



SMALL RETAIL / OFFICE AVAILABLE FOR LEASE

450 - 452 FIRST STREET

Hoboken, NJ 07030

PROPERTY OVERVIEW:

Position your business at 452 First Street in the heart of Hoboken — a highly efficient, street-level commercial space previously occupied by a diagnostics practice. The space arrives fully built out with a welcoming reception area, multiple private rooms, a full kitchenette, private ADA accessible restroom with designer tile, and dedicated support space. Upgraded electrical panel. Original hardwood flooring throughout. Available for immediate occupancy.

HIGHLIGHTS:

- 452 First St — prime Hoboken street-level location
- Large glass storefront with maximum street visibility
- Full kitchenette with sink & upper cabinetry
- Turnkey medical buildout — move-in ready, day one
- Reception area with multiple private treatment rooms
- ADA-accessible private restroom with designer tile
- Restored hardwood flooring throughout open areas
- Upgraded electrical panel
- Dense Hoboken residential neighborhood — built-in customer base

NEIGHBORING RETAILERS:



SPACE AVAILABLE:

630 SF

MONTHLY RENT:

\$4,250.00

AVAILABILITY:

Immediate

APPROVED USES:

- Medical
- Office
- Retail
- Wellness

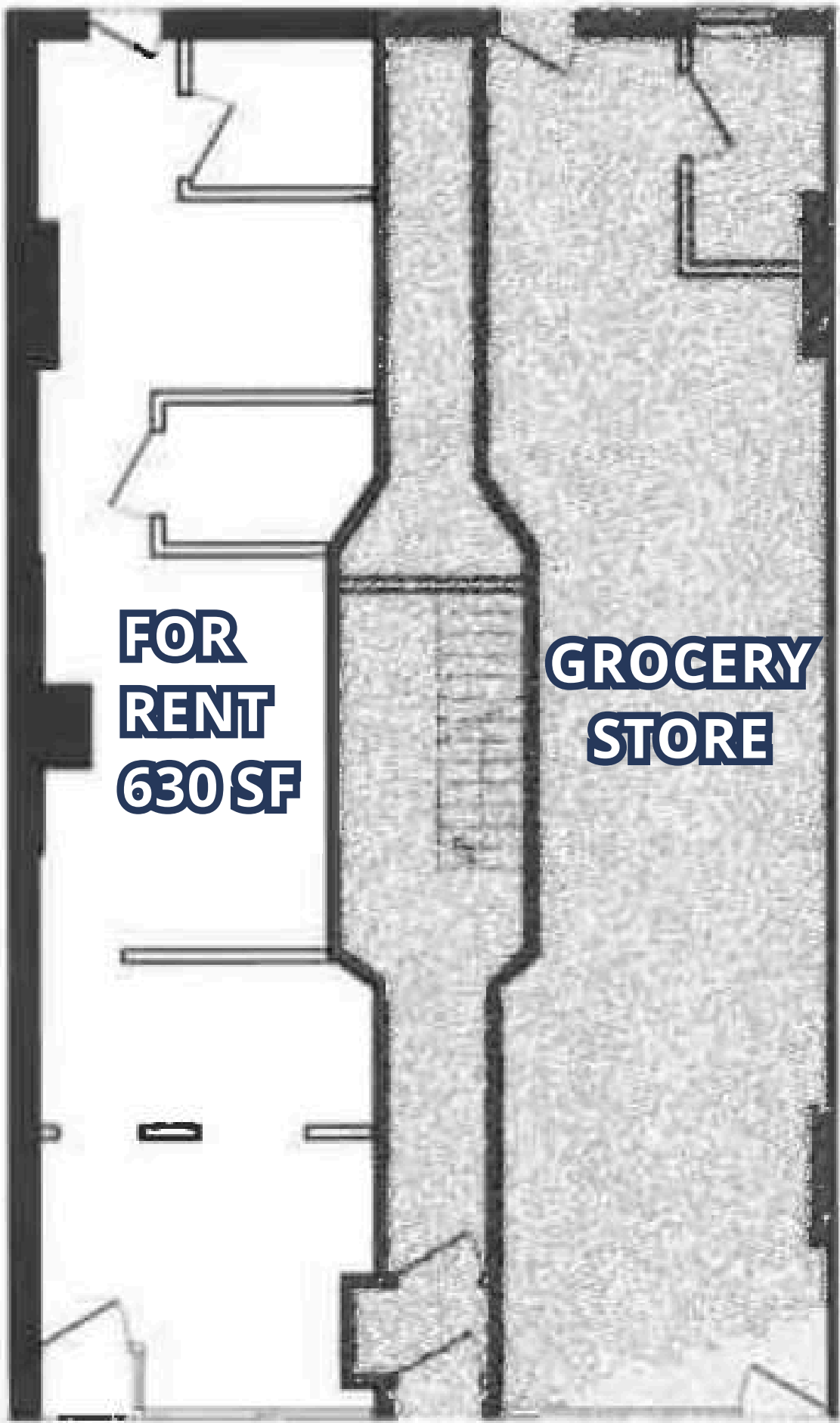
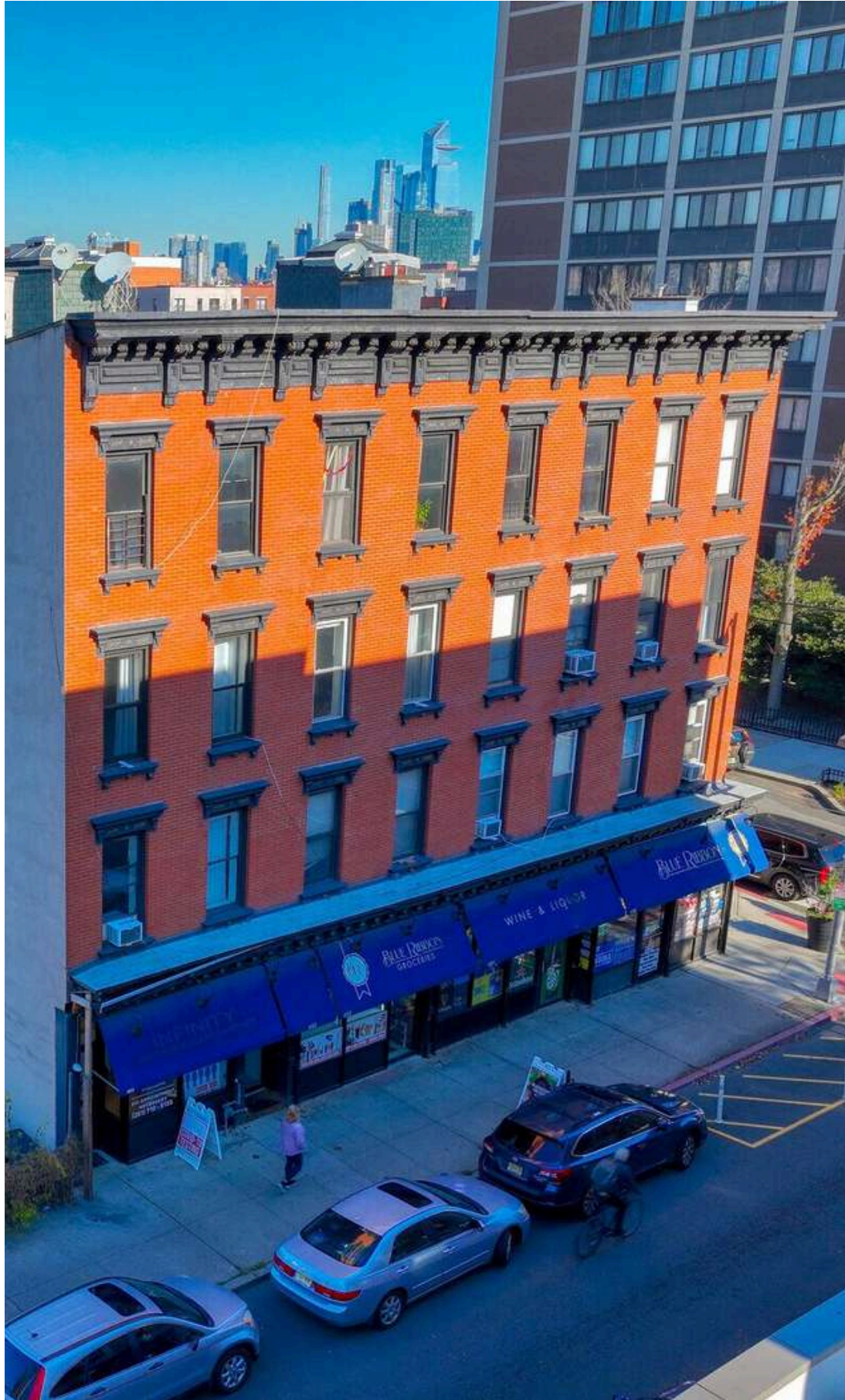
BOBBY ANTONICELLO JR., CCIM

