

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

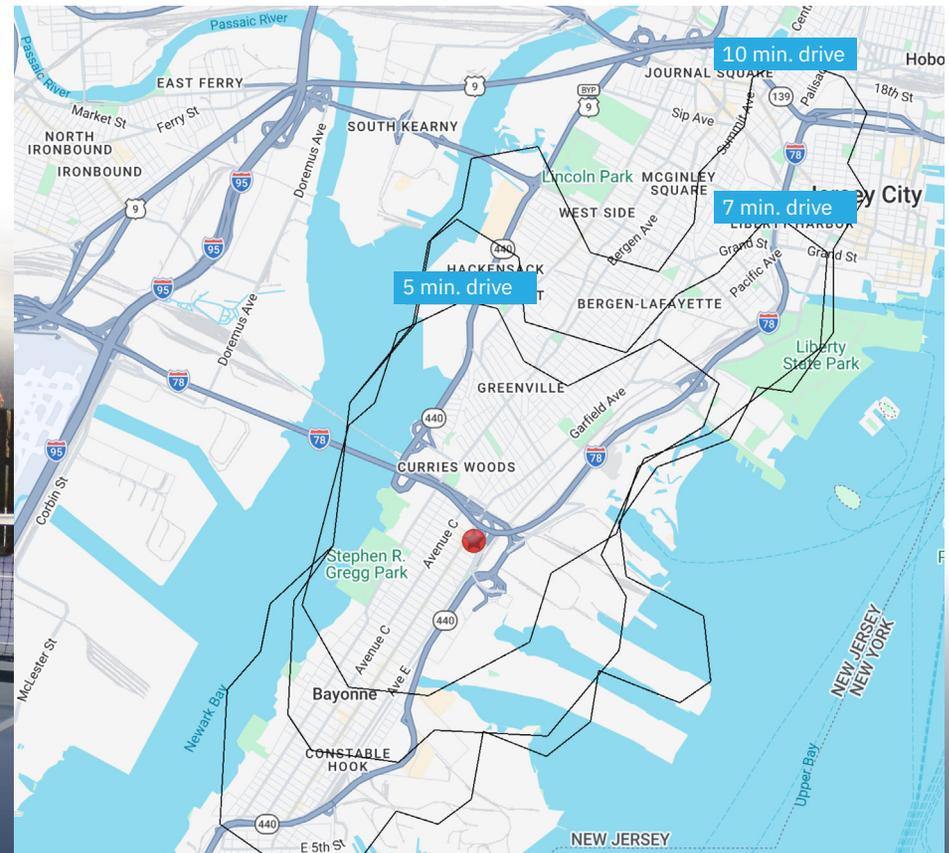
2010-2020 Census 2025 Estimates	5 min drive time	7 min drive time	10 min drive time
Population	66,092	102,543	201,937
Households	24,853	39,321	80,434
Average Household Income	\$108,785	\$109,959	\$119,437
Median Household Income	\$91,713	\$90,946	\$91,283
Total Businesses	1,788	2,922	5,703
Total Employees	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

Nicole Anderocci

LEASING REPRESENTATIVE

t. 908.226.5296 m. 610.290.6066

nanderocci@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.