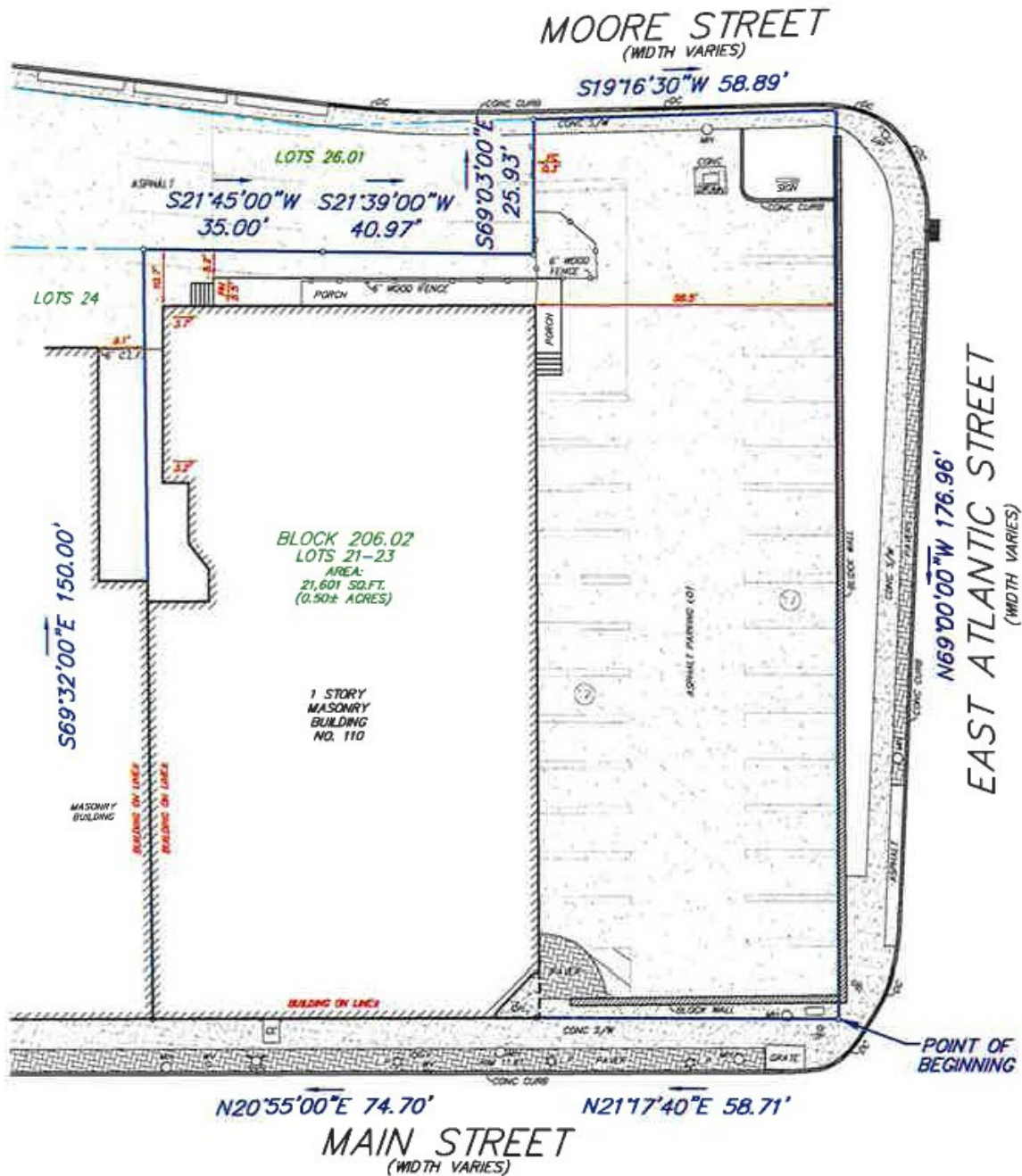


# 110 Main Street Hackensack – Prime Downtown Corner – FOR LEASE





# Highlights

- 9,500sf of retail.
- Full basement.
- Restriping of parking spots to provide 45-50 spots.
- Pylon Signage (rare grandfathered-in signage)
- Corner.
- 21,606sf lot.
- Landlord TIA.

