

RETAIL SPACE FOR LEASE

151 Yale Avenue, Jersey City, NJ



DVN
COMMERCIAL
REAL ESTATE



Size: 5,300 SF (Divisible)

Asking Rent: Upon Request

Lease Type: NNN

Ceiling Height: 15'

Frontage: 135'

Estimated Delivery: Q4 of 2025

Highlights:

- ✓ Anchored by a luxury apartment complex (**302 rental units**) & across from The Agnes a brand new luxury bldg. with **233 units**
- ✓ Great frontage facing **Route 440** and across from **Hudson Mall**
- ✓ Excellent Demographics (**397k** residents and **\$90k** median household income within 3 miles)
- ✓ Robust traffic with **55,000 VPD** on **Route 440**

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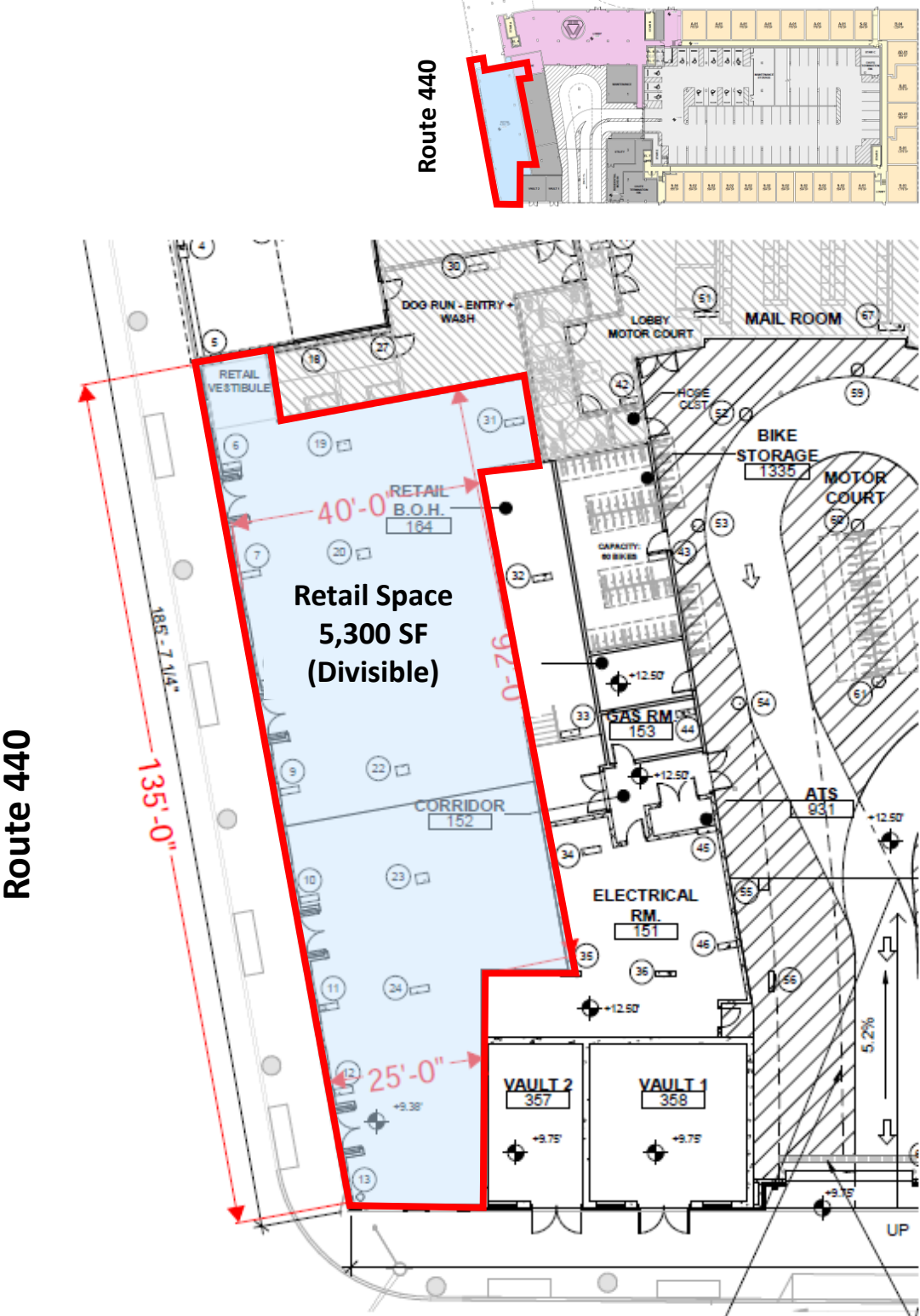
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Donovan Realty & Development, Inc. | 201 Montgomery St., Suite 263, Jersey City, NJ 07302 | 973.327.3292 | Licensed Real Estate Broker

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information.

