



Artist Rendering

Jersey City Brand New Mixed-Use Development

Class-A Ground Floor Retail with 456 Luxury Apartments

686-692 Monmouth Street, Jersey City
Hudson County, New Jersey 07310

PROPERTY DESCRIPTION

With construction progressing and slated for completion September 2026, 686-692 Monmouth Street will be a premier residential and retail destination, redefining urban living in one of New Jersey's most vibrant markets. Strategically positioned within Jersey City, this dynamic redevelopment boasts a unique location that blends the energy of Jersey City with the charm and convenience of Hoboken. Just steps south of the Hoboken PATH station and minutes from Route 1, 9 and the NJ Turnpike and the Holland Tunnel, 686-692 Monmouth Street is the perfect balance of accessibility and sophistication. This 13-story redevelopment features 465 luxury apartment residences, and +/- 7,400 square feet of ground-level retail, enriching the community with shopping and dining options. Adjacent revitalized Coles Park, residents and shoppers will enjoy direct access to serene green spaces, creating a harmonious blend of urban excitement and outdoor tranquility.

AVAILABLE RETAIL

+/-7,400 SF (21' clear to underside of 2nd Floor Deck)

STATUS OF PREMISES

Under Construction

POSSESSION

Projected September 2026

RENTAL RATES

Upon request, subject to use and creditworthiness

ZONING

General Retail and Commercial

PARKING

On-site and street parking



Visit Our Website: WWW.SilbertRealEstate.com

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE RETAIL LEASING AGENT

Brian S. Silbert
President & CEO

908.604.6900

info@silbertrealestate.com

David Greenman
Sr. VP Retail Services

908.604.6900 Ext. 106

dgreenman@silbertrealestate.com

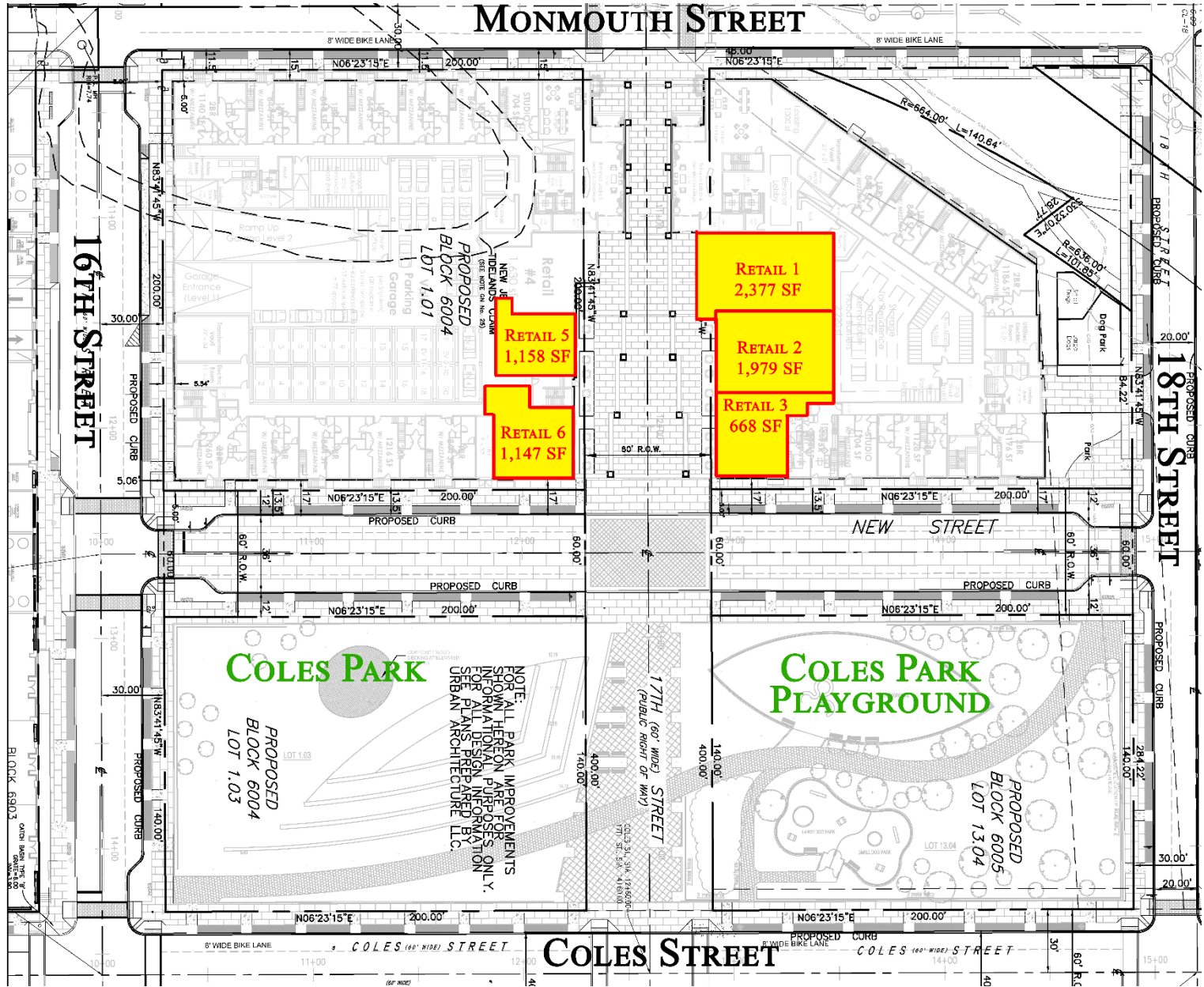
SILBERT

REALTY & MANAGEMENT COMPANY, INC.

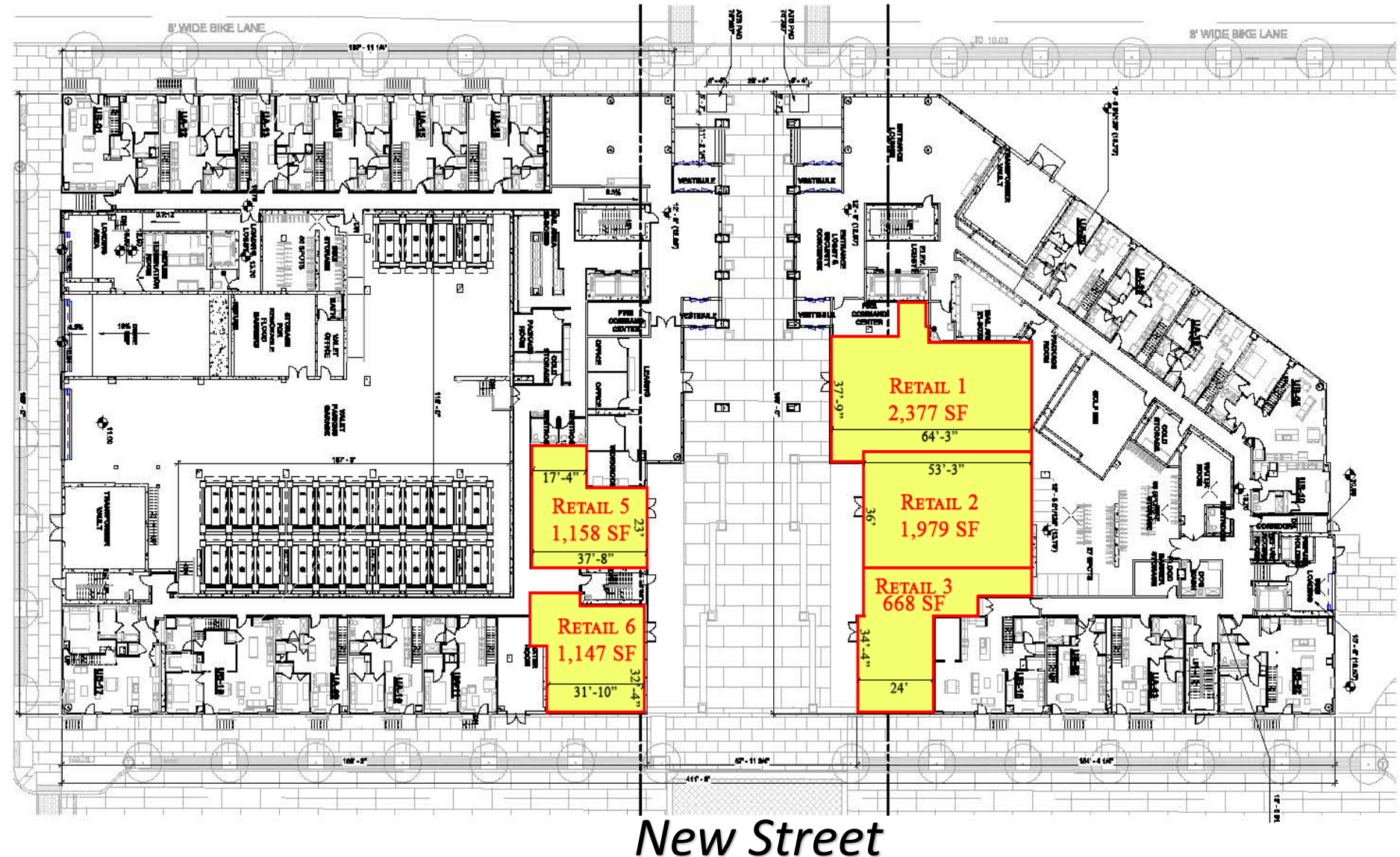
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner. As applicable, Silbert Realty & Management make no representation as to the condition of the property (or properties marketed) in question.