Project Name	Current Status	Total	Studio	1 BR	2 BR	3BR	Retail
<b>Completed Projects</b>							
150 Main Street	CO issued. Fully leased.	379	37	252	90	0	7,470
149 Main Street	CO issued. Fully leased.	72	0	32	40	0	4,096
240 Main Street	CO issued. Fully leased.	106	6	40	60	0	2,376
210 Main Street	CO issued. Fully leased.	90	16	64	10	0	4,000
214 Main Street	CO issued. Fully leased.	37	1	33	3	0	
18 E. Camden Street	CO issued. Fully leased.	254	0	160	94	0	0
383 Main Street	CO issued. Fully leased.	82	8	49	25	0	3,500
22 Sussex Street	CO issued. Fully leased.	88	32	48	8	0	0
150 River Street (Print House)	CO issued. Fully leased.	270	0	172	99	0	0
387 Park Street	CO issued. Fully leased.	11	0	9	2	0	0
68 Zabriskie Street (The Jefferson)	CO issued. Leasing.	377	0	143	234	0	0
50, 62-64 Main Street	CO issued. Leasing.	36	0	24	12	0	8,864
435 Main Street (Walcott)	CO issued. Leasing.	235	35	126	74	0	0
Midtown Bridge Approach	Building One:	389	67	185	137	0	3,000
22 West Camden Street	Under Construction	60	12	36	12	0	0
74 Clarendon Place	Under Construction	9	0	5	4	0	0
<b>Subtotal</b>		<b>2495</b>	<b>214</b>	<b>1378</b>	<b>904</b>	<b>0</b>	<b>33306</b>

Project Name	Current Status	Total	Studio	1 BR	2 BR	3BR	Retail
<b>Under Construction</b>							
95 Anderson Street	Under Construction	222	0	200	22	0	3,500
72-76 Main Street	Under Construction	24	0	24	0	0	3,705
359 Main Street	Site Plan Approved	110	22	69	19	0	4,653
9-11 East Passaic Street	Under Construction	21	0	21	0	0	0
321 Main Street	Under Construction	270	24	190	56	0	10,000
116 Essex Street	Under Construction	12	0	4	8	0	0
150 River Street - Phase III/IV	Under Construction	425	44	218	167	0	6,346
<b>Subtotal</b>		<b>1084</b>	<b>90</b>	<b>726</b>	<b>272</b>	<b>0</b>	<b>28204</b>

Project Name	Current Status	Total	Studio	1 BR	2 BR	3BR	Retail
<b>Site Plan Approved</b>							
9-17 Green Street	Site Plan Approved	210	0	170	40	0	6,058
19 Mercer Street (Mercer Lofts, LLC)	Site Plan Approved	31	4	14	13	0	0
430 Main Street	Site Plan Approved	40	4	36	0	0	0
289 Prospect Avenue	Site Plan Approved	8	0	6	2	0	0
85-99 State Street	Site Plan Approved	8	0	47	20	0	0
109-115 Gamewell Street	Site Plan Approved	11	0	0	11	0	0
Lot T	Site Plan Approved	268	11	68	176	13	7,000
90 Main Street	Site Plan Approved	67	0	47	20	0	4,605
463 Main Street	Site Plan Approved	130	0	70	60	0	3,843
295 Main Street	Site Plan Approved	40	12	22	6	0	1,333
<b>Subtotal</b>		<b>813</b>	<b>31</b>	<b>480</b>	<b>348</b>	<b>13</b>	<b>22,839</b>

<b>Projected Totals</b>		<b>4,392</b>	<b>335</b>	<b>2,584</b>	<b>1,524</b>	<b>13</b>	<b>84,349</b>
		Total Units	Studio	1BR	2BR	3BR	Retail

# CITY OF HACKENSACK REDEVELOPMENT PROJECTS

Updated as of April 2024

## SUMMARY

- Completed Projects  
Total Projects - 15  
Total Units - 2,495

- Site Plan Approved  
Total Projects - 10  
Total Units - 813

- Under Construction  
Total Projects - 7  
Total Units - 1,084

- In Pipeline  
Total Projects - 4  
Total Units - 1,250

Project Name	Current Status	Total	Studio	1 BR	2 BR	3BR	Retail
<b>In The Pipeline (For more info see <a href="http://www.hackensack.org/redevelopment">www.hackensack.org/redevelopment</a>)</b>							
360 Main (YMCA)	No approvals yet	300	(Approx)				
400 Main	No approvals yet	300	(Approx)				
460 Main (Sears)	No approvals yet	300	(Approx)				
Lot D	No approvals yet	350	(Approx)				
		<b>1250</b>					

## Notable RETAIL Tenants in Hackensack

Starbucks  
Blue Foundry  
Jersey Mikes  
Pep Boys  
AutoZone  
TD Bank  
Salad House  
Playa Bowls  
Gong Cha



## Notable OFFICE in Hackensack

Court Plaza – 335,000sf Class A Office  
Hackensack University Medical Center  
1 Bergen County Plz – 251,303sf Office  
Bergen County Court House



## Hackensack is on the Rise

Hackensack is currently undergoing its most significant transformation in decades. **Over the next several years, Hackensack will see an increase of approximately 4,000 residential units, thousands of additional retail square footage, new parks, performing art spaces and open-air plazas.** Main Street has been restored to its two-way configuration, complete with new sidewalks, planter boxes, hundreds of new trees, street furniture and decorative lighting.



<https://www.hackensack.org/redevelopment/>



Redevelopment

# Demographics

**Population** 2 mile 5 mile  
2024 108,768 594,436

**Households** 2 mile 5 mile  
2024 41,581 216,959

**Income** 2 mile 5 mile  
2024 107,624 115,219







# A TRUSTED PARTNER IN DECISION-MAKING

**For more information, please contact:**

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