

FOR SALE

Retail Condo Unit

87 Jefferson Street, Hoboken NJ



PURCHASE PRICE: \$560,000

UNIT SIZE: 748 SF

FLOOR: Ground Level

YEAR BUILT: 2025

FRONTAGE: 12 Feet

CEILING HEIGHTS: 10 Feet

BLOCK & LOT: 18 & 17

ZONING: R-3

INVESTMENT HIGHLIGHTS:

- Prime location in the heart of Hoboken
- New construction
- Walking distance to **PATH** and **NJ Transit** stations
- Excellent visibility with direct street frontage
- Excellent demographics (**105,800** residents & **\$149,000** average household income within a 1-mile radius)

FOR MORE DETAILS CONTACT:

Michael Plesnitzer

mplesnitzer@excedore.com

516.242.4749

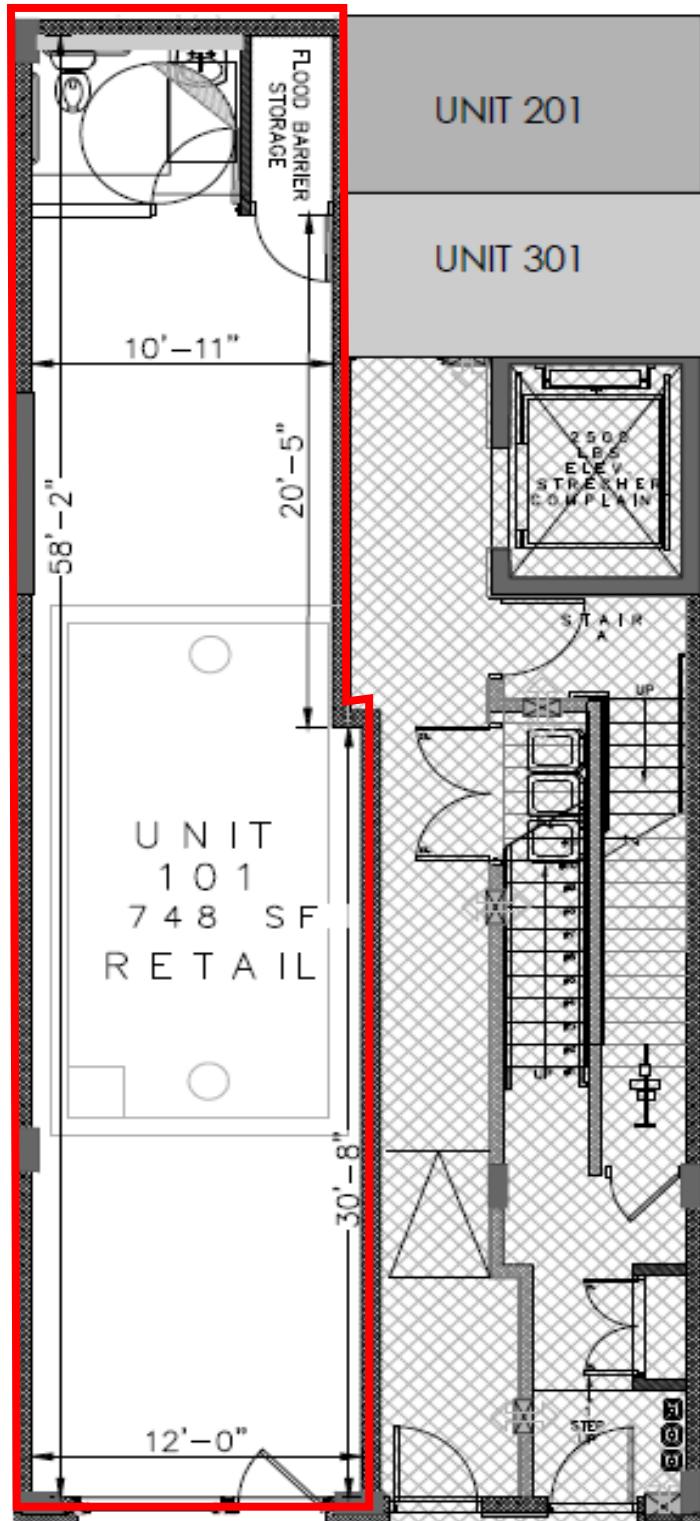
Konrad Konik

kkonik@excedore.com

347.735.9779



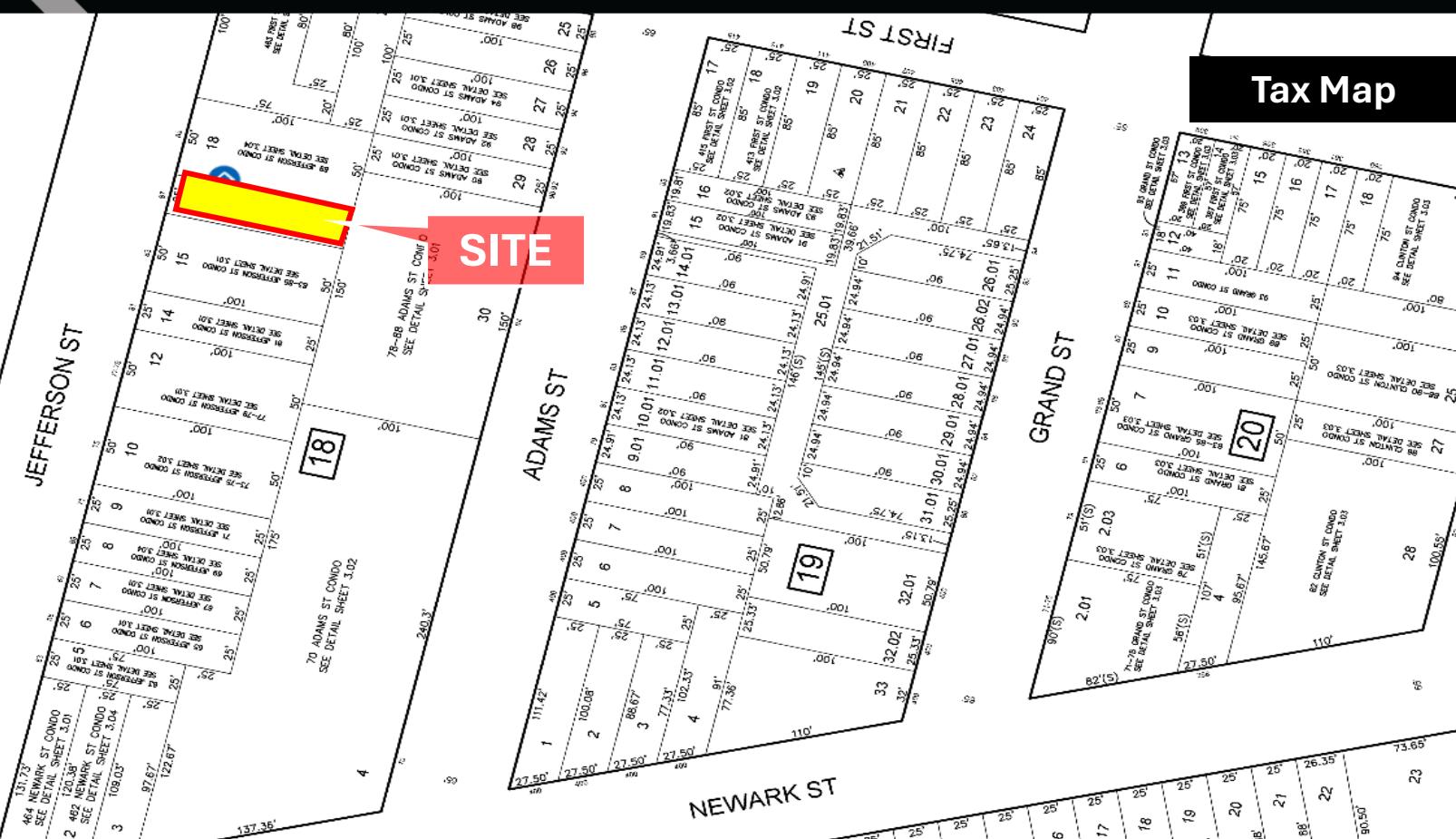
FLOOR PLAN



FIRST FLOOR: UNIT 101

SCALE: 1/8"=1'-0"

TAX & ZONING MAPS



Zoning Map



INTERIOR PHOTOS

EXCEDO
COMMERCIAL REAL ESTATE



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	105,855	775,740	1,760,572	6,736,262	1,309,050
5 Yr Growth	-2.3%	-4.8%	-5.4%	-5.7%	5.6%
Median Age	35	37	38	38	38
