

**Commercial Condo For Sale**  
**Current Buildout: Yoga Studio/Standard Retail (Delivered Vacant)**

411 Jefferson Street, Hoboken, NJ 07030

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# PROPERTY DETAILS



THE OFFERING	
Property Address	411 Jefferson Street, Hoboken, NJ 07030
Type of Ownership	Condo Interest
Occupancy	Delivered Vacant
Total Size	1,212 SF
Interior Size	1,012 SF
Outdoor Area (Private)	200 SF
Taxes (2025)	\$9,067/Yearly
HOA (2025)	\$481.54/Monthly (Includes building insurance, flood insurance, building maintenance/management)
Commercial Condo Asking Price	\$899,999.00



**2015**  
Year Built

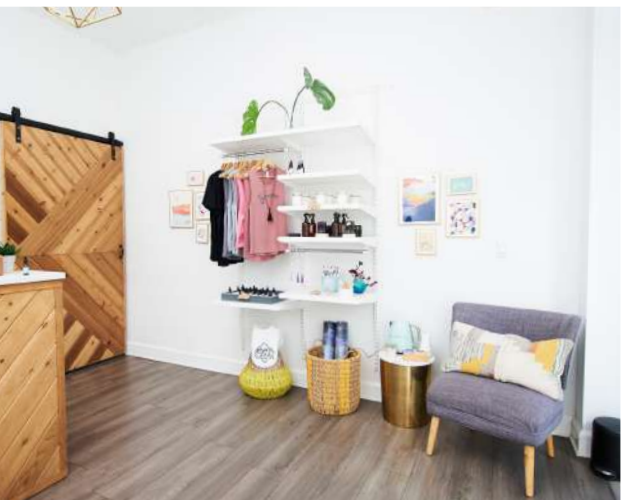


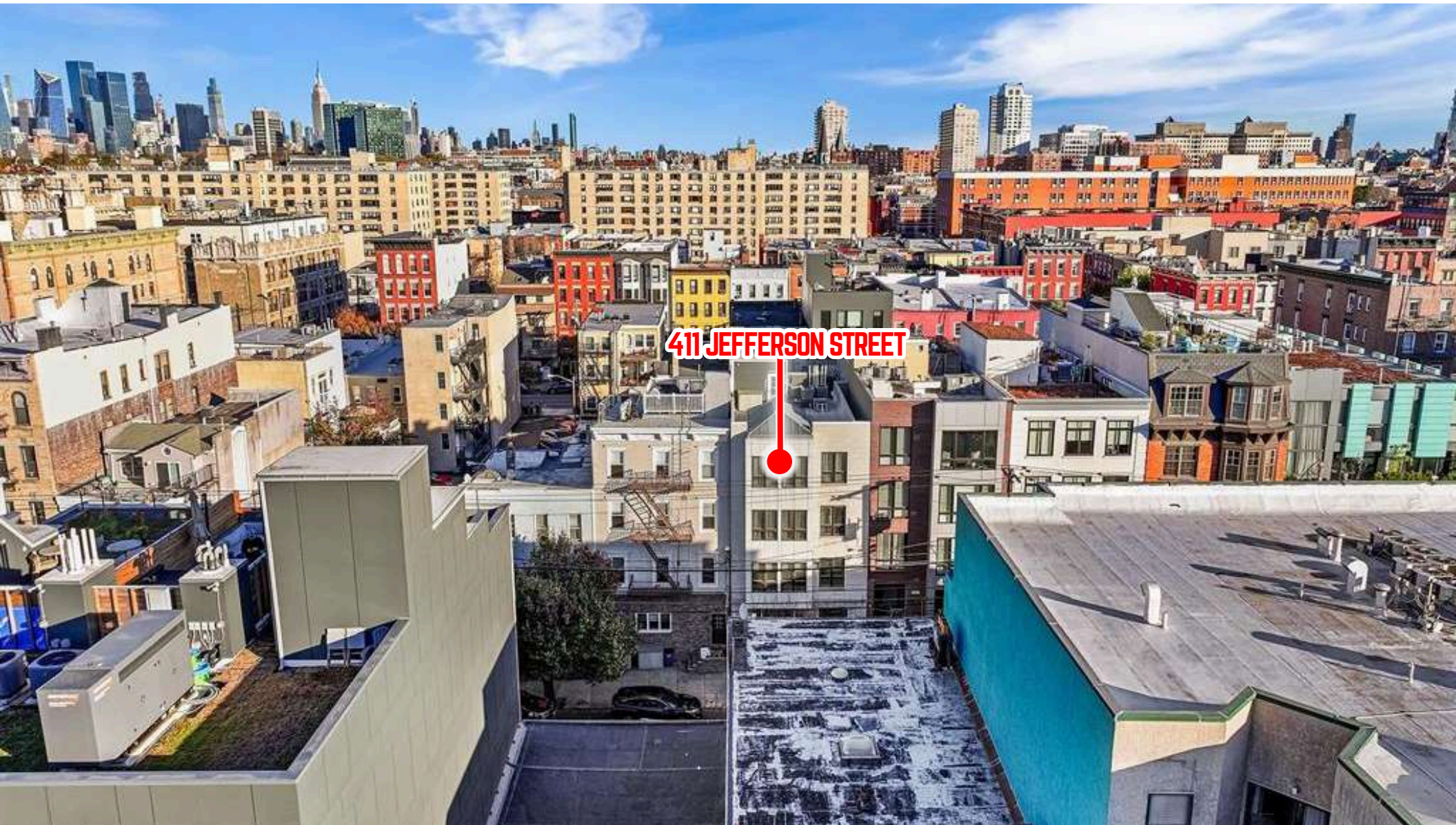
**ZONING**  
Commercial



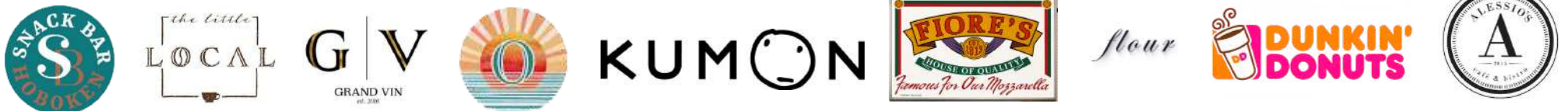
**4,405 ADT**  
Jefferson Street

# GROUND FLOOR





NEIGHBORHOOD RETAILERS:



# OFFERING HIGHLIGHTS

- **1,212 SF Brand-New Ground Floor Retail Condo** — Available in just 60 days
- **Rare Private Outdoor Patio** — Ideal for dining, events, or seasonal activation
- **Prime Midtown Hoboken Location** with exceptional street visibility and high foot traffic
- **Highly Versatile Space** — Perfect for boutique fitness, medical/wellness, café, specialty retail, or professional services
