

Old Colony Square Center

436 Grand Street
Jersey City, NJ 07302



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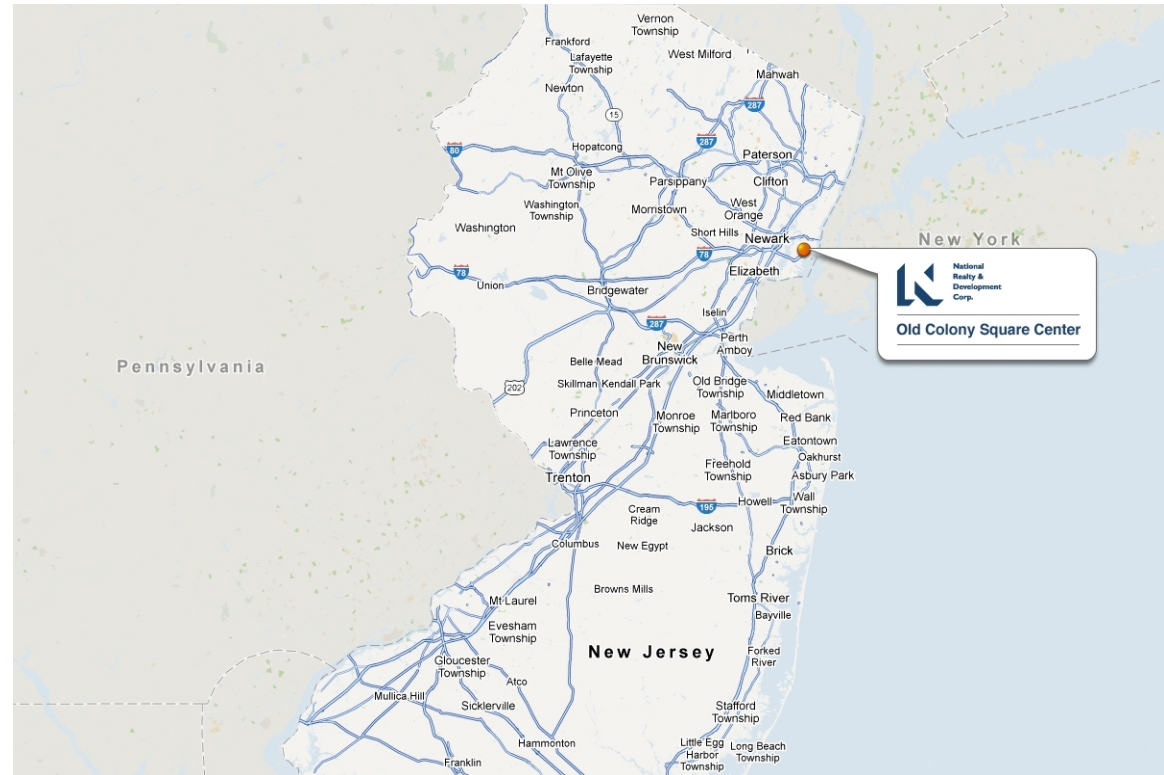
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GROSS LEASABLE AREA
99,973 sf

PARKING
500

PARKING RATIO
5/1,000



Details

- 99 Ranch Market now open.
- Traffic counts of **22,600 vehicles per day** on Grand Street.
- Traffic counts of **51,700 vehicles per day** at I-78 and Christopher Columbus Drive.
- Adjacent to Wilzig Hospital & Liberty Health Medical Center.
- Significant investments in surrounding housing stock for the past several years.
- Influx of residential development in Jersey City; 7,000 units of housing under construction and another 19,000 units approved.
- 313,000 people with an average household income of **\$114,000** live within a 5-mile drive time.
- Shopping center is located in an **Urban Enterprise Zone**. For additional information visit <http://www.jcedc.org/Pages/uez.html>

Demographics	2 miles	3 miles	5 miles
Daytime Population	117,826	566,770	2,027,713
Population	221,961	471,195	1,352,548
Households	92,872	206,353	622,334
Avg HH Income	\$99,939	\$133,580	\$129,678
Med HH Income	\$68,042	\$81,182	\$78,799

