

# 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:

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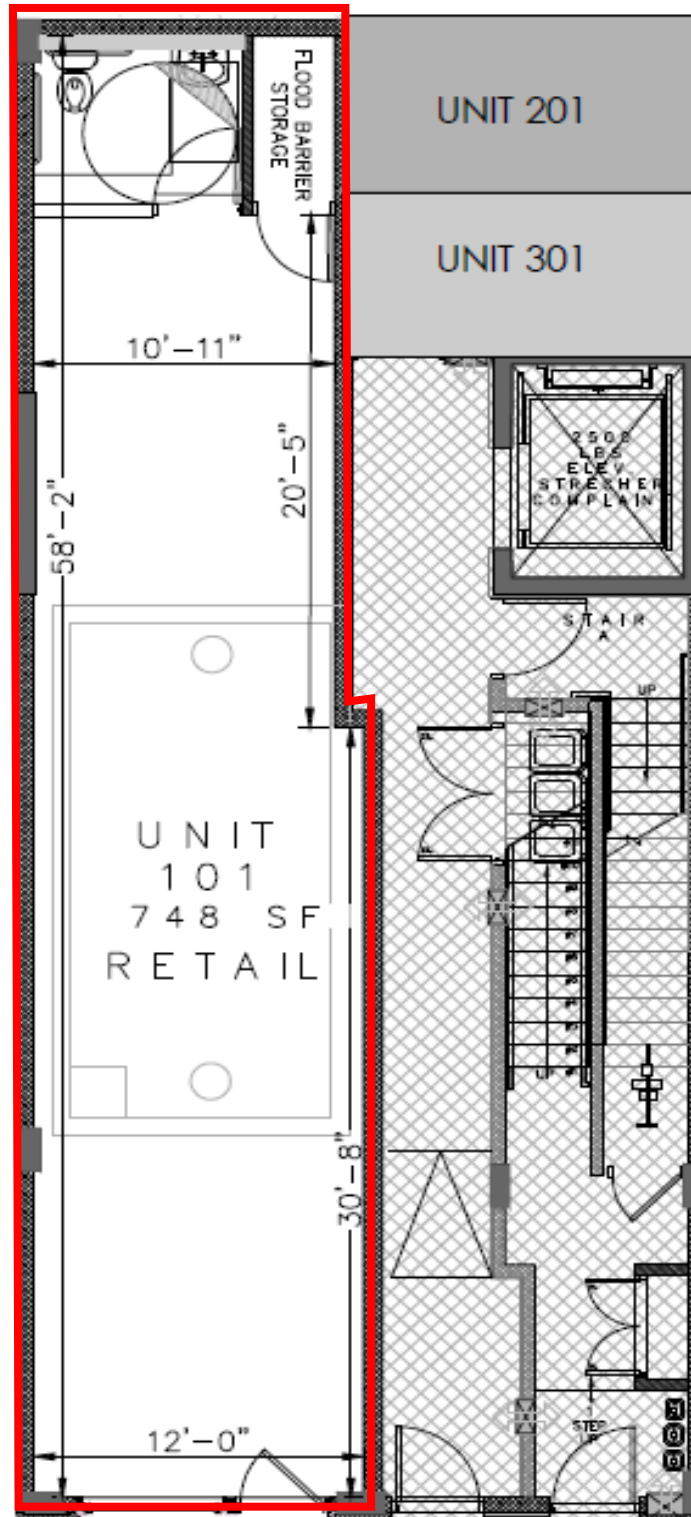
347.735.9779



KW Commercial | 237 Lorraine Ave, Montclair, NJ 07043 | 973.783.7400 | Licensed Real Estate Broker This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# FLOOR PLAN

