

## RETAIL FOR LEASE



312 Washington Street, Hoboken, NJ 07030



**KW COMMERCIAL NYC**

212.838.3700

1155 Avenue of the Americas  
New York, NY 10036

**JASON TREMBICKI**

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jtrembicki@kwcommercial.com



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## OFFERING SUMMARY

STREET LEVEL	1,650 SF
LOWER LEVEL	1,700 SF
LEASE RATE:	\$120.00 SF/YR (NNN)
FRONTAGE	21' (entry width- 17'5")
POSSESSION	5/1/20
USE	No Venting/Food

## PROPERTY OVERVIEW

KW Commercial is pleased to bring 1,650 square feet of prime retail space located between Panera Bread & Starbucks Coffee in Hoboken. 3rd & Washington offers a rare exposure opportunity, as it has become a destination block for food, apparel & cosmetics. Neighboring Tenants include: Starbucks, Panera Bread, Lululemon, Sephora, Athleta, Francesca's, Mamoun's and others.

## PROPERTY HIGHLIGHTS

- Ceiling Height: 9'4" - 13'
- 4 Ton Combo HVAC Unit (installed in 2016)
- Power: 150 amps
- 1700 Sq Ft Basement with 7'8" Ceiling Height
- 6 blocks away from the Path Station to NYC, Ferry Terminal & Pier A Park

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## BIRD'S EYE VIEW

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## NEIGHBORING RETAIL



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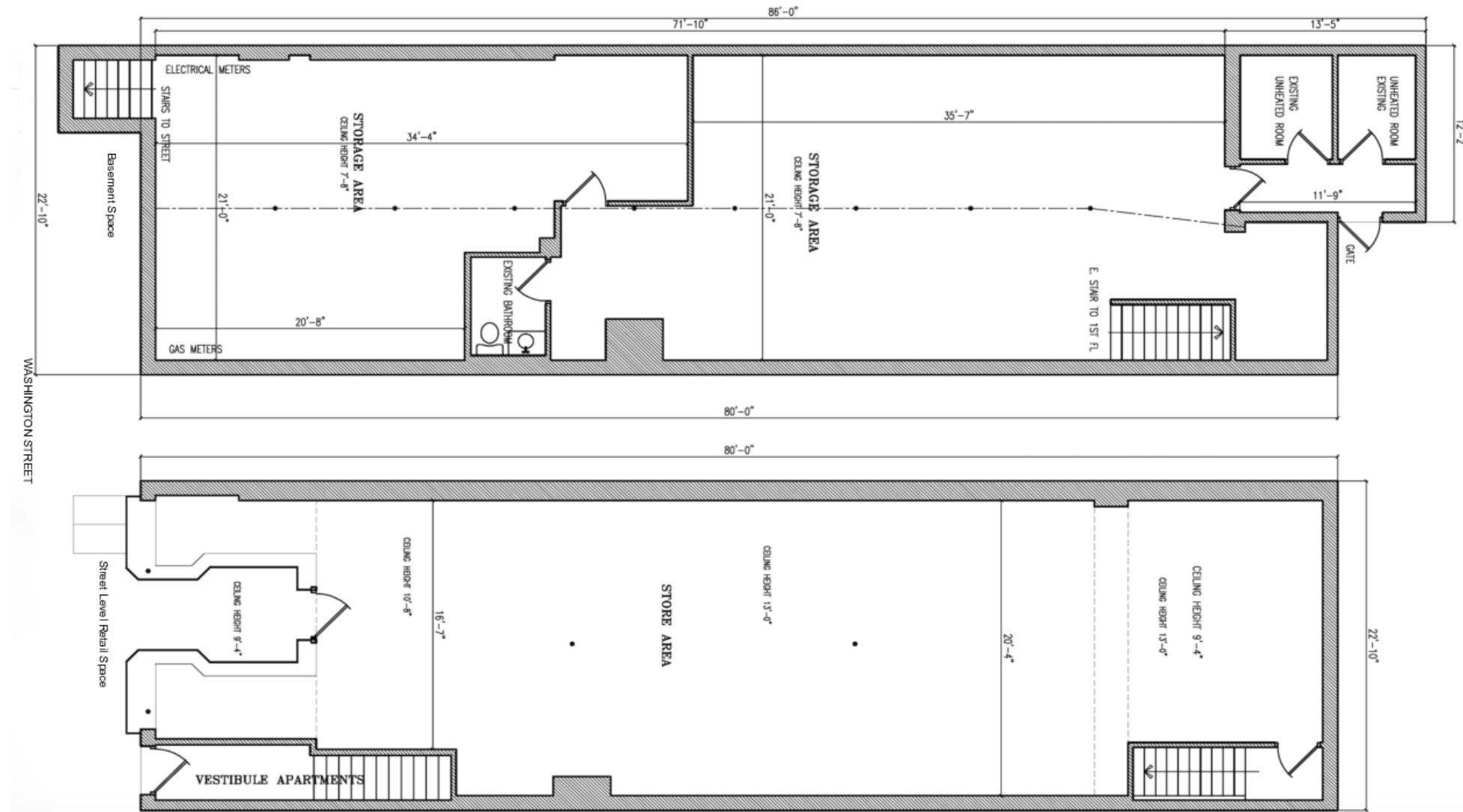


