

HOBOKEN HOUSE

235-237
Washington Street
Hoboken, New Jersey 07030

RETAIL, MEDICAL & RESTAURANT FOR

Brand new construction located along Hoboken's main shopping street surrounded by many national retailers!

Rare frontage on 3 sides!



Street View



Street View



RETAIL

EXTRAORDINARY RETAIL OPPORTUNITY

- Hoboken House is a state-of-the-art 5-story, 18 unit residential development on Hoboken's busy Washington Street with 4,870 square feet of ground floor retail with 3 sides of expansive frontage and operational basement space.
- Located in the heart of downtown Hoboken, with a living population of 60,000 residents and a median age of 34, ranking it one of the most populous cities in New Jersey.
- Situated on a high exposure signalized corner, this space sits directly across from McDonald's, Nike and Bluemercury and is among many national tenants within a 1 block radius that consists of Starbucks, Chipotle, Lululemon, Sephora,
- Less than 5 minute walk from Hoboken PATH Station
- Residential pipeline of +/- 15,000 rental units are currently planned or in development in the neighborhood.
- Ideally set up for retail, medical or restaurant uses.
- Ample basement space available with private elevator that can be utilized for additional retail space or break room space etc.



Location:

East block 3rd and 4th Streets along Washington Street

Frontage:

Frontage on 3 sides!
Washington, 3rd Street & Court Street
50' On Washington, 100' on 3rd & 75' on Court Street

Ceiling Height:

10 FT

Basement Ceiling Height

10 FT

Loading:

Rear of Building on Court Street

Venting:

Yes

Possession:

Winter 2023

Delivery Conditions:

Vanilla Box

Term:

Negotiable

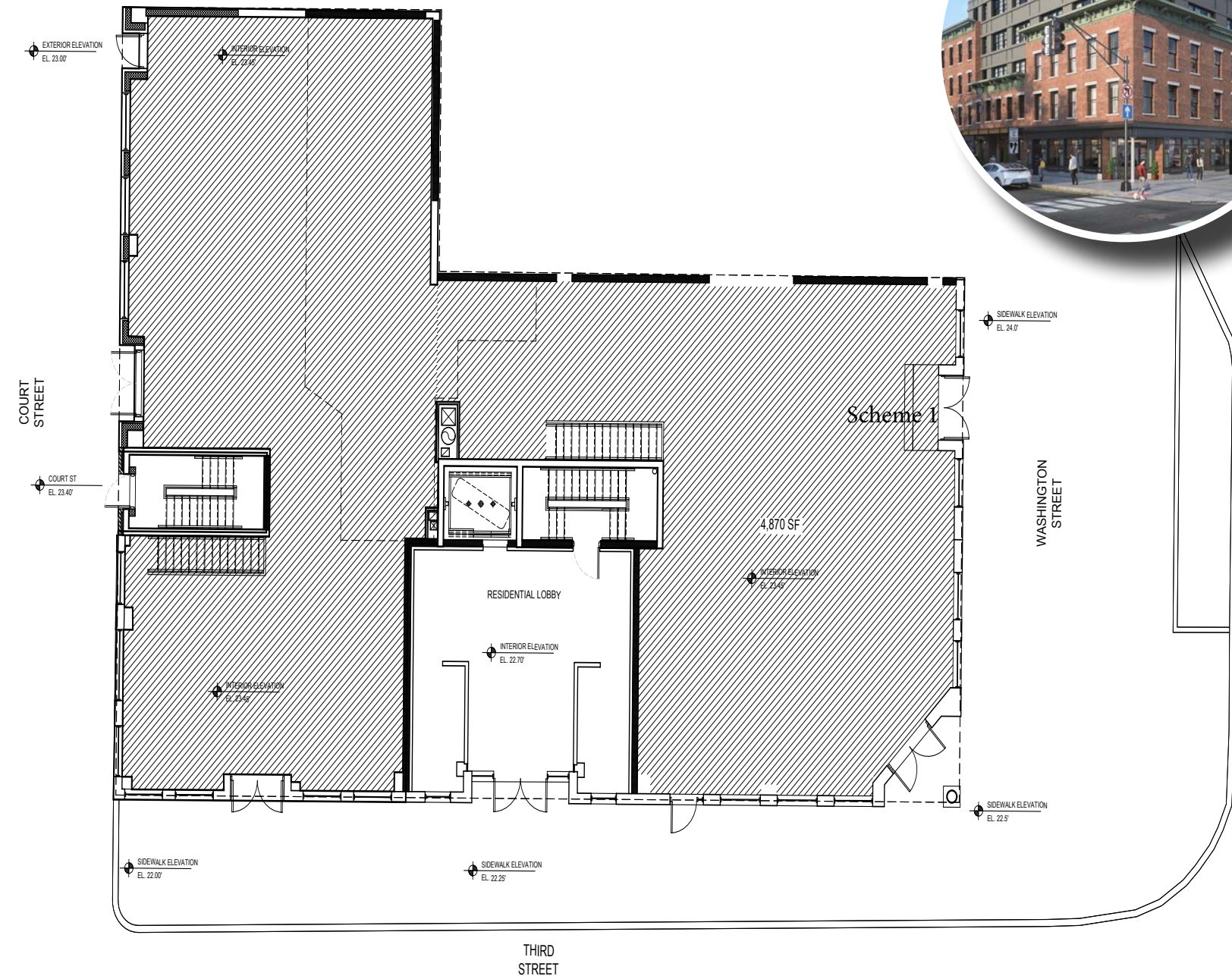
Lease Type:

