



Multi Tenant Mixed Use Building

239-243 Main St. Hackensack NJ 07601

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OFFERING HIGHLIGHTS



- **Multi Tenant Building**
- **Value Add Opportunity**
- **Immediate Lease Up Opportunity Across Multiple Vacant Spaces**
- **Ability to Increase Rents Through Repositioning of Existing Office Suites**
- **Diversified Income Stream with Both Retail and Office Components**
- **Established Tenant Base Providing Stable In Place Income**
- **Value Creation Through Active Management and Operational Improvements**
- **Prominent Main Street location in Downtown Hackensack**
- **Mixed-Use Asset Retail + Office**
- **B-2 Zoning Allows for Numerous Uses**
- **Strong Existing Tenant Base with Leasing Upside**
- **Ground Floor Retail Presence with High Visibility**
- **On-Site Parking Rare for Downtown Location**
- **Located Within Active Redevelopment Area**

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PROPERTY DESCRIPTION

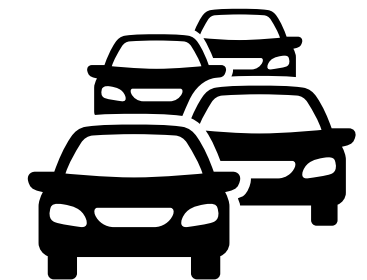
- Rentable sq./ft.-33,500
- Parcel 0.37 AC
- Block-316
- Lot-32.01
- Year built EST 1930s
- Tenat(s)-Multiple
- Stories-6
- Major Electrical Upgrades
- Plumbing Upgrades
- HVAC Upgrades
- 3,000 Amps
- 40 Parking Spaces



