

# 196 MLK DRIVE, UNIT C3 JERSEY CITY, NJ

## RETAIL SPACE FOR LEASE



### LEASE HIGHLIGHTS

#### PROPERTY & LEASE INFORMATION

Property Address	196 MLK Drive, Jersey City, NJ
Available SF	2,000 SF
Price	\$16 PSF/YR
Lease Type	Modified Gross
Parking Charge	\$50

#### PRIME LOCATION

- **High Walk Score:** With a Walk Score of 88, the area is highly accessible, ensuring a steady flow of potential customers.
- **Excellent Transit Options:** Boasting a Transit Score of 72, the location ensures easy travel via Hudson-Bergen Light Rail's MLK Drive Station and multiple NJ Transit bus lines, providing quick access to downtown Jersey City and New York City.

#### SEIZE THE OPPORTUNITY

- **Prime Retail Exposure:** With nearly 100 feet of frontage on a bustling retail corridor, your business will benefit from high visibility and consistent foot and vehicle traffic.
- **Maximum Visibility & Accessibility:** Positioned at a signalized corner, this location ensures your storefront stands out and attracts potential customers with ease.



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**196 MLK Dr - C3**

