

# 301 Hoboken Rd



Storefront Retail/Office -  
Meadowlands Submarket  
Carlstadt, NJ 07072

8,480 SF GLA 0.23 AC Lot 1950 Built

Multi Tenancy

## Sale

Sold Price Not Disclosed  
Date Aug 2019  
Sale Type Owner User

## Building

Type	2 Star Retail Storefront Retail/Office		
Location	Urban		
GLA	8,480 SF	Tenancy	Multi
Stories	2	Owner Occup	No
Typical Floor	4,240 SF	Elevators	None
Class	B	Sprinklers	Wet
Construction	Reinforced Concrete		
Year Built	1950		
CoStar Est. Rent	\$23 - 28/SF (Retail) <span style="color: #0070C0;">?</span>		
Frontage	Hoboken Rd Tenth Street		
Taxes	\$1.68/SF (2024)		
Walk Score®	Very Walkable (81)		
Parking Ratio	1.77/1,000 SF		
Parking Spaces	Surface - 15		

## Loan

Origination Am...	\$900,000	Multi Properti...	No
Origination Date	9/11/2019		
Originator	Fin Wise Bank		
Doc Number	2019.59760.01		

## Land

Land Acres	0.23 AC	Land SF	10,019 SF
Bldg FAR	0.85	Dimensions	100' x 100'
Zoning	C		

## Tenants

Name	Exp Date	SF Occupied
School of Rock	Oct 2028	3,000
Rehab KinetiQs Physical Therapy	Oct 2028	1,000

Source: CoStar Research

## About the Owner

### Dovid Gaerman

10 Stonehurst Ct  
Pomona, NY 10970  
United States  
(917) 627-9860 (p)  
Since Aug 23, 2019

## Lease Activity

Sign ...	Leased	Use	Rent	Services	Rent T...
Feb 2...	3,800 SF	Retail	\$10.00 - 12.00	+UTIL	Asking
Feb 2...	1,800 SF	Retail	\$18.00	+UTIL	Asking
Feb 2...	1,200 SF	Retail	\$18.00	+UTIL	Asking
Oct 2...	3,000 SF	Retail	-	-	-
Oct 2...	1,000 SF	Retail	-	-	-

2 Other Leases

## Market Conditions

Vacancy Rates <span style="color: #0070C0;">?</span>	Current	YOY Change
Subject Property	0.0%	<span style="color: red;">↓</span>
Submarket 1-3 Star	1.3%	<span style="color: red;">↓</span>
Market Overall	4.1%	<span style="color: green;">↑</span>

### Market Asking Rent Per Area ?

Subject Property	\$26.31/SF	<span style="color: green;">↑</span>	0.9%
Submarket 1-3 Star	\$26.47/SF	<span style="color: green;">↑</span>	2.6%
Market Overall	\$46.80/SF	<span style="color: green;">↑</span>	2.5%

### Submarket Leasing Activity ?

12 Mo. Leased	85,520 SF	<span style="color: red;">↓</span>	-42.5%
Months on Market	8.7	<span style="color: green;">↑</span>	1.9 mo

### Submarket Sales Activity ?

12 Mo. Sales Volume	Current	Prev Year
\$79.2M	\$27.49M	\$254/SF
Market Sale Price Per Area		

## Property Contacts

Recorded Owner	301 Hoboken Llc
True Owner	Dovid Gaerman
Owner Type	Individual
Property Manager	Equity Real Estate Brokerage LLC
Primary Leasing	301 Hoboken LLC

## Demographics

	1 mile	3 miles
Population	17,005	175,629
Households	6,927	63,352
Median Age	41.30	38.60
Median HH Income	\$94,940	\$81,800
Daytime Employees	13,399	81,026
Population Growth '24 - '29	<span style="color: red;">↓ -2.97%</span>	<span style="color: red;">↓ -2.49%</span>
Household Growth '24 - '29	<span style="color: red;">↓ -3.00%</span>	<span style="color: red;">↓ -2.59%</span>

## Public Transportation

	Drive	Walk	Distance
Wood Ridge (Pascack Valley Line -...	2 min	20 min	1.1 mi
Rutherford (Bergen County/Port J...	2 min		1.2 mi
Airport	Drive	Walk	Distance
Newark Liberty International	15 min		12.9 mi
LaGuardia	33 min		21.1 mi
John F Kennedy International	43 min		26.7 mi

## Location

Postcode	07072
Submarket	Meadowlands
Submarket Cluster	Meadowlands
Location Type	Urban
Market	Northern New Jersey
County	Bergen
State	New Jersey
CBSA	New York-Jersey City-White Plains, NY-NJ
DMA	New York, NY-NJ-PA-CT
Country	United States

## Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
Hoboken Rd	9th St SE	17,046	2025	0.05 mi
Hoboken Road	9th St SE	12,059	2025	0.06 mi
11th St	Paterson Ave SW	7,792	2020	0.09 mi
Paterson Plank Rd	Hoboken Rd N	5,010	2020	0.11 mi
11th St	Paterson Ave NE	6,059	2020	0.12 mi
Broad Street	9th St SE	908	2025	0.13 mi
Broad Street	8th St SE	932	2025	0.15 mi
6th Street	Broad St NE	3,711	2025	0.21 mi
Hackensack St	Small St SW	12,417	2025	0.25 mi
Paterson Plank Rd	16th St SE	24,529	2025	0.25 mi