Built Est. 1930s



40 Spaces

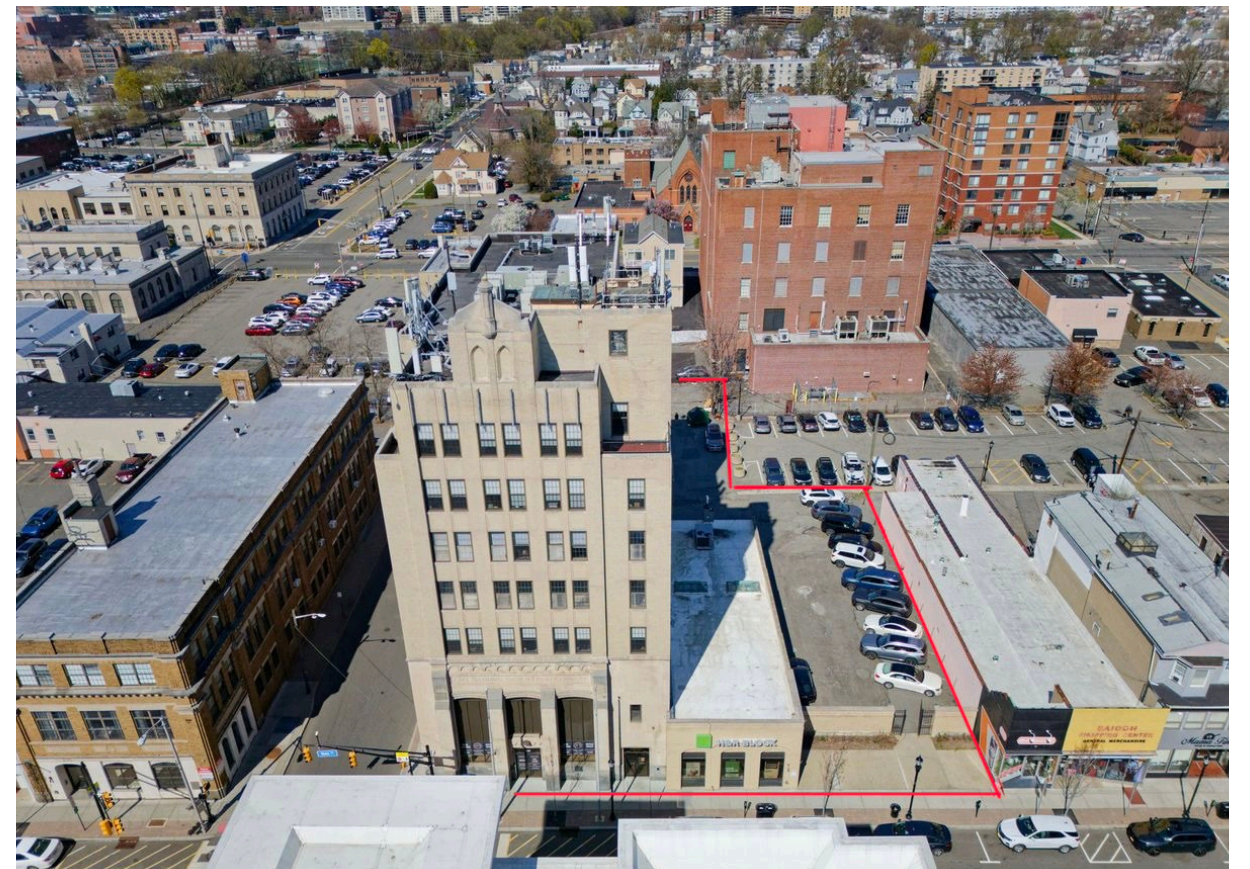


Main Street Corridor: High daily traffic counts Strong visibility and accessibility from major roadways

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PROPERTY OUTLINE



**239-243 Main St.
Hackensack NJ**

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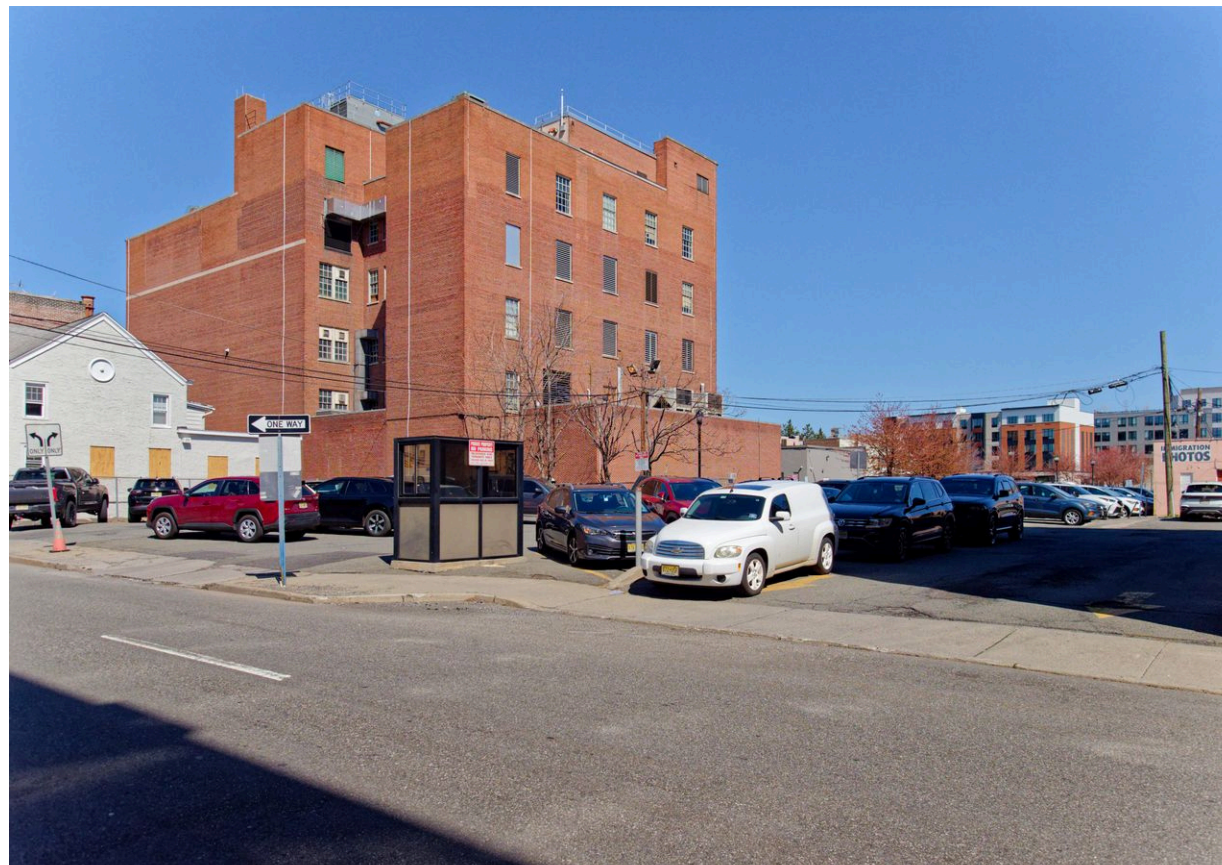
INTERIOR PICTURES



