



*Remarkable corner lot for lease in the center of Bayonne's historic shopping district. This incredible opportunity offers tons of foot traffic, oversized 79ft store frontage, and 5,600 sqft. of retail space.*

*Surrounded by tons of complimentary business & thousands of new luxury residential apartments! This prime real estate is located within walking distance to 22nd street light rail, busses, and other public transportation.*

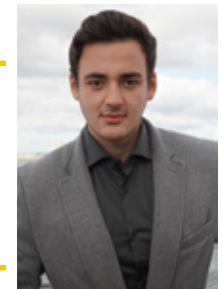
## **563 Broadway | Bayonne NJ, 07002**

### **For More Information, Contact**



**BEN COSTANZA** | Broker of Record  
Office: (201) 436 - 1000  
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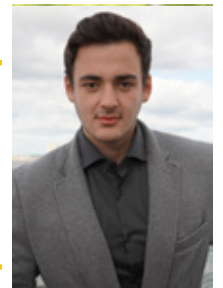




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## 563 Broadway | Bayonne NJ, 07002

Retail Space: 5,600 sqft. | Frontage: 79ft | Corner Lot

**\$19 per sqft.**

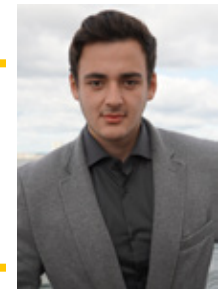
Lease Type: NNN

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	32,871	213,301	533,468
2019 Estimate	31,872	207,892	522,274
2010 Census	30,069	194,982	502,642
Growth 2019-2024	3.13%	2.60%	2.14%
Growth 2010-2019	6.00%	6.62%	3.91%
2019 Population Hispanic Origin	9,268	65,006	178,426
<b>2019 Population by Race:</b>			
White	24,422	137,876	322,026
Black	4,027	44,145	129,655
Am. Indian & Alaskan	211	2,117	5,133
Asian	2,329	17,149	50,531
Hawaiian & Pacific Island	35	339	847
Other	847	6,266	14,082
<b>U.S. Armed Forces:</b>	<b>26</b>	<b>72</b>	<b>145</b>
<b>Households:</b>			
2024 Projection	13,122	76,986	185,447
2019 Estimate	12,731	75,013	181,572
2010 Census	12,036	70,221	174,816
Growth 2019 - 2024	3.07%	2.63%	2.13%
Growth 2010 - 2019	5.77%	6.82%	3.86%
Owner Occupied	4,490	34,584	78,112
Renter Occupied	8,241	40,429	103,460
<b>2019 Avg Household Income</b>	<b>\$73,777</b>	<b>\$81,889</b>	<b>\$79,352</b>
<b>2019 Med Household Income</b>	<b>\$54,879</b>	<b>\$60,452</b>	<b>\$56,964</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	2,992	18,019	44,539
\$25,000 - \$50,000	2,805	14,125	37,430
\$50,000 - \$75,000	2,236	11,700	28,282
\$75,000 - \$100,000	1,590	9,024	21,461
\$100,000 - \$125,000	989	6,126	15,519
\$125,000 - \$150,000	730	5,792	11,593
\$150,000 - \$200,000	892	5,660	11,495
\$200,000+	498	4,566	11,252

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