Made with TrafficMetrix® Products

## Public Record

### 2025 Assessment

Improvements	\$709,300	\$70.80/SF
Land	\$273,800	\$27.33/SF
Total Value	\$983,100	\$98.13/SF
Parcels		05-00106-0000-00014

## Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	34003C0254H
FIRM ID	34003C
FIRM Panel Number	0254H
FEMA Map Date	Aug 28, 2019

*Flood risk is determined by the footprint of the parcel rather than the footprint of the property.*

Property ID: 783471

## Images

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Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



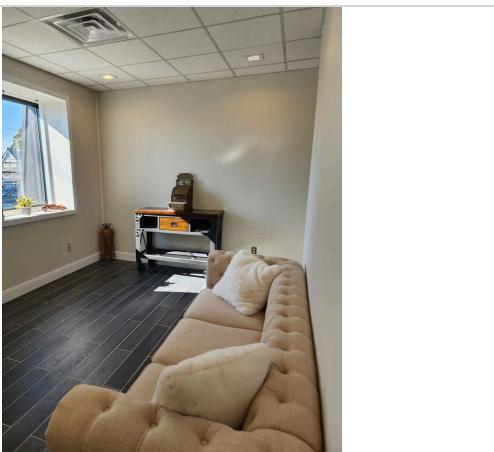
Building Photo



Building Photo



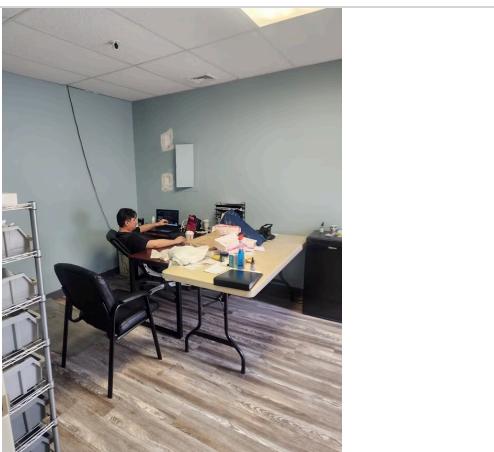
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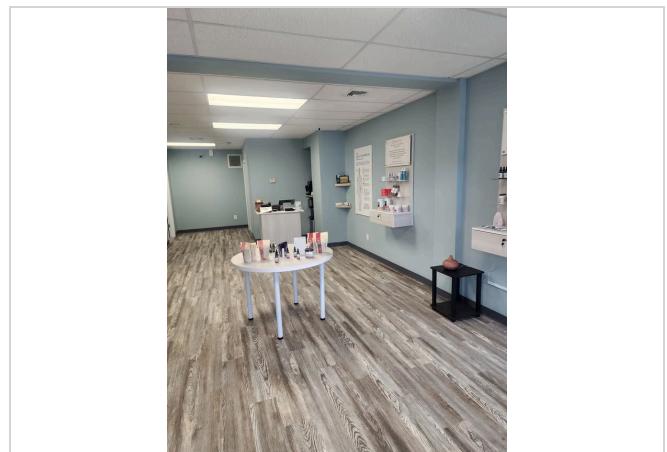
Interior Photo



Interior Photo



Interior Photo



Interior Photo



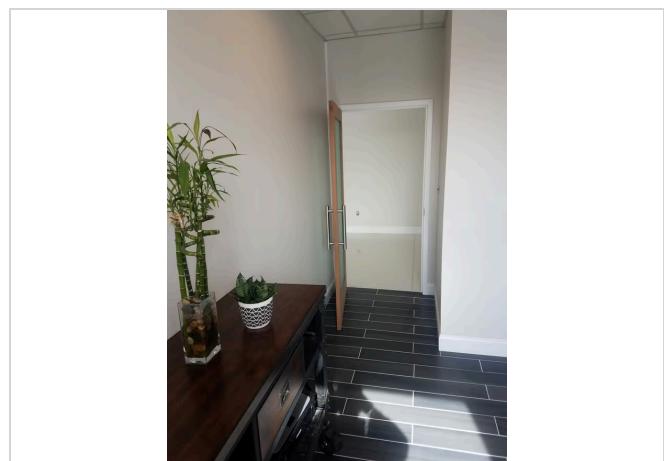
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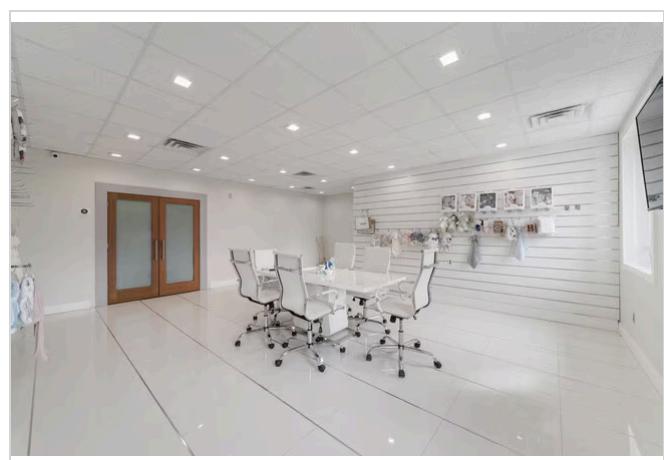
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