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EXTERIOR PICTURES



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CONCEPTUAL RENDERINGS RETAIL



Conceptual Rendering



Conceptual Rendering



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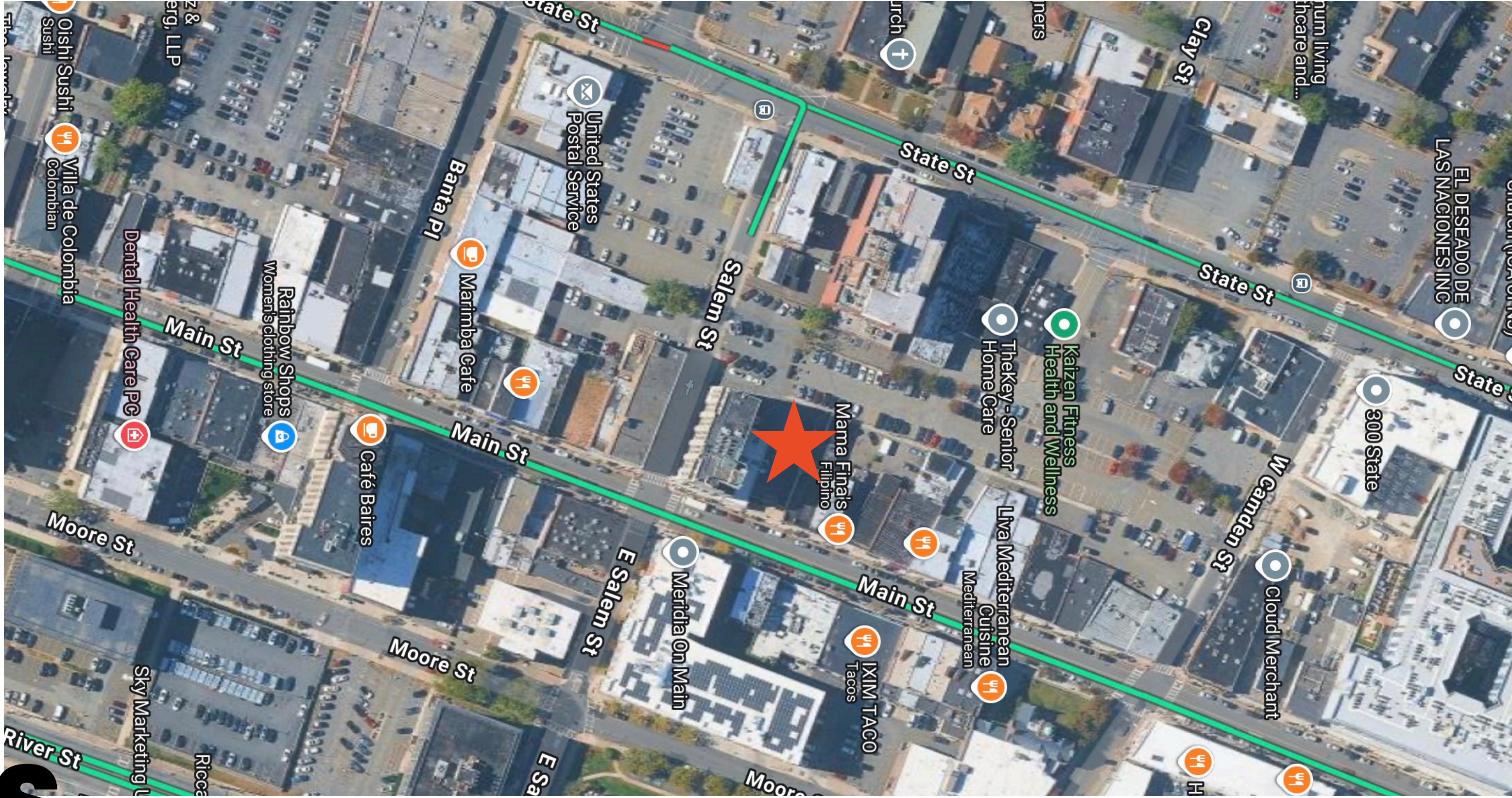
CONCEPTUAL RENDERINGS OFFICE