MONMOUTH STREET



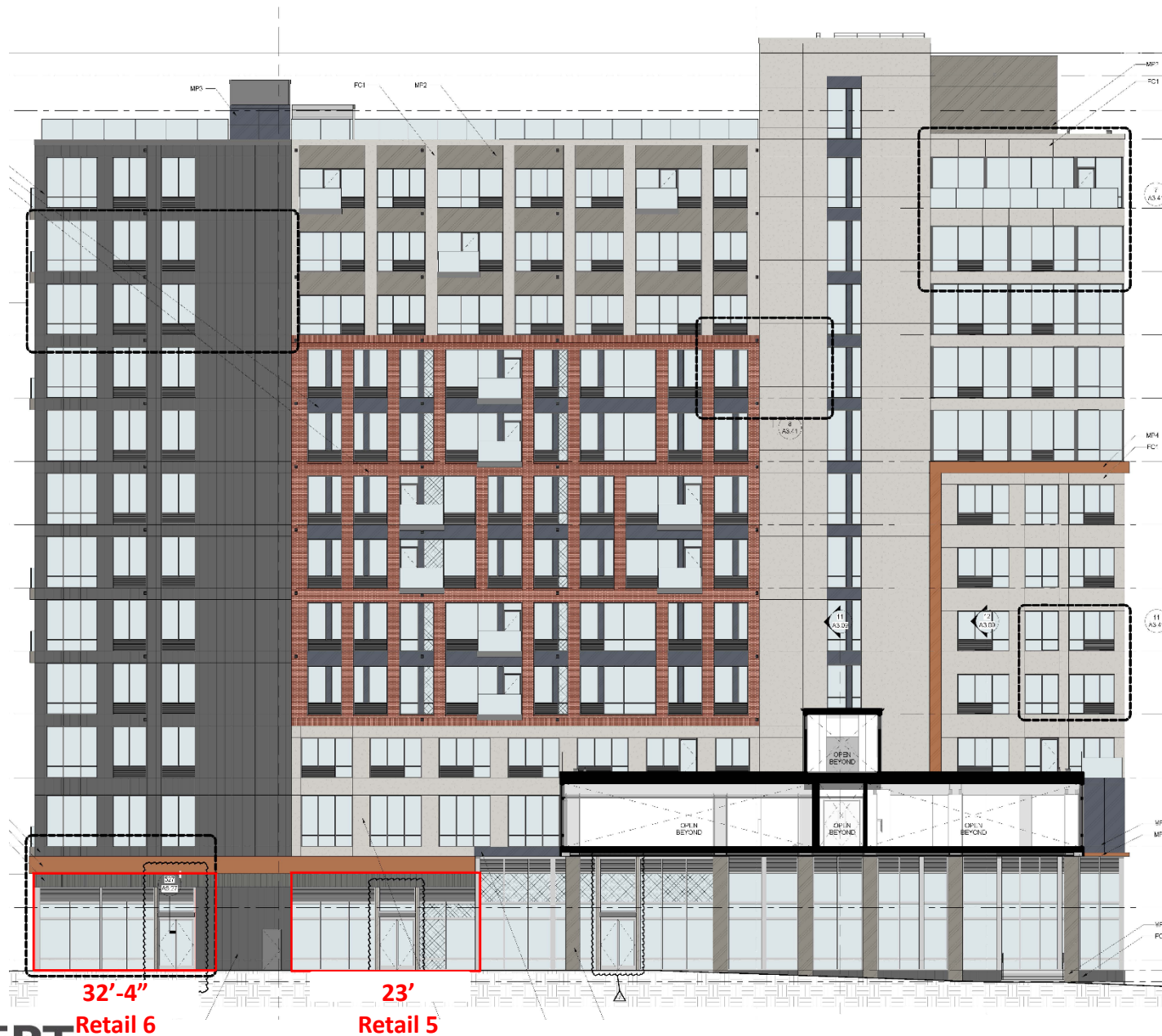
FIRST FLOOR LEASING PLAN



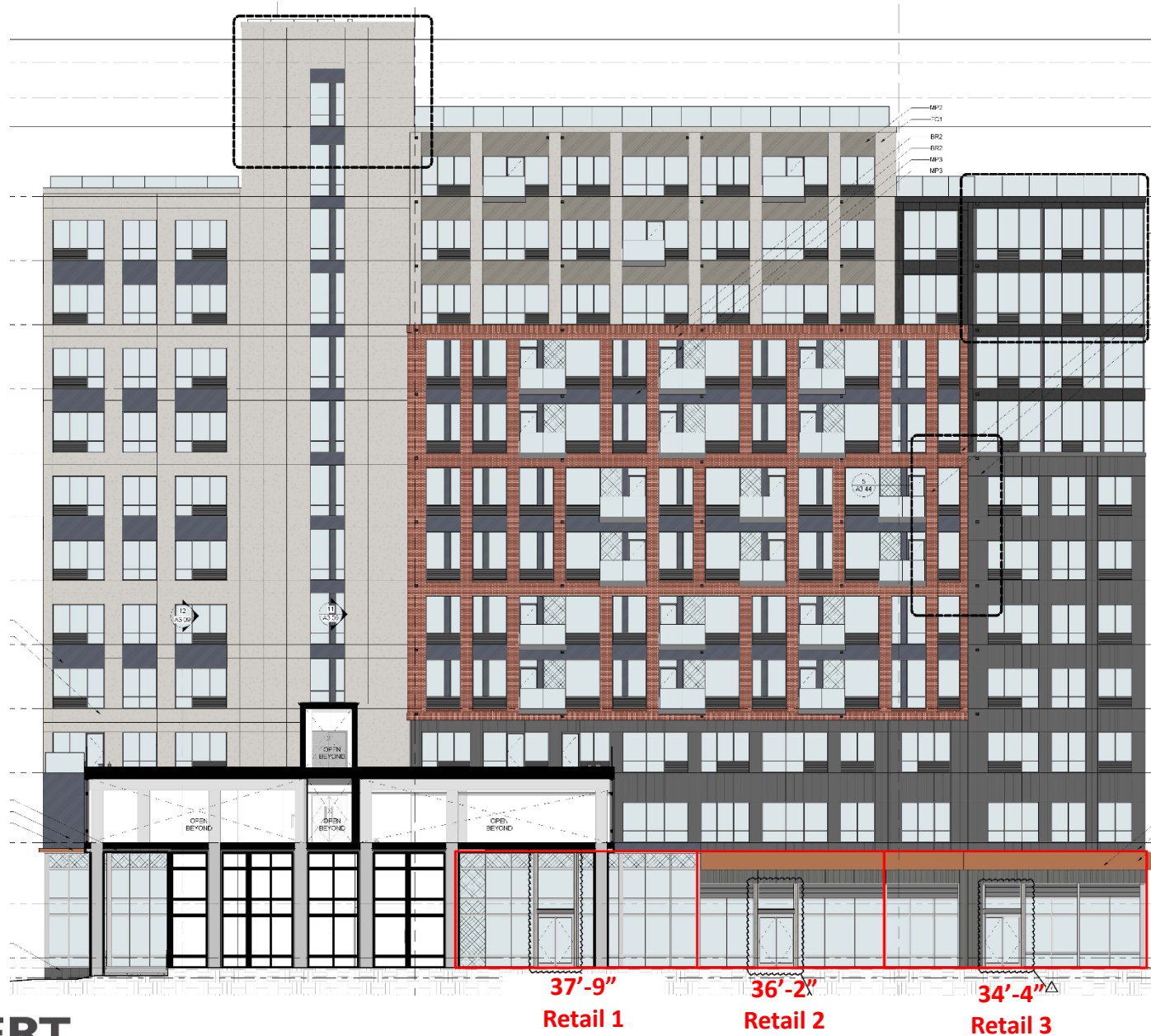
NEW STREET ELEVATION



SOUTHERN COURTYARD ELEVATION



NORTHERN COURTYARD ELEVATION



IMMEDIATE TRADE AREA AERIAL



AREA DEMOGRAPHICS

.5 Mile Radius

Population	20,553
Median HH Income	\$209,981
Average HH Income	\$144,726
Median Age	33.3
Total Households	9,078
Daytime Population	9,456

1 Mile Radius

Population	112,097
Median HH Income	\$186,572
Average HH Income	\$106,352
Median Age	33.0
Total Households	53,054
Daytime Population	70,270

1.5 Mile Radius

Population	224,081
Median HH Income	\$182,000
Average HH Income	\$132,474
Median Age	33.3
Total Households	102,546
Daytime Population	144,469

