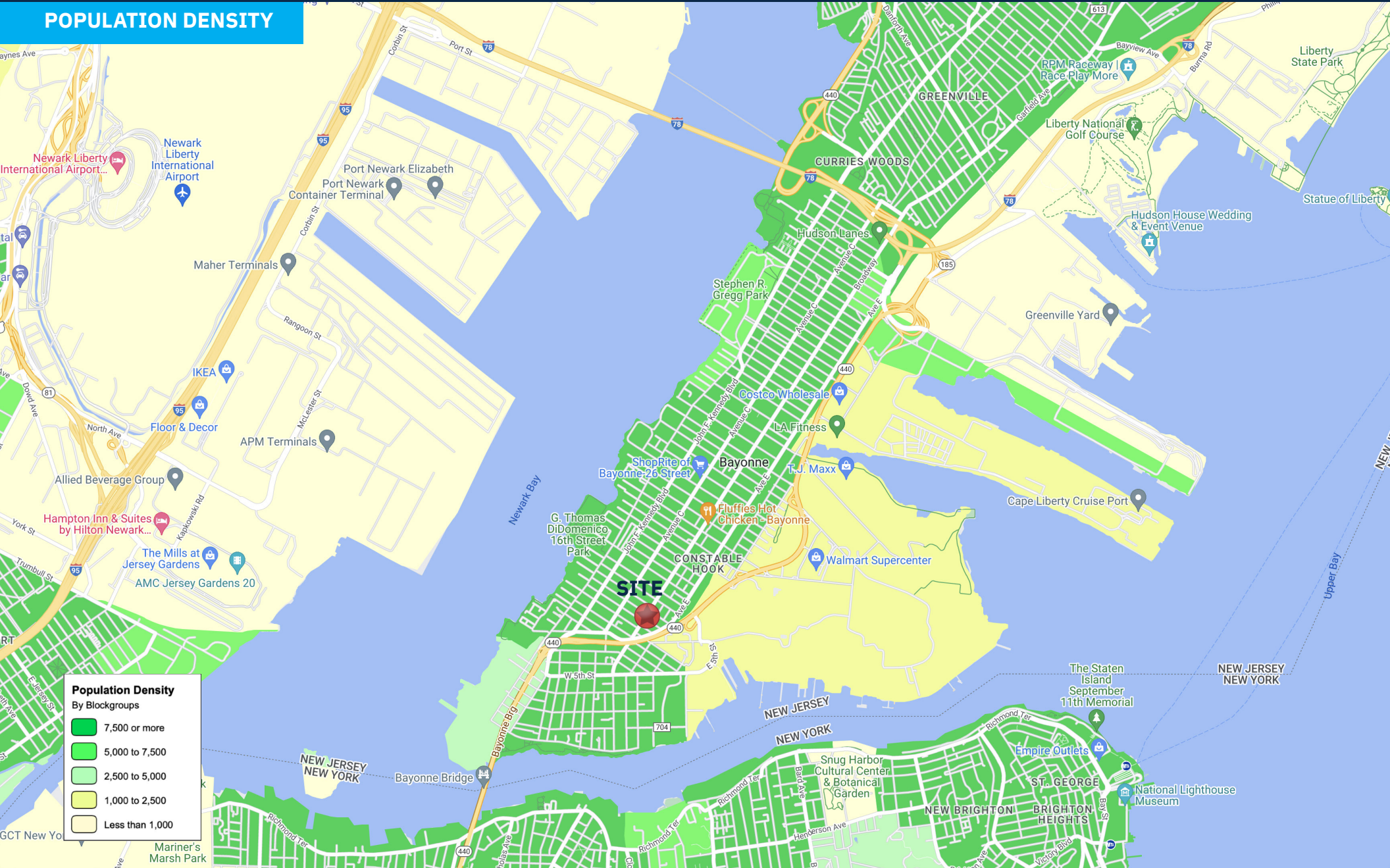
- EDGE (Built 2021) 180 Units
- Skye Lofts South (Built 2022) 6 Story - 98 Units
- Skye Lofts North (Built 2022) 6 Story - 98 Units
- Lofts Two22 - 70 Units
- Silk Lofts - 18 story - 210 Units
- 19 East - 6 story - 138 Units
- Hudson Flats (Built 2017) - 38 Units
- Under Construction - 10 Story - 100 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**

**E.J. MOAWAD**

**Senior Leasing Representative**

**t. 908.226.5266 m. 201.705.3721**

**emoawad@levinmgt.com**



### **Main Office**

975 US Highway 22  
North Plainfield, NJ 07060  
800.488.0768

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