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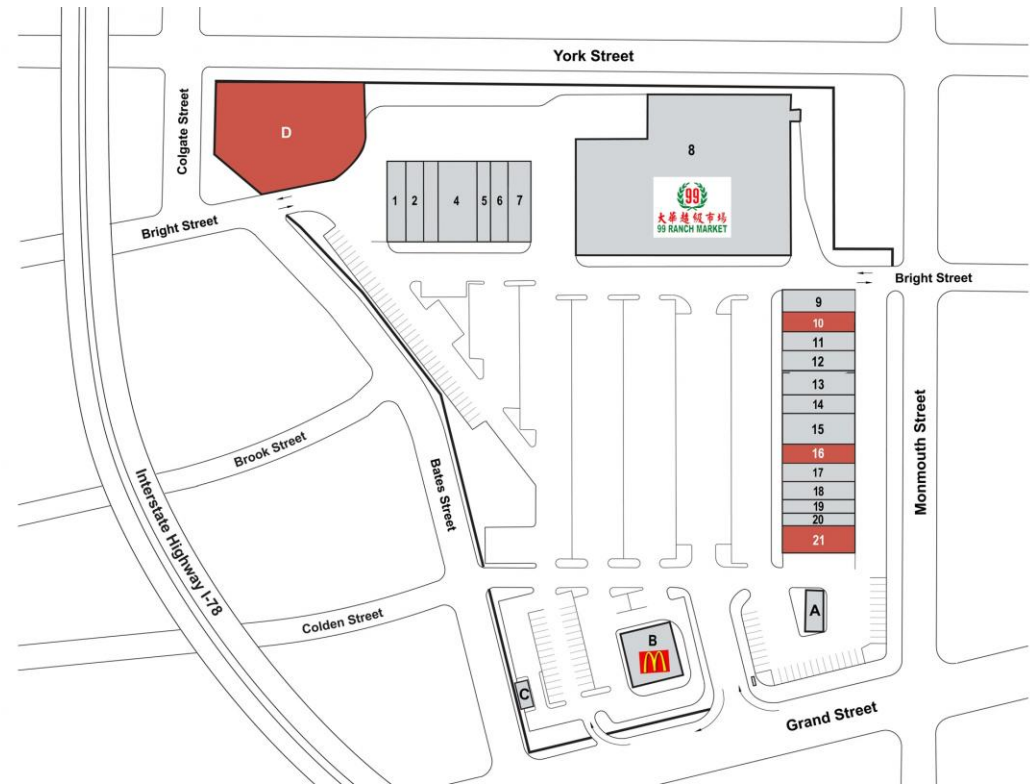
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Space Available