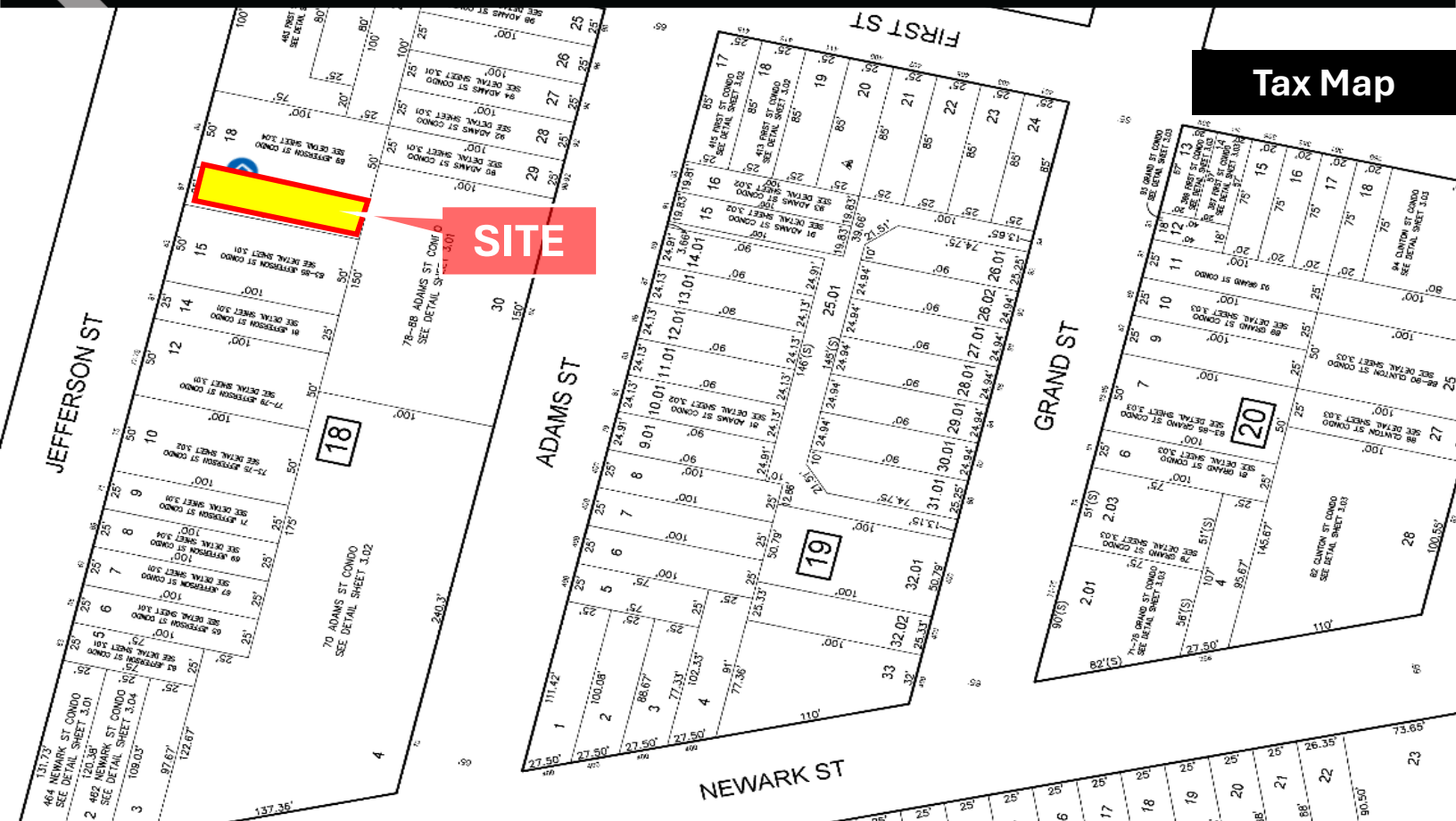


**FIRST FLOOR: UNIT 101**

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



# TAX & ZONING MAPS



Tax Map



Zoning Map



# INTERIOR PHOTOS

**EXCEDO**  
COMMERCIAL REAL ESTATE





# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
<b>Population</b>					
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	\$404.7B	\$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%
<b>Household</b>					
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%
<b>Housing</b>					
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%