



460 SF
Available

RETAIL/OFFICE SPACE

303 FIRST STREET

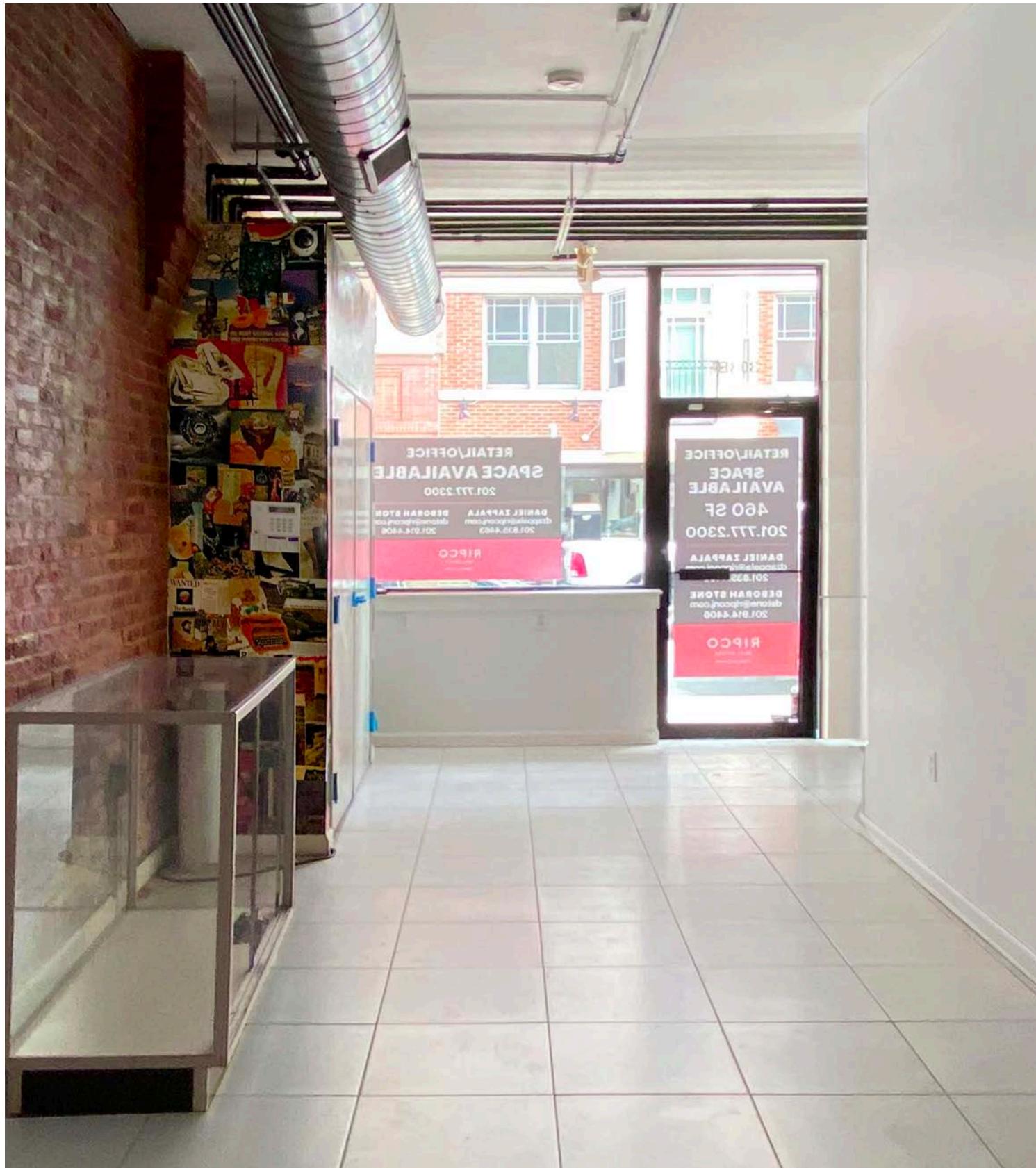
Between First Street and Willow Avenue

HOBOKEN

HUDSON COUNTY | NEW JERSEY

RIPCO
REAL ESTATE

SPACE DETAILS



SIZE

460 SF

POSSESSION

Immediate

TAXES/CAM

Base Year for Insurance & Taxes

RENT

Upon Request

PARKING

Downtown On-Street Parking

Nonresident parking available via Park Mobile App

NEIGHBORS

Sub Master, Taqueria, A1 Hoboken Liquors, Trim Hoboken, The Nail Story, Prompt MD Urgent Care Center, Tony Baloney's, SOHO Flower & Garden, Purely Juiced, Organic AAA Dry Cleaners