- 10** 1,800 sf
- 16** 1,560 sf
- 21** 3,420 sf
- D** Pad D

Current Tenants

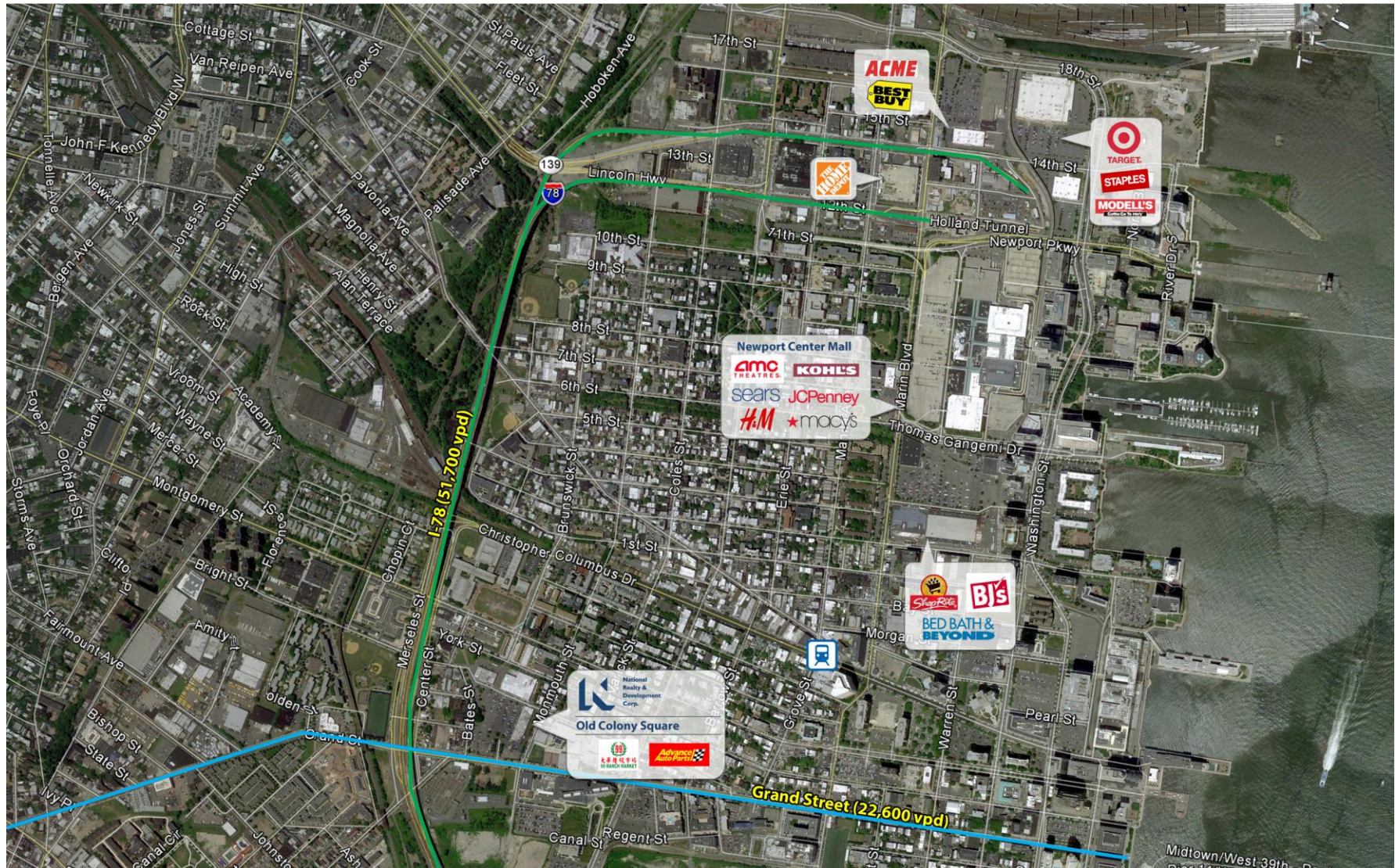
- 1** Colony Cleaners
- 2** Colony Laundromat
- 3** Pediatric Dentistry
- 4** Advance Auto Parts
- 5** Chinese Restaurant
- 6** BurritoVille
- 7** DaVita
- 8** 99 Ranch Market
- 9** Real Estate Office
- 11** Karate
- 12** Medical Office A
- 13** Medical Office B
- 14** T-Mobile
- 15** Urgent Care
- 17** Nail Salon
- 18** Rent-A-Center
- 19** Pizzeria
- 20** Popeyes Louisiana Kitchen
- A** Dunkin' Donuts
- B** McDonald's
- C** Bank of America



