



HUDSON MALL

701 Route 440, Jersey City, NJ 07304

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PROPERTY HIGHLIGHTS

LOCATION

701 Route 440, Jersey City, NJ 07304

COUNTY

Hudson

REGIONAL ACCESS

Exit 15 East from NJ Turnpike
Lincoln Hwy to Route 440

TOTAL GLA

383,011 SF

PARKING SPACES

1,648

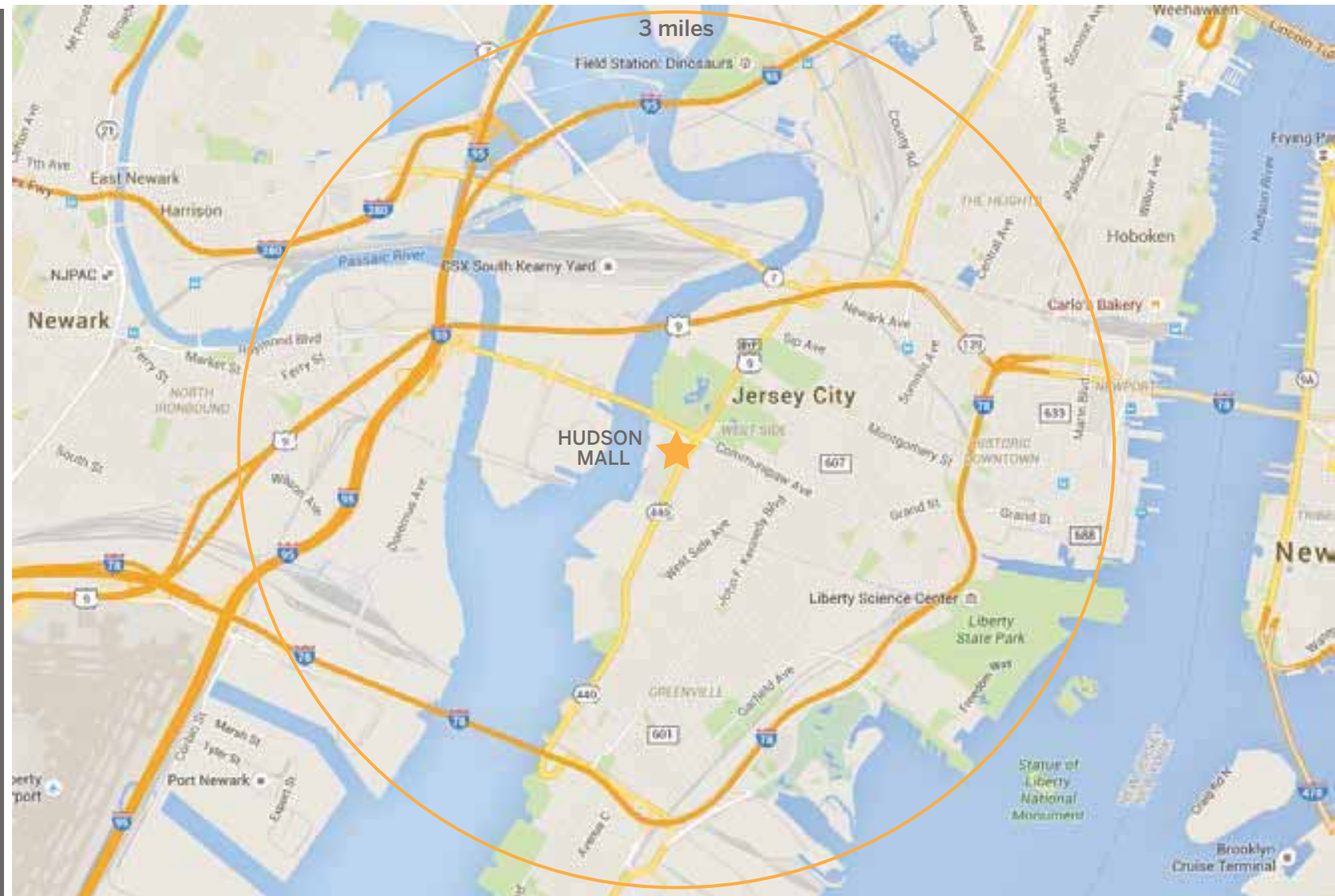
DAILY TRAFFIC COUNT

30,000 Route 440

GPS COORDINATES

Longitude: -74.096332

Latitude: 40.720793



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HUDSON MALL

Anchors & Junior Anchors

Marshalls
Old Navy
Retro Fitness

Staples
Big Lots

Featured Retailers

Bath & Body Works
Foot Locker
GameStop
The Leather Company
Shoe Dept.
GNC

Restaurants & Outparcels

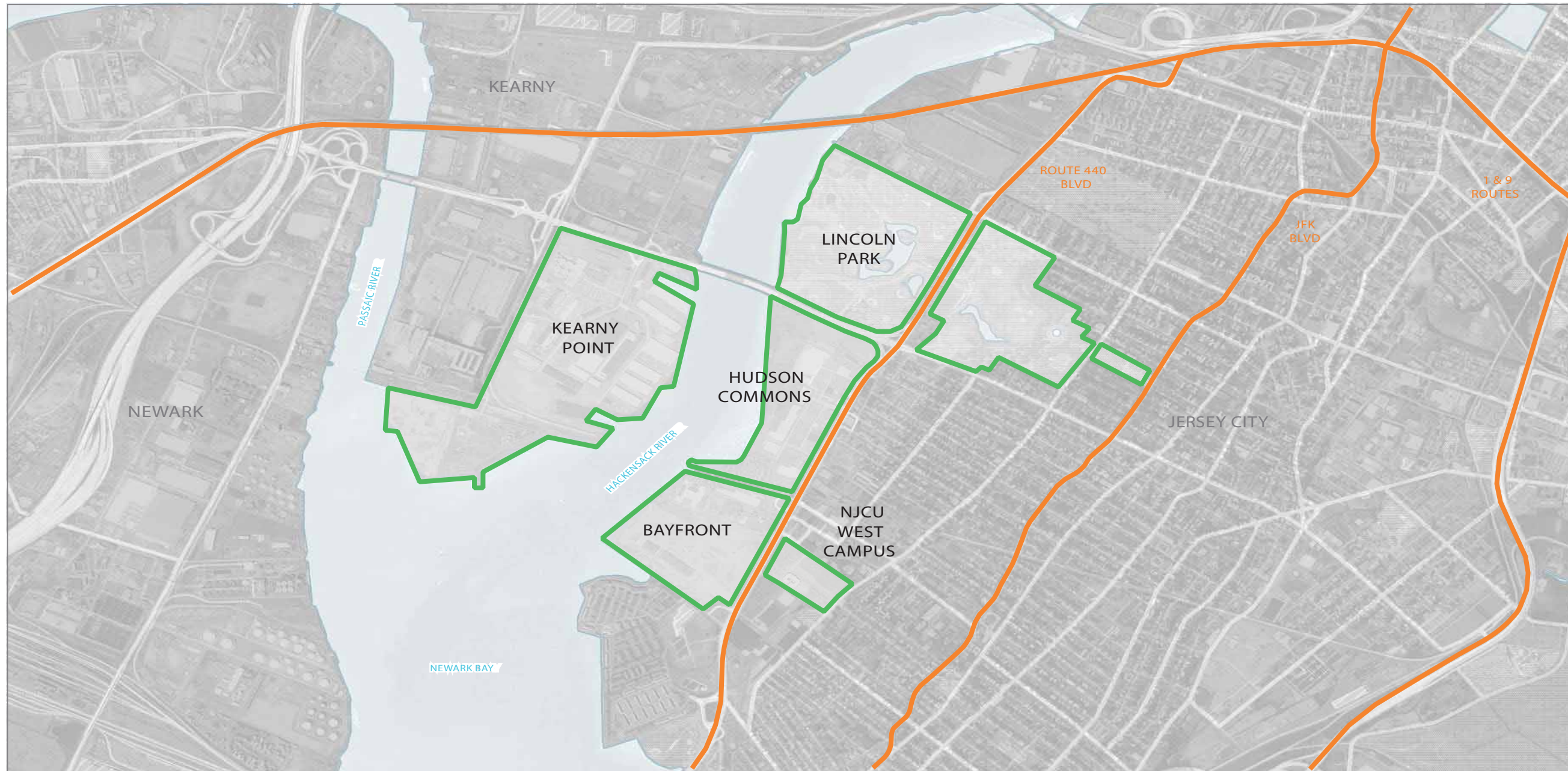
Applebee's
Asian Food Market
Chuck E. Cheese's
Flaming Grill & Buffet
Pizza Hut
Popeye's Louisiana Kitchen
Subway
Taco Bell

- Located in the second most populated city in New Jersey, just minutes from New York City.
- Immediate visibility and access from the area's major thoroughfare, Route 440.
- Designated an Urban Enterprise Zone and benefits from a 3.5% sales tax and 0% on clothing.
- Top employers in the market include the U.S. Postal Service, Goldman Sachs, Pershing/Mellon Bank, JPMorgan Chase and Citigroup.
- Area colleges include New Jersey City University, St. Peter's College, Hudson County Community College and Stevens Institute of Technology and enroll 37,000+ students.



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	35,445	249,292	725,835
Daytime Population	21,392	170,064	956,444
Households	11,012	94,245	298,521
Average Household Income (\$)	88,593	82,058	119,562
Median Household Income (\$)	61,100	63,050	88,567

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<u>Index</u>	<u>Name</u>	<u>Type</u>	<u>SF</u>	<u>Description</u>
Subj	Hudson Mall/Hudson Commons	Retail	615,256	Lowe's, Marshalls, Big Lots, Old Navy
1	440 Commons	Retail	162,533	Home Depot, Raymour & Flanigan
2	Stadium Plaza	Retail	217,862	Acme Markets, National Wholesale Liquidators
3	16 Bennett	Residential	75,600	63 units
4	100 Water St - Proposed	Residential	496,800	621 units
5	Rivet at University Place	Residential	160,000	163 units

<u>Index</u>	<u>Name</u>	<u>Type</u>	<u>SF</u>	<u>Description</u>
6	University Place	Residential	180,000	167 units
7	Society Hill	Residential	-	Gated residential community; 380 townhomes
8	Student Housing at University Place	Student Housing	150,000	163 units
9	Bayfront Development - Proposed	Mixed-Use	9,720,000	8,100 units, 1m sf office, 600k sf retail
10	13-35 Carbon Place - Proposed	Mixed-Use	160,000	Proposed 152 units, ShopRite

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