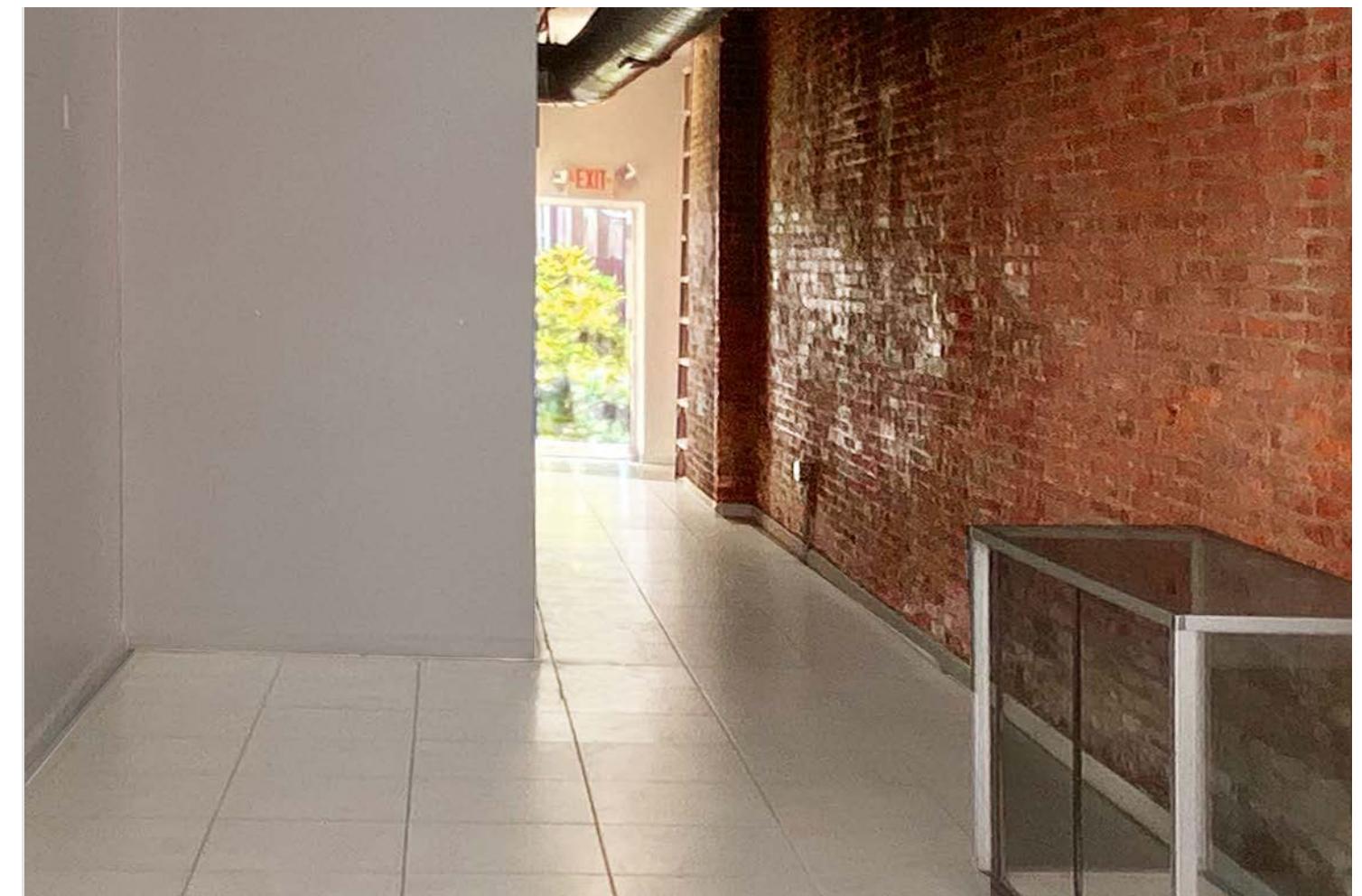
COMMENTS

3 Tons of HVAC

100 amps @ 208 volts - 2 phase electric

High foot traffic near Hoboken Path Train Station

Population 250,000+ in 2 mile radius



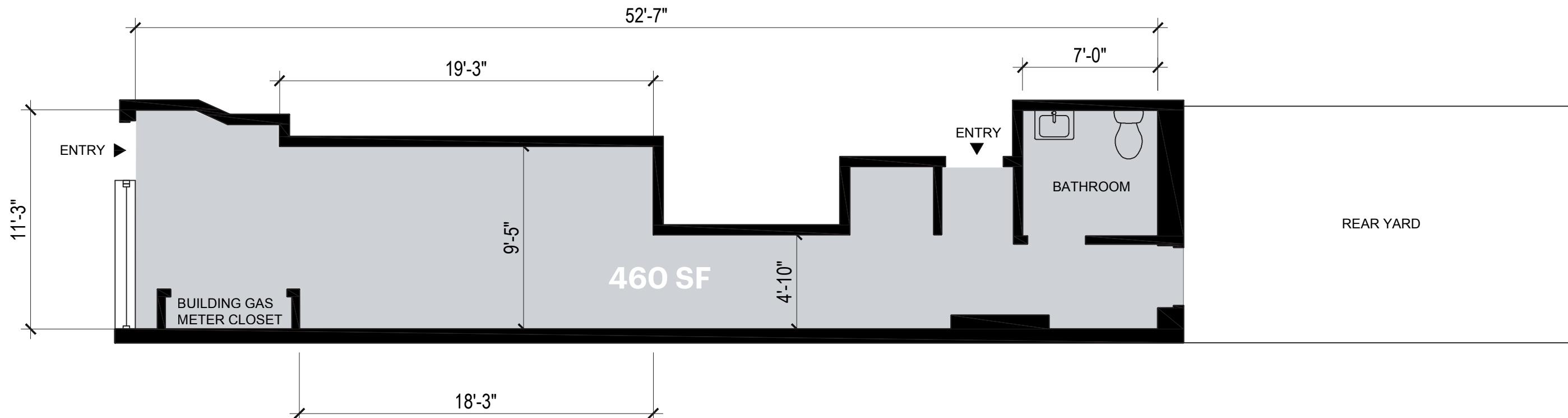
MARKET AERIAL



LOW-LEVEL AERIAL



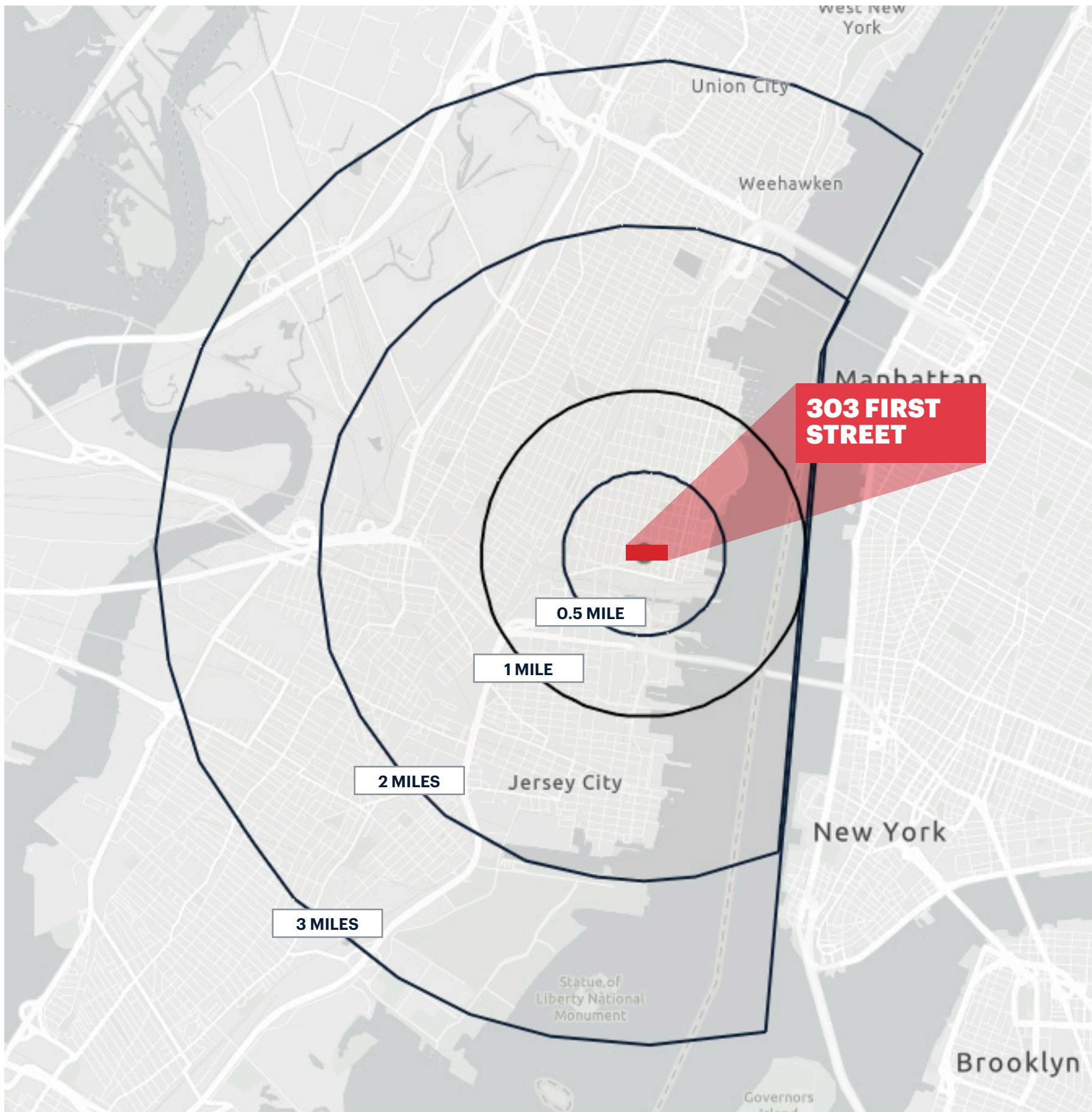
FLOOR PLAN



FIRST STREET



DEMOGRAPHICS



.5 MILE RADIUS

POPULATION

32,709

HOUSEHOLDS

16,109

MEDIAN AGE

32.8

COLLEGE GRADUATES (Bachelor's +)

