

EXCEPTIONAL RETAIL LOCATION

JERSEY CITY WATERFRONT - LIBERTY HARBOR NORTH

9,000 SQ. FT. AT MARIN LIGHT RAIL STATION



**DOLAN
REALTY**

"Knows the Waterfront"

Exclusive Agent

www.DolanRealty.com

Demographics	1 Mile	3 Miles	5 Miles
Population	50,044	593,402	1,566,280
Households	24,143	265,564	708,781
Average HH Income	\$132,137	\$116,014	\$111,518
Total Healthcare Spending (000s)	\$29,301	\$331,456	\$880,707

ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

201 Marin Blvd: Strategically Located

At Marin Light Rail Station Walk to Grove Street PATH



1. 33 Park (aka Vantage)

- ▶ 900 Luxury Apartments
- ▶ 267-Room Marriott Hotel

2. 18 Park: 422 Luxury Apartments

3. Gulls Cove 1&2: 521 Luxury Condos

4. 225 Grand: 348 Luxury Apartments

5. St. Peter's Preparatory School

- ▶ 950 Students
- ▶ All-male Catholic High School

6. The Madox: 360 Luxury Apartments

7. Fulton Landing Condos

8. Hudson Point Apartments

9. The Pier House Condos

10. Portside Towers: 527 Luxury Apartments

11. Liberty Towers: 648 Luxury Apartments

12. 99 Hudson: 750 Luxury Condos

13. 70 Greene: 480 Luxury Apartments

14. 77 Hudson: 420 Luxury Condos

15. 235 Grand: 549 Luxury Apartments U/C




Gulls Cove 2 at 201 Marin Blvd, Jersey City



Space Details:

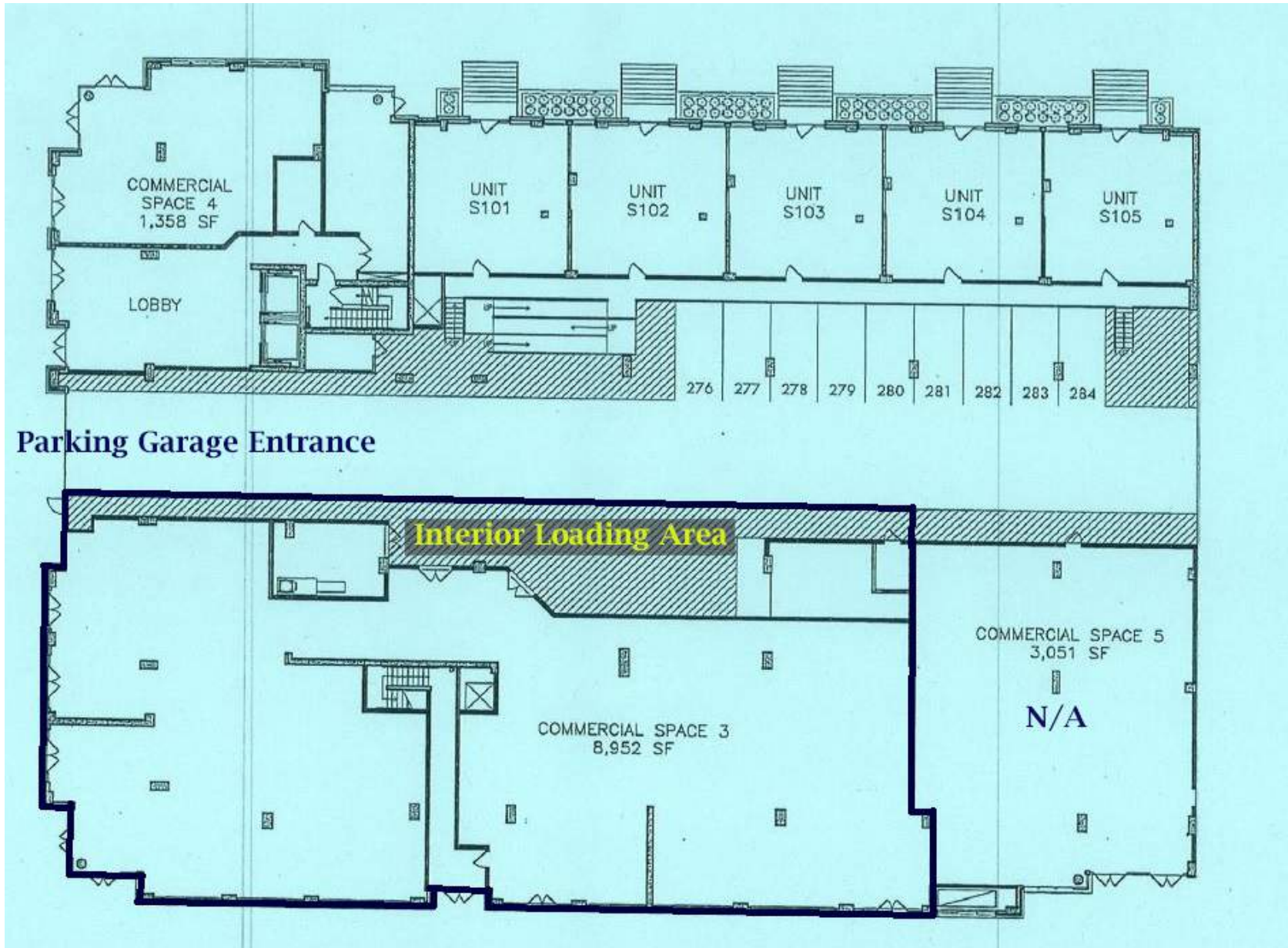
- ▶ 9,000 sq. ft. street level retail space - DIVISIBLE
- ▶ 19' Ceiling: Potential for mezzanine space and seating
- ▶ Cafe outdoor seating
- ▶ New construction, first generation space
- ▶ Tremendous amount of glass line & light

Area Neighbors:

- ▶ 5,000 New Apartments
- ▶ Liberty Harbor Marina
- ▶ Van Vorst & Paulus Hook Historic Districts
- ▶ Jersey City Medical Center
- ▶ Downtown Pharmacy 
- ▶ B18 Coffee Kitchen
- ▶ The Boys & Girls Club 
- ▶ Great Futures Charter High School for the Health Sciences 
- ▶ Early Learning Academy 
- ▶ Club Barks 

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Gulls Cove 2: Street Level Space Available



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