

493 Broadway, Bayonne, NJ



Ground Floor: 5,240 SF
2nd Floor: 5,524 SF
Basement: 5,300 SF
Total Area: 16,064 SF
Location Map: [Click here](#)

Asking Rent: Upon Request
Lease Type: NNN
Frontage: 55 FT along Broadway
Parking: 10 spaces
Possession: Immediate

Highlights:

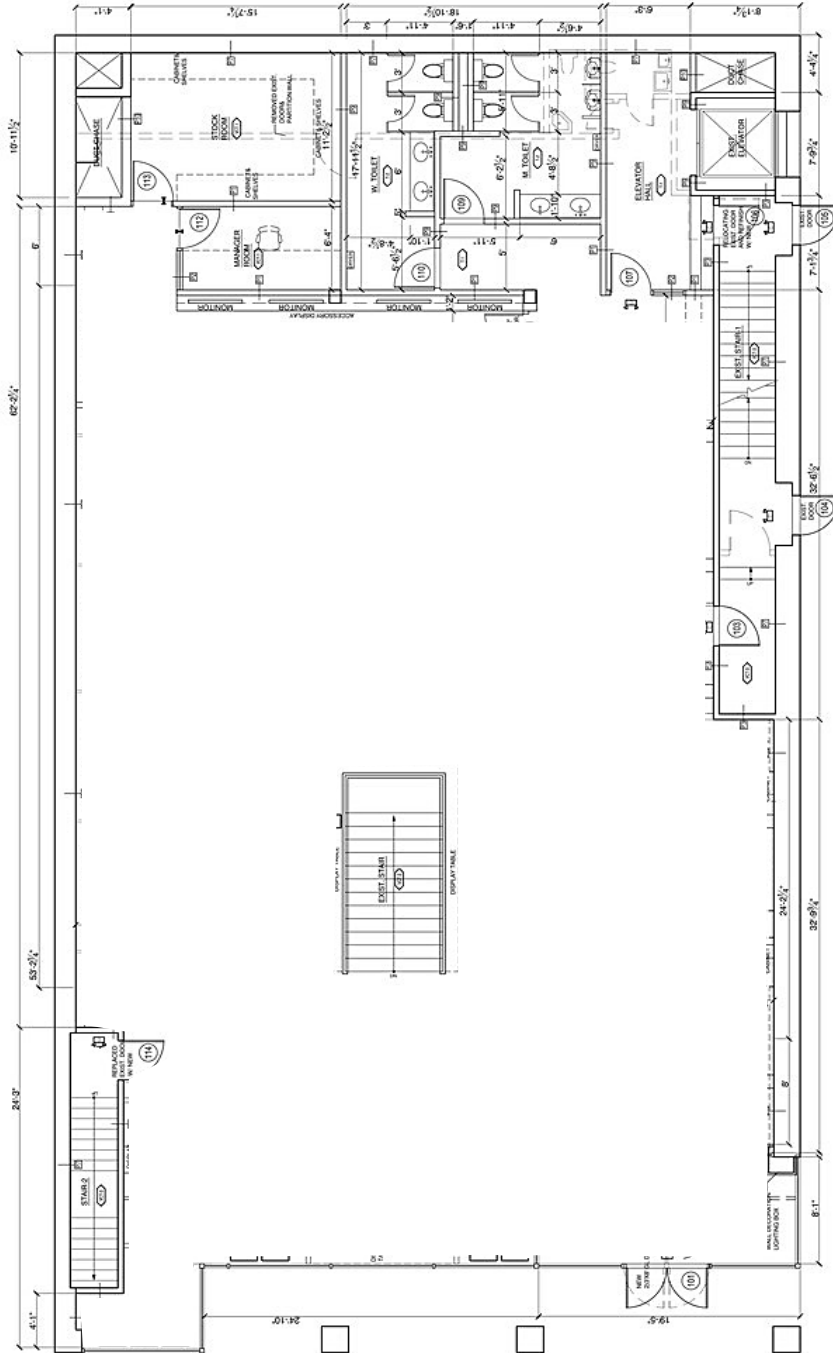
- ✓ Prime **corner** location in the **downtown** area of Bayonne
- ✓ Across from a brand new **RWJ Barnabas** medical center
- ✓ Excellent visibility with **55 feet** of frontage and over **12,000 cars/day**
- ✓ Densely populated area with **512,000** residents within a 5-mile radius

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FLOOR PLAN – 1st Floor



W 23rd Street

Broadway



INTERIOR PHOTOS



Radius	1 mile	3 mile	5 mile
Population			
2010 Population	38,988	168,873	512,275
2023 Population	43,329	180,461	547,393
2028 Population Projection	45,004	186,244	565,442
Annual Growth 2010-2023	0.9%	0.5%	0.5%
Annual Growth 2023-2028	0.8%	0.6%	0.7%
Households			
2010 Households	15,515	62,079	180,401
2023 Households	17,306	66,585	192,706
2028 Household Projection	18,011	68,802	199,193
Annual Growth 2010-2023	1.6%	1.0%	0.8%
Annual Growth 2023-2028	0.8%	0.7%	0.7%
Avg Household Size	2.50	2.70	2.80
Avg Household Vehicles	1.00	1.00	1.00
Housing			
Median Home Value	\$366,917	\$427,341	\$458,959
Median Year Built	1953	1953	1959
Owner Occupied Households	6,531	28,852	82,163
Renter Occupied Households	11,479	39,950	117,029
Household Income			
< \$25,000	3,723	12,614	38,715
\$25,000 - 50,000	3,030	10,879	36,177
\$50,000 - 75,000	2,735	10,353	30,866
\$75,000 - 100,000	2,213	7,287	20,150
\$100,000 - 125,000	2,154	8,317	20,626
\$125,000 - 150,000	893	4,759	13,256
\$150,000 - 200,000	1,207	6,080	16,352
\$200,000+	1,351	6,296	16,564
Avg Household Income	\$88,413	\$97,266	\$91,856
Median Household Income	\$68,557	\$73,724	\$67,257