



AVAILABLE FOR LEASE

50 Main Street, Hackensack NJ 07601

PLEASE CALL: (201)-560-1800



LOCATION AERIAL



AREA OVERVIEW

HACKENSACK, NEW JERSEY

Hackensack is home to the Bergen County Courthouse, County Government, world-renowned medical center and nationally-recognized educational institutions. The city is conveniently situated along Routes 4, 17 and 80 and is served by two NJ Transit train stations. 45,000 people are proud to call Hackensack home which is expected to increase in the near future. There are dozens of projects under development in Hackensack to be provide thousands of new residential units. This increase in residents will subsequently create an increased need for more retail and medical tenants to the surrounding areas.



	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION			
2019 Estimated Population	29,181	193,611	494,215
HOUSEHOLDS			
2019 Estimated Households	11,979	75,171	186,261
INCOME			
2019 Average Household Income	\$65,820	\$86,967	\$85,460
HOUSING			
2019 Average Housing Value	\$350,594	\$436,627	\$453,152



Essex Street station in April 2015. The former 1860 station depot platform is visible on the right side.

SITE OVERVIEW

HACKENSACK, NEW JERSEY

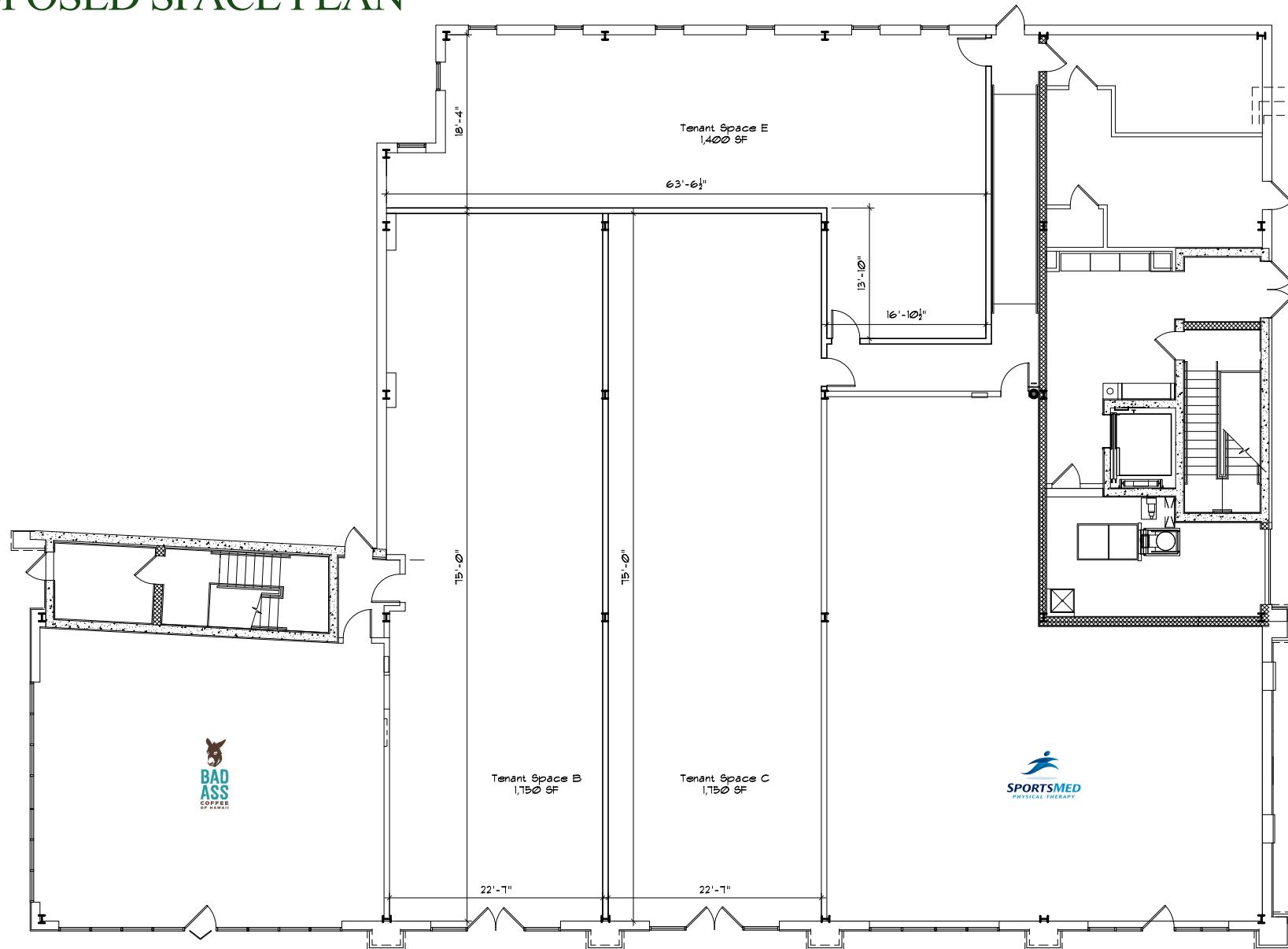
The brand new building at 50 Main Street is strategically located in the Heart of Hackensack, NJ. The property will include 8,340 square feet of retail space and 36 units of residential above. Main Street will be improved to allow for two-way traffic. The property is located near the Hackensack River and has access to Bogota/Teaneck less than $\frac{1}{4}$ of a mile away and is only 5 blocks from the Essex Street NJ Transit Station. The property is directly across the street from the Bergen County Courthouse, Court Plaza and new court parking garage with 650 parking spaces.