21,211 - 81.4%

TOTAL BUSINESSES

1,526

TOTAL EMPLOYEES

28,475

AVERAGE HOUSEHOLD INCOME

\$220,183

1 MILE RADIUS

POPULATION

98,519

HOUSEHOLDS

45,300

MEDIAN AGE

33.1

COLLEGE GRADUATES (Bachelor's +)

57,752 - 75.6%

TOTAL BUSINESSES

3,019

TOTAL EMPLOYEES

68,426

AVERAGE HOUSEHOLD INCOME

\$200,594

2 MILE RADIUS

POPULATION

286,891

HOUSEHOLDS

127,254

MEDIAN AGE

34.2

COLLEGE GRADUATES (Bachelor's +)

143,146 - 65.8%

TOTAL BUSINESSES

7,793

TOTAL EMPLOYEES

160,817

AVERAGE HOUSEHOLD INCOME

\$178,209

3 MILE RADIUS

POPULATION

399,357

HOUSEHOLDS

169,943

MEDIAN AGE

34.6

COLLEGE GRADUATES (Bachelor's +)

173,886 - 58.5%

TOTAL BUSINESSES

10,542

TOTAL EMPLOYEES

201,403

AVERAGE HOUSEHOLD INCOME

\$158,585

*2024 estimates



CONTACT EXCLUSIVE AGENTS

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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.