NNN

Leasing Rate:

Upon Request

Scheme 1 - 4870 SF w/ Basement



Vibrant and lively, Washington Street's unique sense of place is defined by its seemingly endless row of historic storefronts pressed against the edge of sidewalks; cross street intersections affording views of the Hudson River and New York City skyline; concentration of popular restaurants, lounges, shops, and boutiques; and connections to the Hoboken waterfront.

NEIGHBORHOOD

- Hoboken is one of the most popular cities in New Jersey attracting young professionals who work in NYC and Northern New Jersey
- Hoboken is ranked by many as the best place to live in the state and is commonly referred to as the sixth borough of NYC
- Hoboken is home to Stevens Institute of Technology and headquarters for Pearson Education
- Unbeatable demographics with nearly 1.9 million people within 5 miles and an average household income of over \$172,000 annually within 1 mile



HOBOKEN AERIAL



DEMOGRAPHICS

.25 MILE RADIUS		.5 MILE RADIUS		1 MILE RADIUS	
POPULATION	5,592	POPULATION	19,820	POPULATION	78,719
HOUSEHOLDS	2,956	HOUSEHOLDS	10,181	HOUSEHOLDS	38,889
MEDIAN AGE	34.6	MEDIAN AGE	34.6	MEDIAN AGE	34.4
COLLEGE GRADUATES (Bachelor's+)	80.30%	COLLEGE GRADUATES (Bachelor's+)	77.5%	COLLEGE GRADUATES (Bachelor's+)	78.50%
TOTAL BUSINESSES	553	TOTAL BUSINESSES	1,369	TOTAL BUSINESSES	3,023
TOTAL EMPLOYEES	5,755	TOTAL EMPLOYEES	13,716	TOTAL EMPLOYEES	36,401
TOTAL DAYTIME POPULATION	7,363	TOTAL DAYTIME POPULATION	19,751	TOTAL DAYTIME POPULATION	58,025
AVERAGE HOUSEHOLD INCOME	\$176,316	AVERAGE HOUSEHOLD INCOME	\$171,490	AVERAGE HOUSEHOLD INCOME	\$174,002

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	LAST MEASURED
Washington Street	Third Street	12,602	2022
Third Street	Washington Street	4,392	2022
Second Street	Washington Street	4,472	2022
Third Street	Hudson Street	6,391	2022

YTD Avg. Daily Count	11,096
YTD Weekend Count	3,292,537
YTD Saturday Count	1,974,372
YTD Sunday Count	1,524,352
YTD Holiday Count	382,264
YTD Grand Total	4,049,029

PATH RIDERSHIP REPORT

Hoboken - 2022 Year to Date



CONTACT

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Your Future Neighbors Include!





THE FUTURE IS URBAN

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