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AERIAL VIEW



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NEARBY SALES COMPARABLES



Address	Name	Rating	Yr Blt/Renov	Type	Size	Dist (mi)	Sale Date	Sale Price	Price/SF
1086 Teaneck Rd		★★★★★	1984	Office	64,000 SF	2.02	Jun 2024	\$9,000,000	\$140.63
130 Main St	Harwood & Lloyd	★★★★★	1920/1981	Office	22,400 SF	0.27	Aug 2024	\$6,100,000	\$272.32
2532 Grand Concourse		★★★★★	1971	Office	55,000 SF	7.81	Jan 2025	\$8,000,000	\$145.45
45 N Broad St	Lincoln Building	★★★★★	1930/2016	Office	22,500 SF	7.72	Jan 2025	\$8,400,000	\$373.33
30 W Century Rd	Paramus Medical Center	★★★★★	1979	Office	33,755 SF	3.47	May 2025	\$12,400,000	\$367.35
285 Grand Ave	Patriot Centre	★★★★★	1985	Office	21,000 SF	3.39	Jul 2025	\$4,125,000	\$196.43
579 Franklin Tpke		★★★★★	1979	Office	19,848 SF	7.71	Sep 2025	\$2,350,000	\$118.40
351 Evelyn St	H&H Properties	★★★★★	1980/2023	Office	17,038 SF	4.32	Sep 2025	\$4,000,000	\$234.77
2162-2172 Third Ave		★★★★★	1930	Office	29,607 SF	8.04	Dec 2025	\$15,000,000	\$506.64
400 Old Hook Rd		★★★★★	1987	Office	33,999 SF	6.92	Feb 2026	\$4,350,000	\$127.94
155 Polifly Rd	Polifly Plaza	★★★★★	1988/2004	Office	46,002 SF	1.11	Mar 2026	\$10,500,000	\$228.25
512 W 181st St		★★★★★	1900	Office	25,400 SF	6.32	Mar 2026	\$6,500,000	\$255.91
2218 Jerome Ave		★★★★★	2025	Office	29,600 SF	7.47	Dec 2025	\$8,912,500	\$301.10

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DEMOGRAPHICS

Hackensack serves as a central commercial hub within Bergen County, supported by strong population density, above average household incomes, and a steady daytime workforce driven by healthcare, legal, and professional services sectors supporting long-term demand for both retail and office uses.

Population

1 Mile: ~25,000
3 Mile: ~150,000
5 Mile: ~380,000

Average Household Income

1 Mile: ~\$95,000
3 Mile: ~\$115,000
5 Mile: ~\$125,000

Daytime Population

1 Mile: ~35,000+

Driven by:

Hackensack University Medical Center
County offices
Professional and medical users

Traffic Counts

Main Street Corridor: High daily traffic counts,
strong visibility and accessibility from major roadways

Growth & Development

Ongoing residential development throughout Downtown Hackensack
Continued investment in mixed-use projects
Increasing demand for retail, office, and service-based tenants

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