



# **MUST SELL, PRICE REDUCED!**

## **A FAMOUS BROADWAY ADDRESS FOR A GOOD DEAL LESS**

**PRIME 5,000 SF RETAIL DEVELOPMENT SITE**  
**474 Broadway, Bayonne, NJ**  
**For Sale or Lease or Build-To-Suit**

For more information  
or to arrange for an  
inspection, please  
contact **Exclusive Broker:**

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### **Property Summary:**

- Corner of Broadway and 22nd Street at traffic signal
- **Best corner location in Downtown Bayonne. former site of Irwins Department Store**
- 50' Frontage on Broadway 110' Frontage on 22nd St.
- Zoned for retail and commercial use
- Can build 5,000 sf of ground floor retail space plus flexibility to build up to 25,000 sf on 5 floors
- Ideal for Bank, Restaurant, or Professional Offices
- 1 mile Population (Est.) 38,051
- 1 mile Average HH Income \$58,553

**474 Broadway, Bayonne, NJ**



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