

333

15TH STREET

HOBOKEN

THIRD FLOOR
+/- 2,510 SF

SLT

smile
wellness

EXCEL
PHYSICAL THERAPY

EXCEL
PHYSICAL THERAPY

Tenafly
Pediatrics

Tenafly
Pediatrics

Lightbridge
Academy

west elm
west elm

Willow Ave

WILLOW AVE

Retail for Lease - Contact

Robert Mackowski
Ph. 732.724.4089
rob@piersonre.com

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DETAILS

Availability

- Third Floor: +/- 2,510 SF

Possession

- Immediate

Co-Tenants



Neighboring Tenants



Site Description

- Last available space ideal for boutique fitness, professional office, or medical users, located on the third floor of a modern, elevator-served mixed-use building with established health, wellness and lifestyle co-tenancy in Hoboken's highly desirable North End
- Excellent transit accessibility, featuring an active bus stop directly across the street with frequent NYC service, along with walkable access to Willow Avenue and convenient connectivity to the Lincoln Tunnel, Hoboken Terminal and ferry service
- Dense surrounding residential base with thousands of existing units within walking distance, supporting consistent daytime and evening demand for destination medical, wellness and boutique fitness uses
- Significant near-term residential growth, with over 1,100 additional units in various phases of approval and development within a few-block radius, further strengthening long-term tenant demand

Demographics*

Radius	Population	Housing Units	Average HH Income	Median Age
.25 Mile	5,637	2,742	\$264,252	33.1
.5 Mile	31,960	15,449	\$224,499	34.2
1 Mile	100,563	45,014	\$175,198	34.7
2 Mile	345,433	176,079	\$177,865	35.6