Licensed Real Estate Broker & Principal

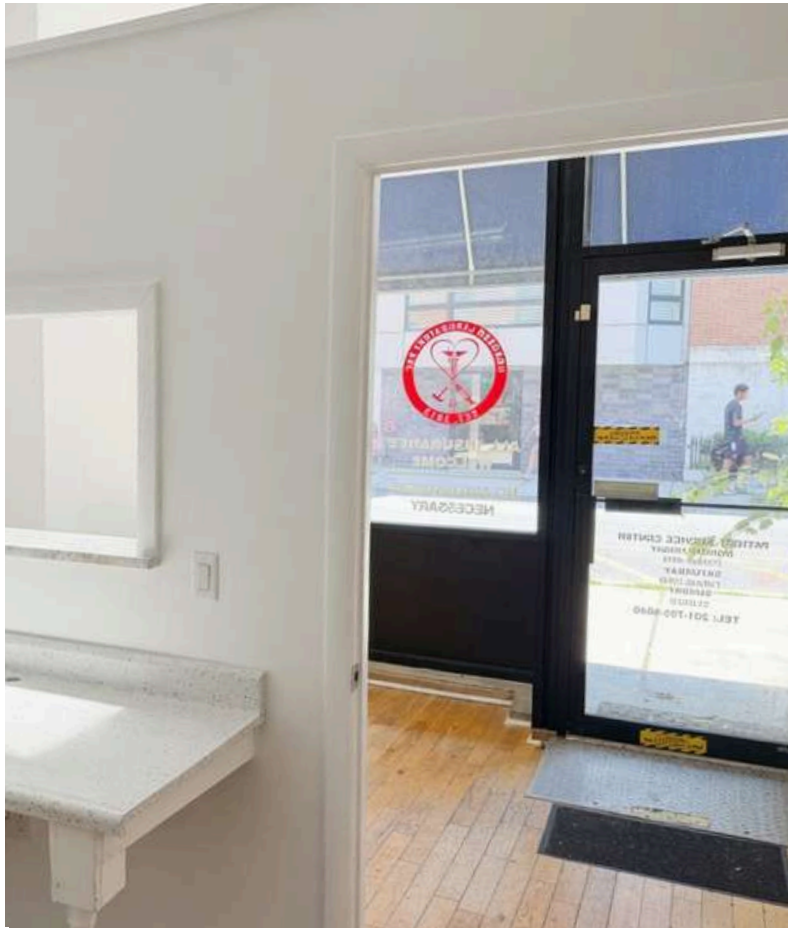
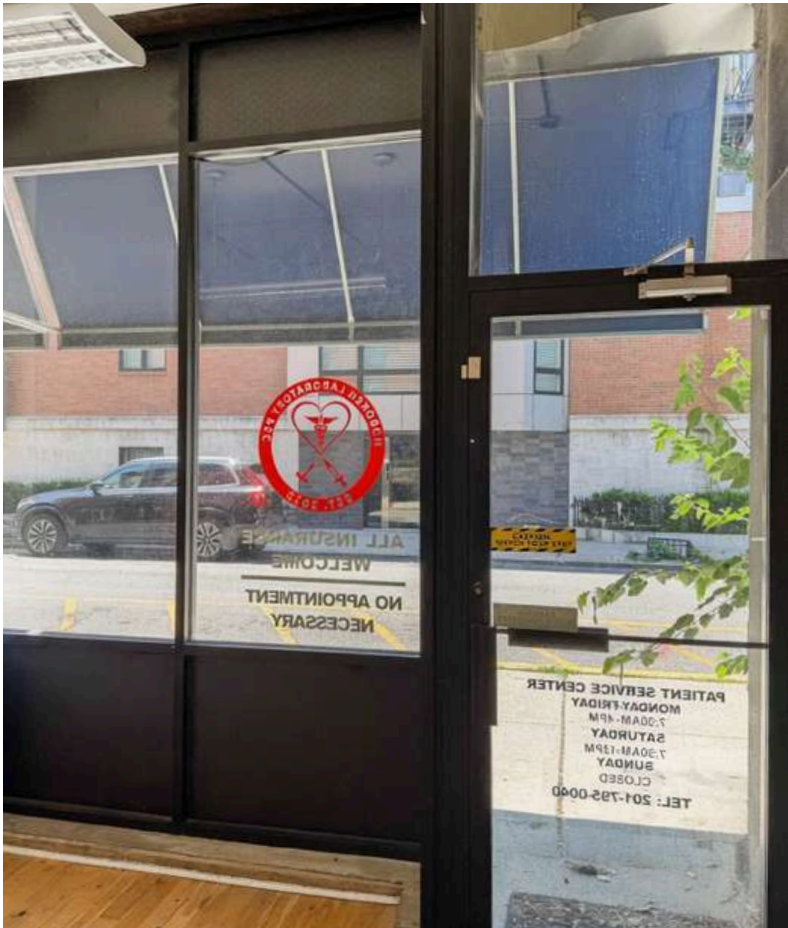
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AERIAL / FLOOR PLAN