5 Yr Forecast	37	39	40	40	40
White / Black / Hispanic	47% / 7% / 24%	46% / 9% / 24%	50% / 9% / 24%	35% / 20% / 31%	44% / 10% / 27%
5 Yr Forecast	47% / 7% / 25%	46% / 9% / 25%	50% / 9% / 24%	35% / 20% / 31%	44% / 10% / 27%
Employment	41,392	1,090,885	2,165,606	3,698,147	746,599
Buying Power	\$5.6B	\$38.5B	\$86.2B	\$194.7B	\$66.8B
5 Yr Growth	-4.4%	-8.3%	-9.4%	-8.4%	5.9%
College Graduates	66.2%	62.5%	61.8%	41.2%	65.1%
Household					
Households	46,786	363,243	826,585	2,668,274	605,195
5 Yr Growth	-2.8%	-5.2%	-5.8%	-6.0%	6.0%
Median Household Income	\$119,432	\$105,863	\$104,310	\$72,974	\$110,444
5 Yr Forecast	\$117,456	\$102,384	\$100,323	\$71,129	\$110,358
Average Household Income	\$149,243	\$139,968	\$138,750	\$105,801	\$146,143
5 Yr Forecast	\$147,095	\$136,423	\$134,722	\$103,731	\$146,095
% High Income (>\$75K)	67%	61%	61%	49%	62%
Housing					
Median Home Value	\$721,139	\$821,385	\$877,261	\$716,467	\$830,911
Median Year Built	1976	1960	1960	1952	1962
Owner / Renter Occupied	26% / 74%	24% / 76%	26% / 74%	26% / 74%	24% / 76%