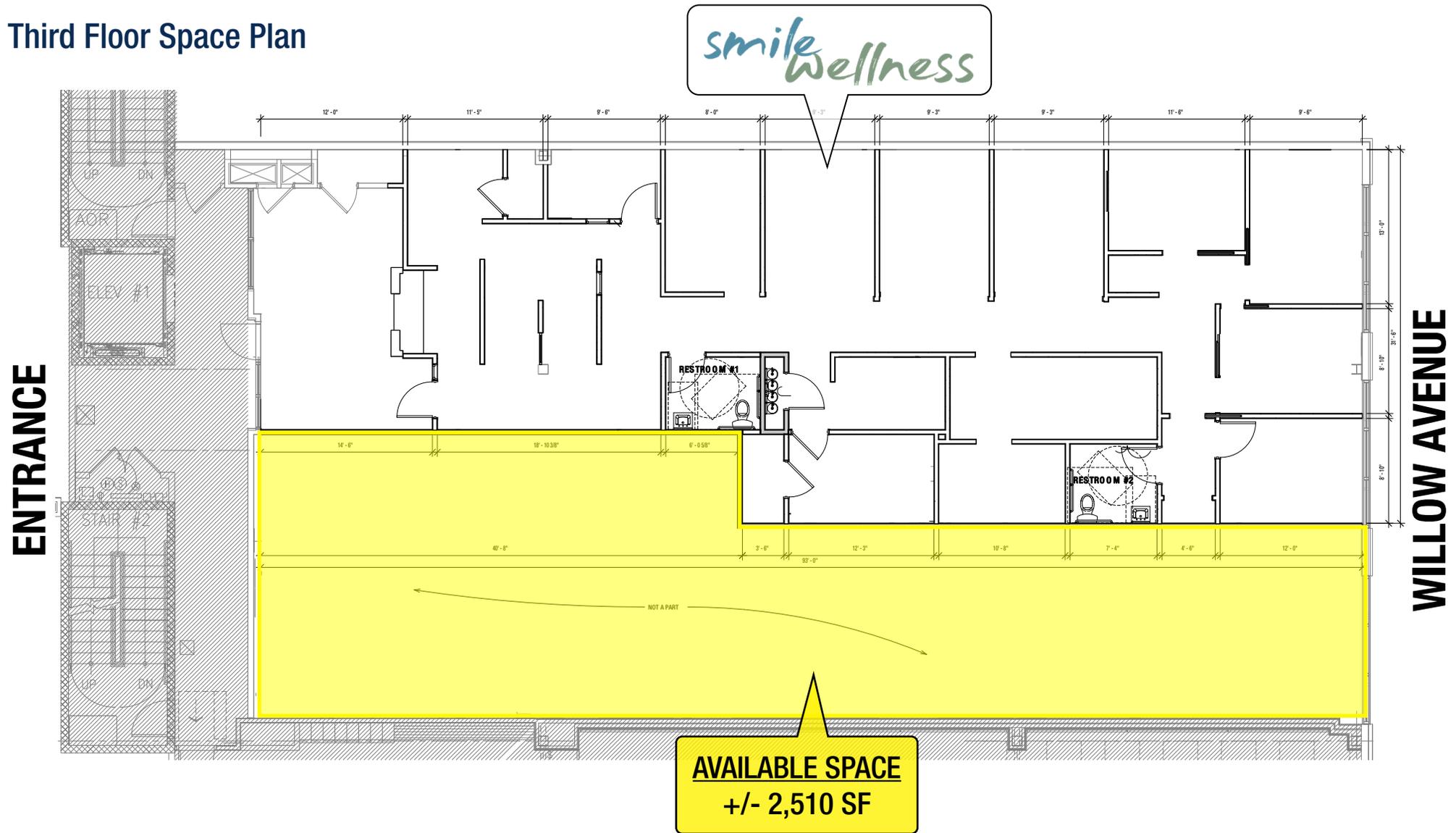
*Excluding NYC

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FLOOR PLAN

Third Floor Space Plan

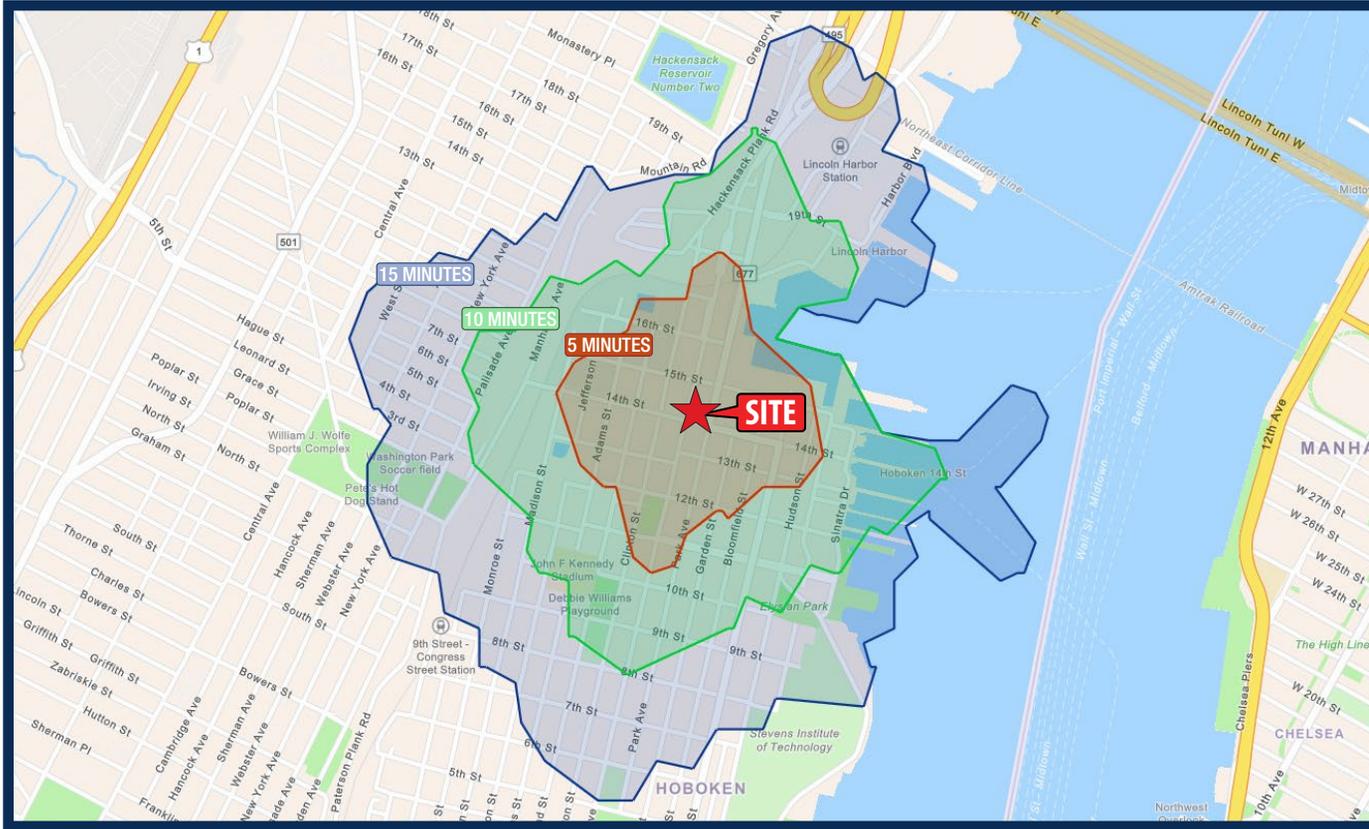


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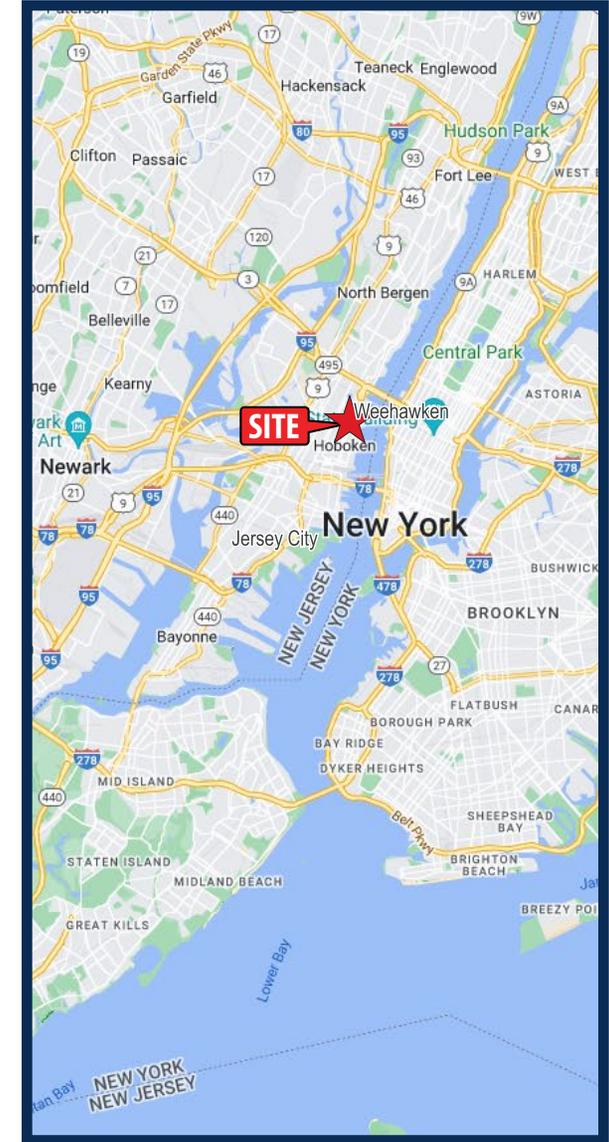
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FOOT TRAFFIC/MARKET LOCATION

Walking Distance Heat Map



Market Location



Walking Distance Demographics

Radius	Population	Housing Units	Average HH Income	Median Age
5 Minute	7,145	3,598	\$280,361	33.2
10 Minute	19,058	9,543	\$251,612	33.5
15 Minute	39,159	19,500	\$231,074	33.9

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MARKET AERIAL



AREA TENANTS

- | | | | | |
|------------------------------|------------------------|-------------------------------|---------------------------------|------------------------------|
| 1. Chart House | 8. SLT Fitness | 15. Hoboken Montessori | 22. Club Pilates | 29. Sorellina |
| 2. Trader Joe's | 9. West Elm | 16. Dino & Harry's Steakhouse | 23. Turning Point | 30. Sirenetta |
| 3. Vet Emergency Group | 10. Pilsner Biergarten | 17. Soul Cycle | 24. 14th Street Ferry – Hoboken | 31. Massage Envy |
| 4. One Medical (Coming Soon) | 11. Bwe Kafe | 18. Toastique | 25. King's Supermarket | 32. Just Food For Dogs |
| 5. Walgreens | 12. CVS | 19. Bond Vet | 26. Starbucks | 33. 16 Handles |
| 6. Hudson Table | 13. NYSC | 20. Hand & Stone Spa | 27. Rumble Boxing | 34. Ruth's Chris Steak House |
| 7. Gravity Vault | 14. Chase | 21. Pier 13 | 28. Solidcore | 35. Blu On The Hudson |
| | | | | 36. Starbucks (Coming Soon) |

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