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Trade Area



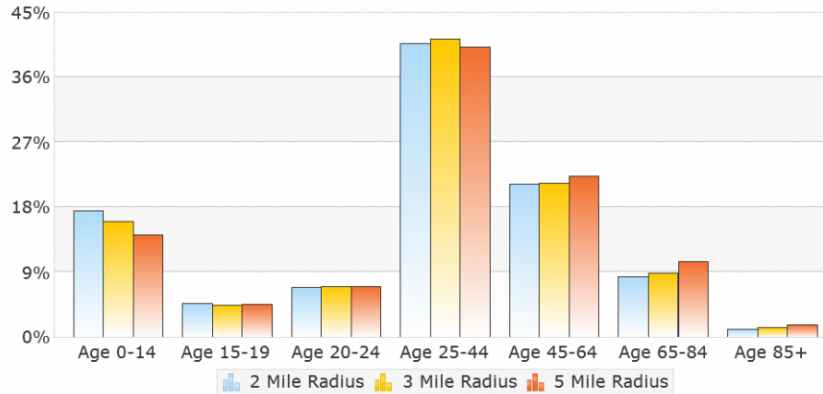
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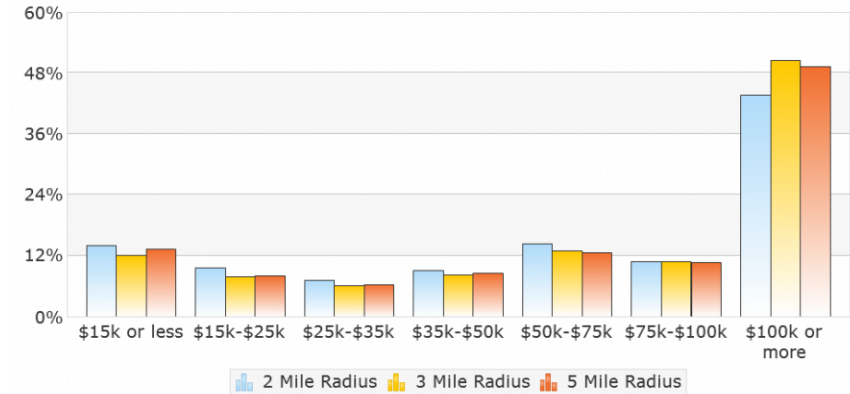
Demographic Summary Report

TOTAL POPULATION (2016)

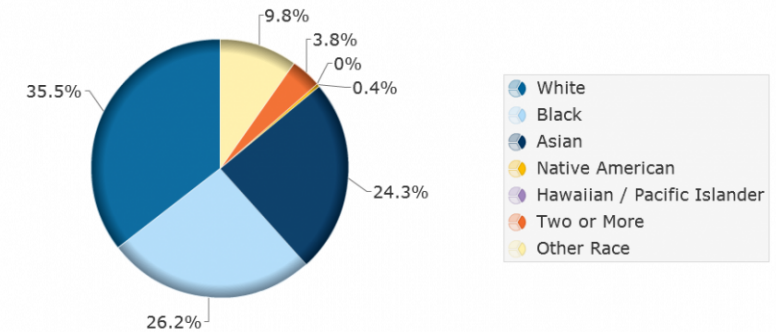


POPULATION	2 MILES	3 MILES	5 MILES
2000 Census	185,252	384,070	1,154,225
2010 Census	196,233	424,823	1,232,015
2016 Projection	221,961	471,195	1,352,548
2021 Projection	235,896	499,101	1,420,511
Growth 2000-2010	5.90%	10.60%	6.70%
Daytime Population	117,826	566,770	2,027,713
INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$99,939	\$133,580	\$129,678
Median Household Income	\$68,042	\$81,182	\$78,799
HOUSEHOLDS	2 MILES	3 MILES	5 MILES
2016 Projection	92,872	206,353	622,334
2021 Projection	98,465	218,274	655,488
HOUSEHOLDS BY TENURE (2016)	2 MILES	3 MILES	5 MILES
Owner Occupied	24,407	57,396	154,343
Renter Occupied	68,465	148,957	467,991
Vacant	4,048	11,168	37,130
Total	96,920	217,521	659,464

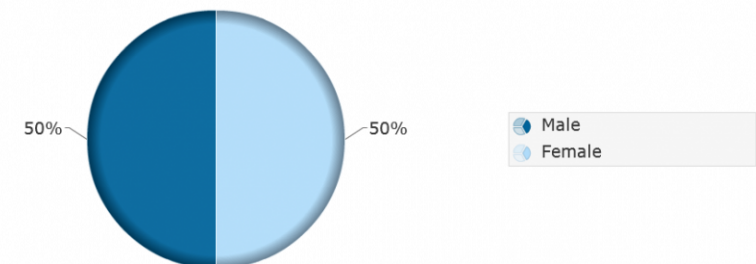
HOUSEHOLDS BY INCOME (2016)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