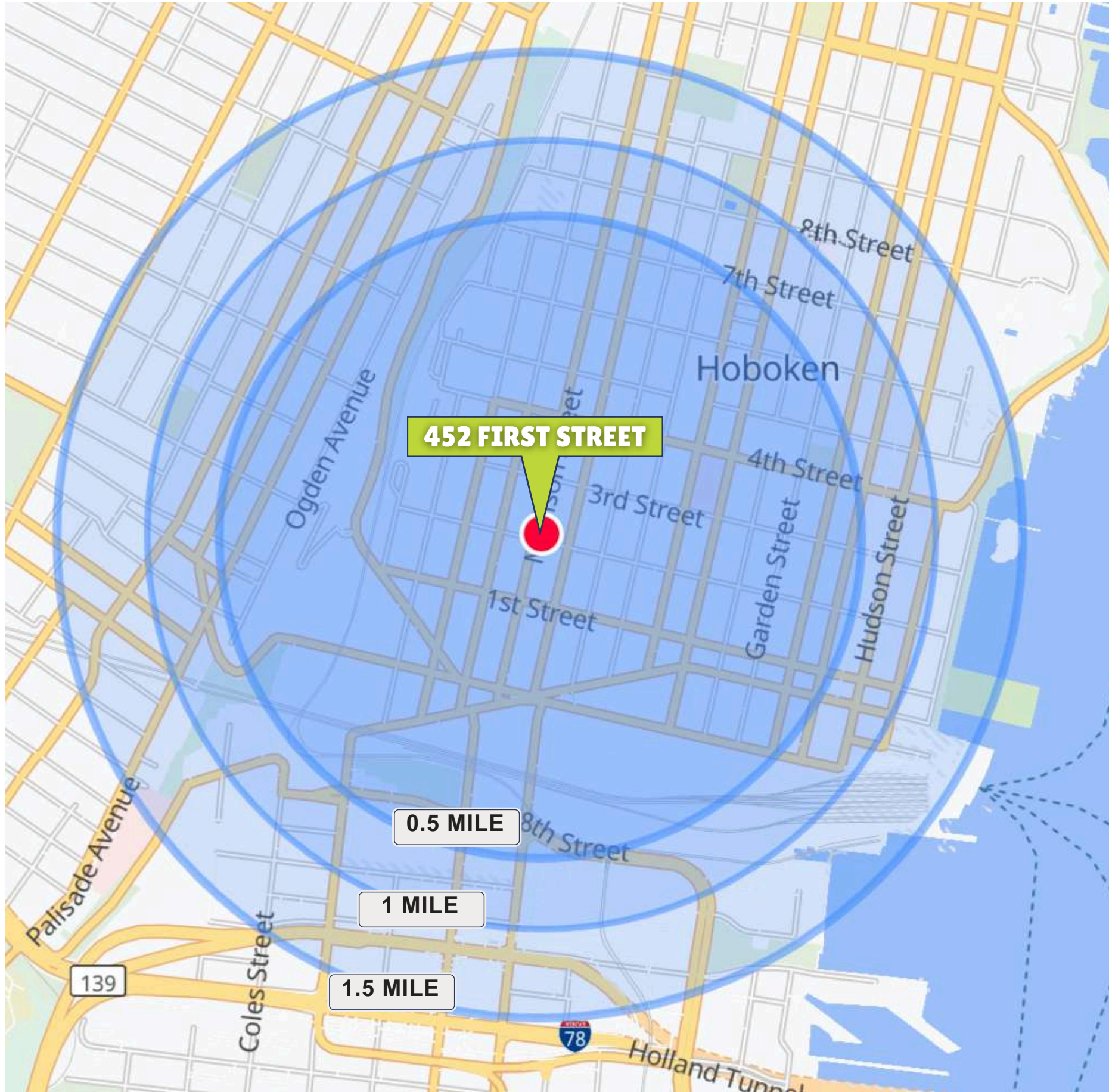
INTERIOR IMAGES



INTERIOR IMAGES



DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION

35,283

HOUSEHOLDS

15,696

MEDIAN AGE

33.9

COLLEGE GRADUATES (Bachelor's +)

18,754 - 72.1%

TOTAL BUSINESSES

660

TOTAL EMPLOYEES

10,671

AVERAGE HOUSEHOLD INCOME

\$200,172

1 MILE RADIUS

POPULATION

128,943

HOUSEHOLDS

54,344

MEDIAN AGE

34.4

COLLEGE GRADUATES (Bachelor's +)

58,585 - 62.2%

TOTAL BUSINESSES

3,286

TOTAL EMPLOYEES

52,910

AVERAGE HOUSEHOLD INCOME

\$176,962

1.5 MILE RADIUS

POPULATION

189,350

HOUSEHOLDS

78,495

MEDIAN AGE

34.6

COLLEGE GRADUATES (Bachelor's +)

81,920 - 59.1%

TOTAL BUSINESSES

4,661

TOTAL EMPLOYEES

94,795

AVERAGE HOUSEHOLD INCOME

\$167,208

*2025 estimates



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