

# 170 MLK DRIVE, JERSEY CITY, NJ

## RETAIL SPACE FOR LEASE

### LEASE HIGHLIGHTS

#### PROPERTY & LEASE INFORMATION

Property Address	170 Monticello Ave, Jersey City, NJ 07306
Block / Lot	16803/75, 76, 77
Available SF	809 SF
Asking Price	\$2,650
Lease Type	Net

#### PRIME LOCATION

- **McGinley Square Setting:** Located in the heart of McGinley Square, a well-established Jersey City neighborhood known for local businesses, residential density, and community activity.
- **High Walk Score — 95/100:** The surrounding district offers abundant nearby amenities, contributing to strong neighborhood engagement and regular local traffic.
- **Strong Street Presence:** Mid-block positioning with excellent visibility and storefront appeal, ideal for attracting consistent neighborhood attention.

#### SEIZE THE OPPORTUNITY

- **Brand New Retail Offering:** Be the first to occupy this newly built 809 SF storefront, delivering a clean, modern space ready for immediate customization.
- **Flexible Layout:** An efficient, open floor plan allows tenants to design a layout that aligns perfectly with retail, professional services, wellness, or medical office use.



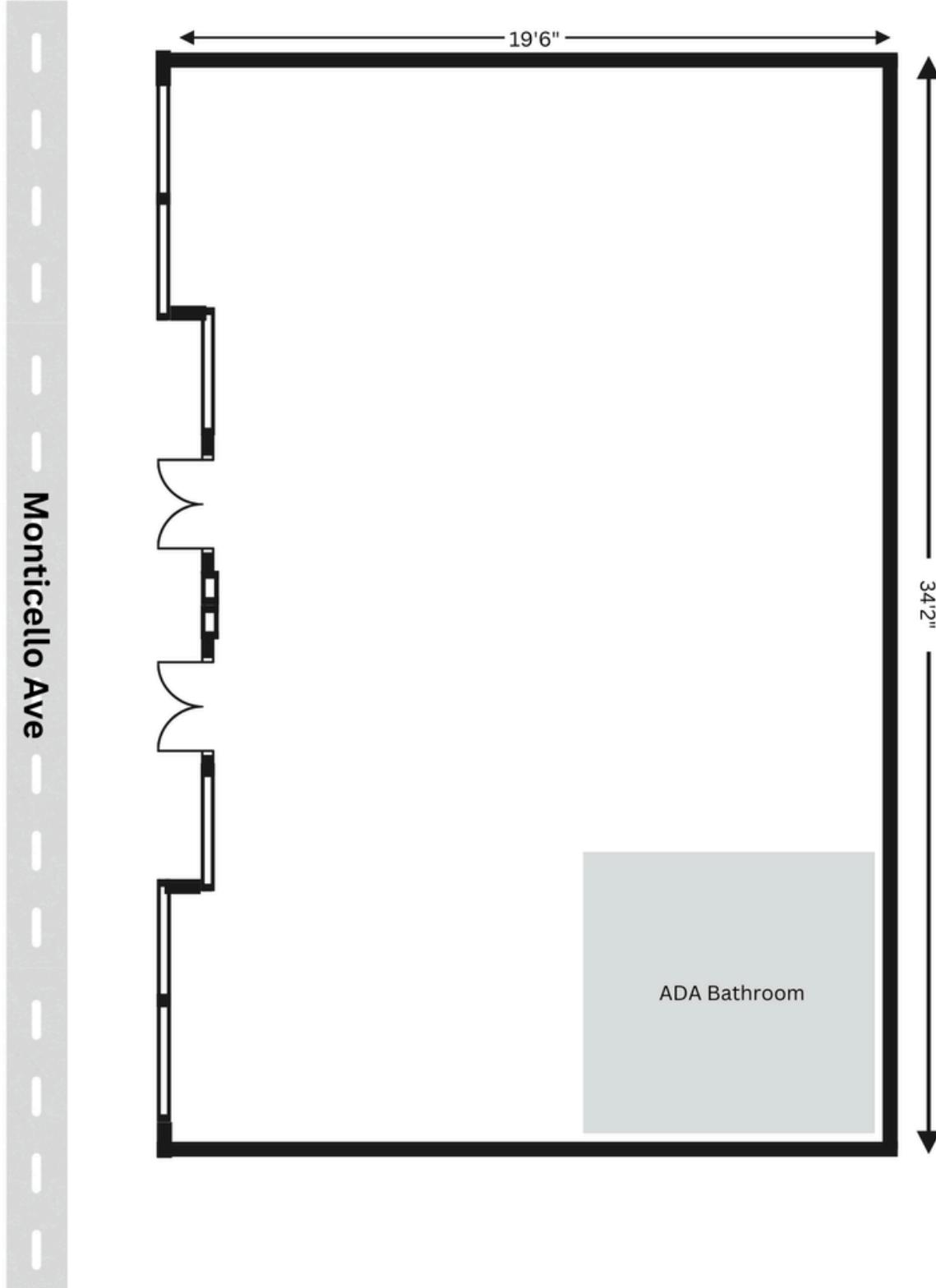
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**170 MONTICELLO AVE**

809 +/- SQ FT



**Disclaimer**

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