OFFERING SPECIFICATIONS

ASKING RENT	Upon Request
TOTAL SQUARE FOOTAGE	8,340(Divisible)
LAND SIZE	.55 ACRES + .17 ACRES FOR PARKING
YEAR BUILT	2022
RESIDENTIAL UNITS(ABOVE)	36
PARKING SPACES(FOR RETAIL)	30+



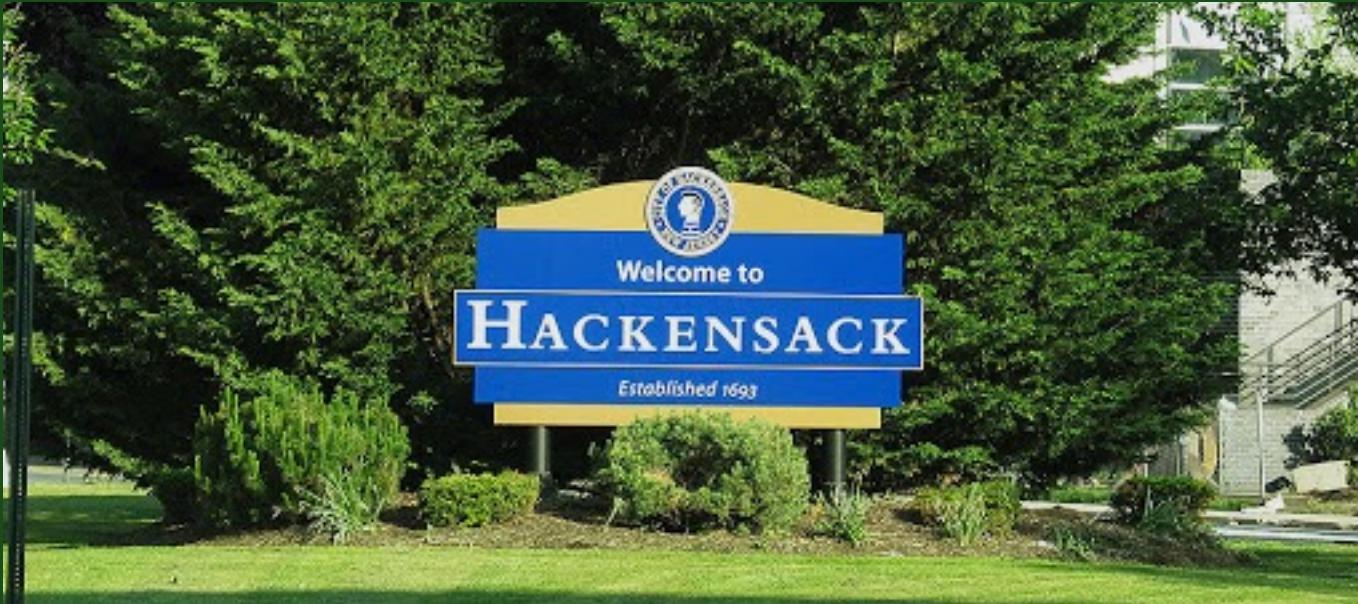
PROPOSED SPACE PLAN



Tenant Plan 06/02/2023

SCALE: 1/8" = 1'-0"





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Presented by:

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