

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) ?

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 ?

Current

YOY Change

Subject Property

0.0%

↓

-70.8%

Submarket 1-3 Star

1.3%

↓

-0.5%

Market Overall

4.1%

↑

0.2%

Market Asking Rent Per Area ?

Subject Property

\$26.31/SF

↑

0.9%

Submarket 1-3 Star

\$26.47/SF

↑

2.6%

Market Overall

\$46.80/SF

↑

2.5%

Submarket Leasing Activity ?

12 Mo. Leased

85,520 SF

↓

-42.5%

Months on Market

8.7

↑

1.9 mo

Submarket Sales Activity ?

Current

Prev Year

12 Mo. Sales Volume

\$79.2M

\$27.49M

Market Sale Price Per Area

\$260/SF

\$254/SF

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

↓ -2.97%

↓ -2.49%

Household Growth '24 - '29

↓ -3.00%

↓ -2.59%

Public Transportation

Commuter Rail	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
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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



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



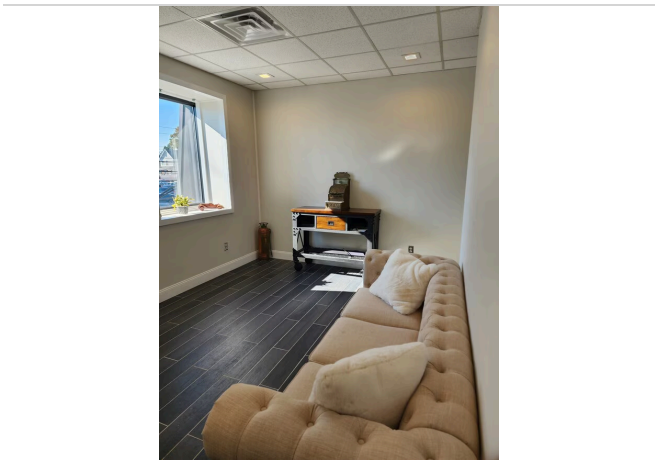
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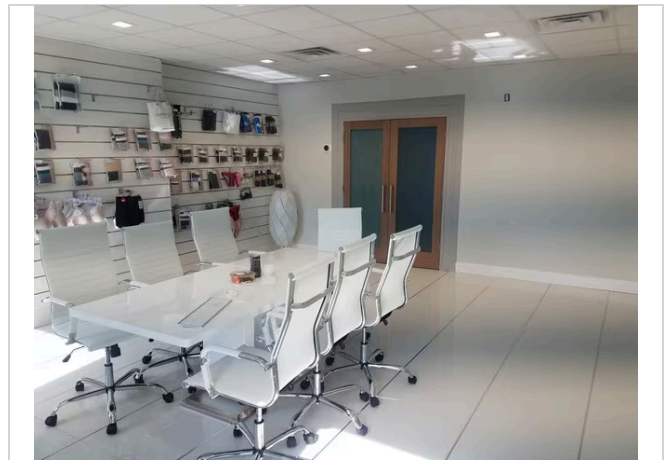
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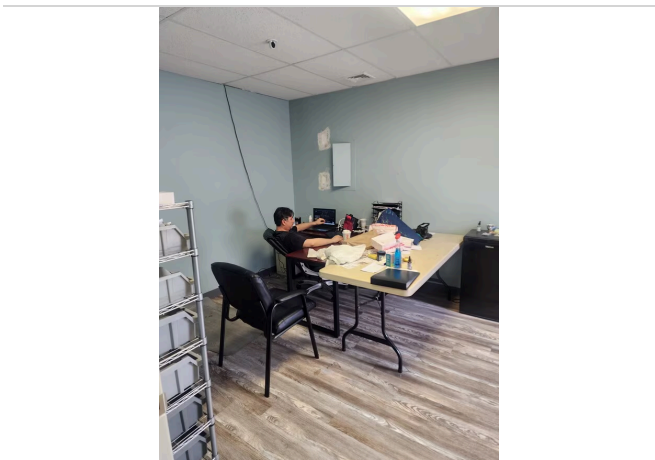
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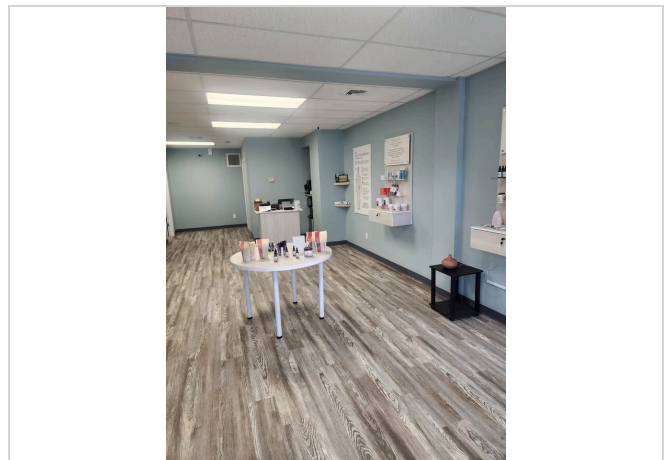
Interior Photo



Interior Photo



Interior Photo



Interior Photo



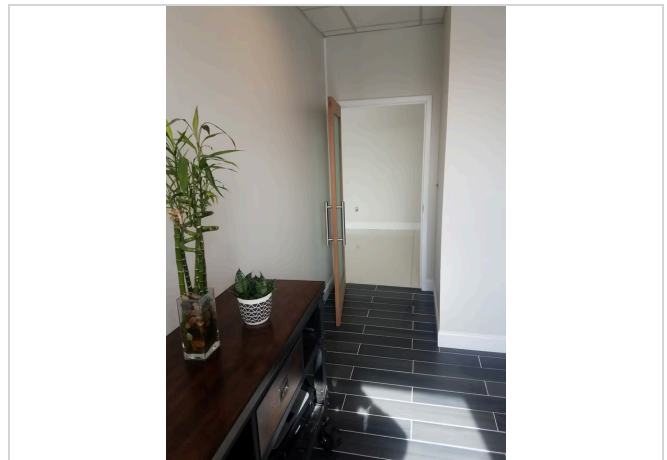
Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo