

# Prime Journal Square Retail Spaces

54 Sip Avenue

Between Summit Ave / Bergen Ave

Space A – 1,500 RSF - \$5,500 /mo

Direct Access to Journal Square Station

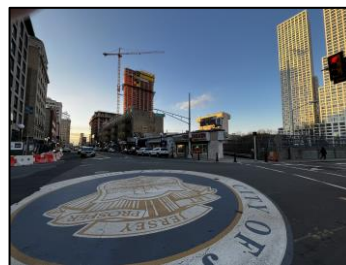
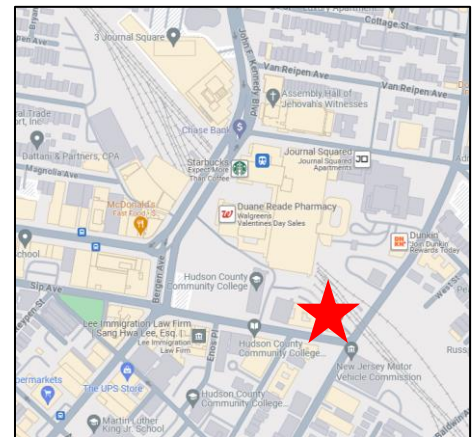
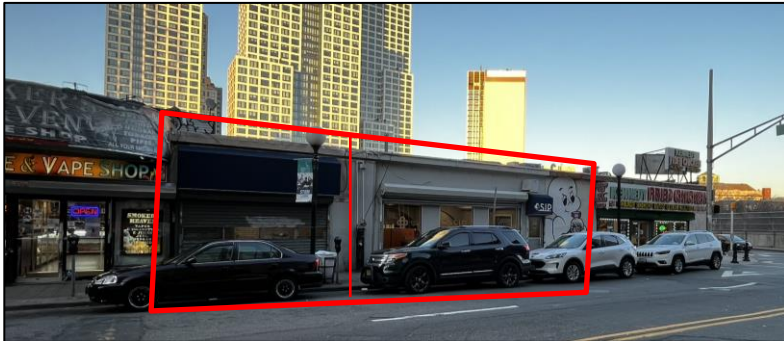
Space B – 1,350 RSF - \$5,000 /mo

About 50' Combined Frontage

Both Stores Occupied by Pharmacy

All Uses Considered including Food

Currently operating as a pharmacy in both spaces that are connected but not fully combined, so can be leased together or separately. Amazing frontage located right next to Hudson County Community College and the back of the store has direct walking path to the Journal Square PATH station with approximately 11,564 avg weekday riders (2022). Across from the Jersey City State Office building which houses many state and local agencies including the DMV. Tons of new development in the surrounding area. Prime for all kinds of uses including food.



*Neighbors include: New Jersey State Office Building • Hudson County Community College • Dunkin Donuts • Walgreens • McDonald's • Starbucks • Journal Square PATH Station*

**For More Information Please Contact**

**Jeffrey Angel**  
**212-719-7017**

**Jeffrey.angel@resnewyork.com**

**Samer Khoury**  
**646-593-8095**

**Samk@resnewyork.com**



The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein, including but not limited to square footage, zoning, uses, availability and/or all other information, should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.