References to square footage are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN



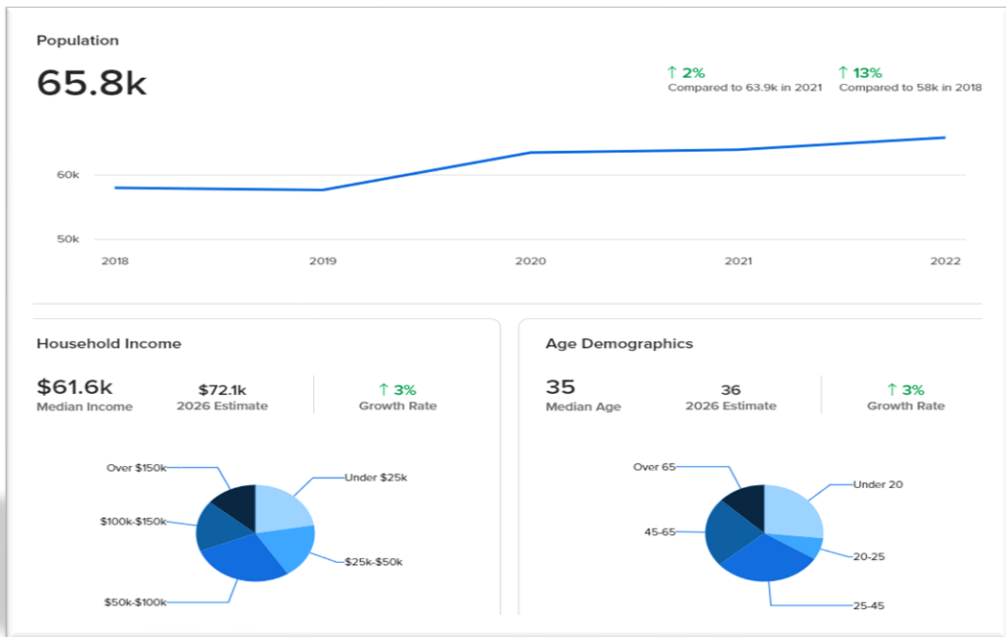
SURROUNDING RETAIL AREA



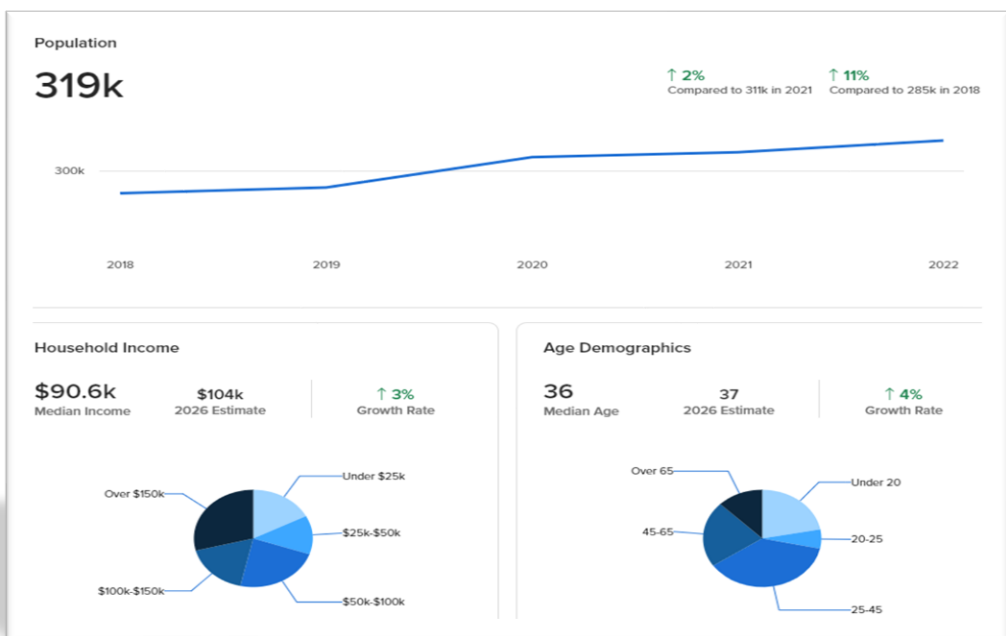
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1-mile Radius



3-mile Radius



PROJECT RENDERINGS



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