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# FLOOR PLANS - BASEMENT | GROUND FLOOR

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**CROWN STONE**  
INVESTMENT PROPERTY

**JASON TREMBICKI**

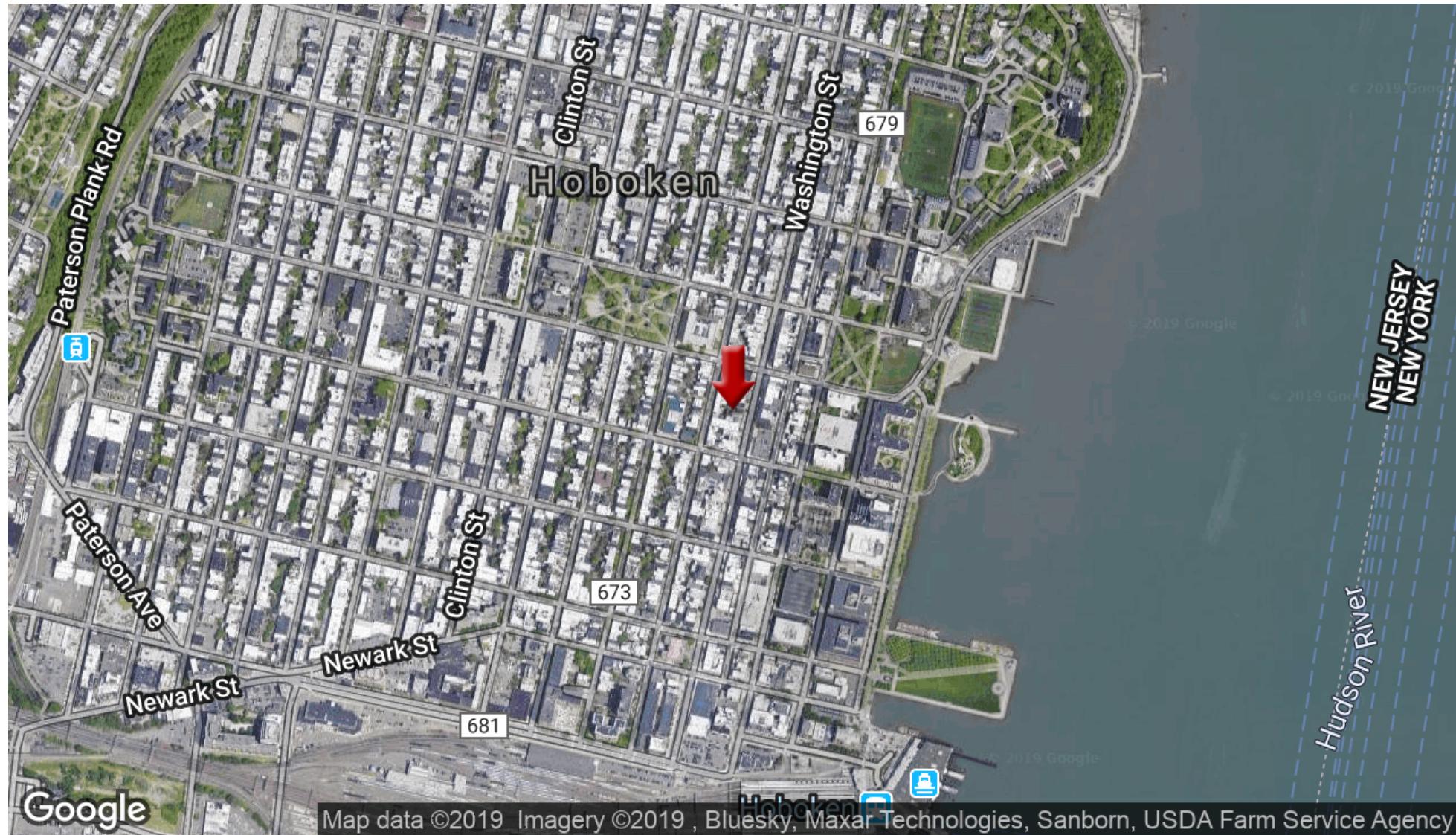
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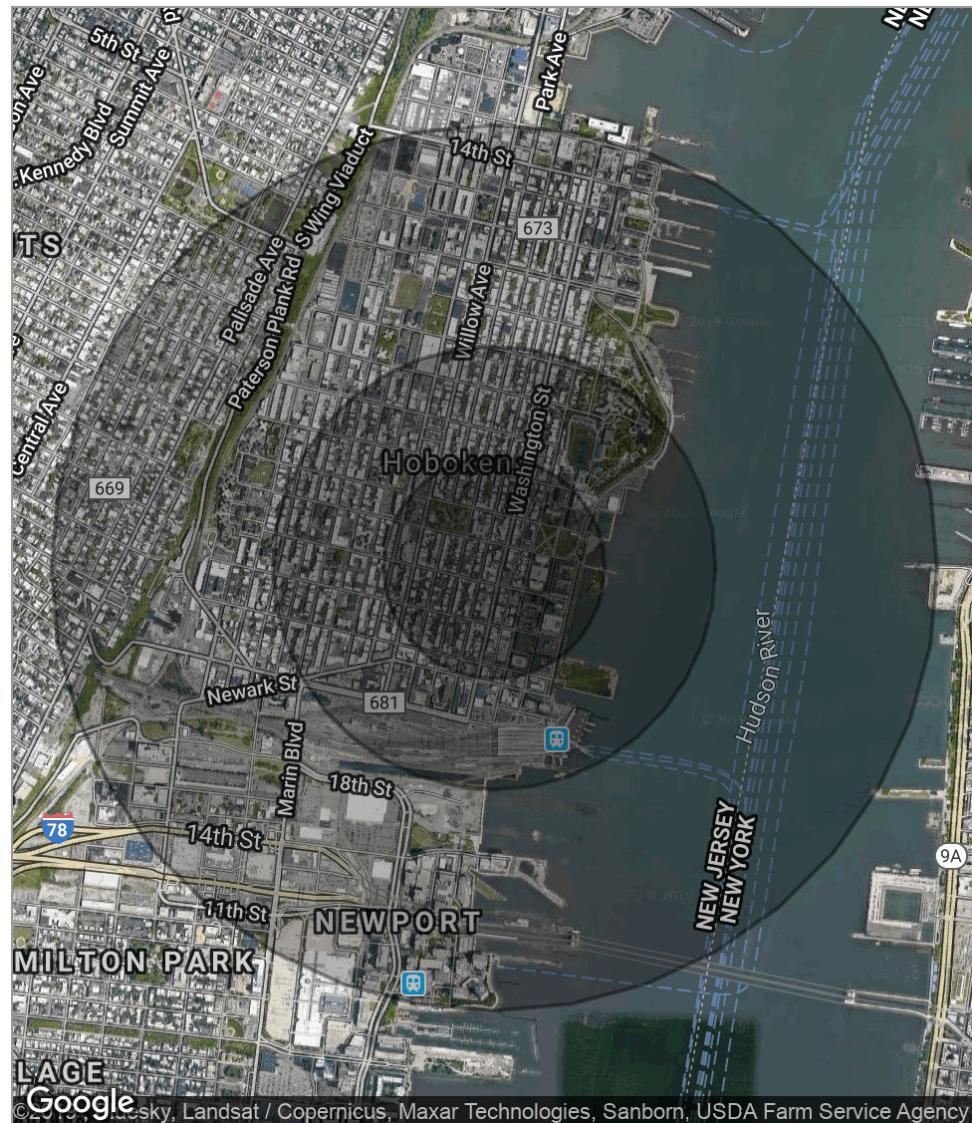
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## DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,448	26,193	73,828
Median Age	30.2	30.8	31.1
Median Age (Male)	29.9	30.9	31.2
Median Age (Female)	31.0	31.0	31.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,145	13,048	35,407
# Of Persons Per HH	2.0	2.0	2.1
Average HH Income	\$118,199	\$120,620	\$129,961
Average House Value	\$682,510	\$632,487	\$688,805

\* Demographic data derived from 2010 US Census

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#### PRESENTED BY:

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