- **Dense, Affluent Residential Neighborhood** — Surrounded by 37,500+ people within ½ mile and average household incomes exceeding \$200K
- **Strong Daytime Population & Walkable Foot Traffic** — Steps from major residential buildings, parks, and daily needs retailers
- **Excellent Signage Opportunity** — Prominent corner exposure on Jefferson Street
- **Easy Access & Parking** — Abundant street parking + just 1 block from the Midtown Parking Garage
- **Unbeatable Location Amenities** — Directly near Columbus Park, Church Square Park, and Mama Johnson Field
- **Superior Transportation Access** — Minutes to NJ Transit Light Rail, PATH, NY Waterway Ferry, major highways, and both Lincoln & Holland Tunnels
- **Positioned for Growth** — Blocks from the transformative Hoboken Westside Development

## TRANSPORTATION

### WALK SCORE

91

### BIKE SCORE

92

### TRANSIT SCORE

88

### HOBOKEN PATH STATION

15 minute walk

### FERRY TERMINALS

Shipyard - 18 minute walk

### LIGHT RAIL

Just 2 Blocks from the 2<sup>nd</sup> Street light rail stop - the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City and North Bergen



**NEWARK**  
20 MIN

**LAGUARDIA**  
51 MIN

**JFK**  
1 HR.



**NY PENN**  
28 MIN



**HOLLAND TUNNEL**  
10 MIN

## HOBOKEN WATERFRONT

### POPULATION

58,668 residents

### AVERAGE RETAIL RENT

\$72/sq ft.

### DAYTIME POPULATION

51,000–52,000

### EMPLOYEES

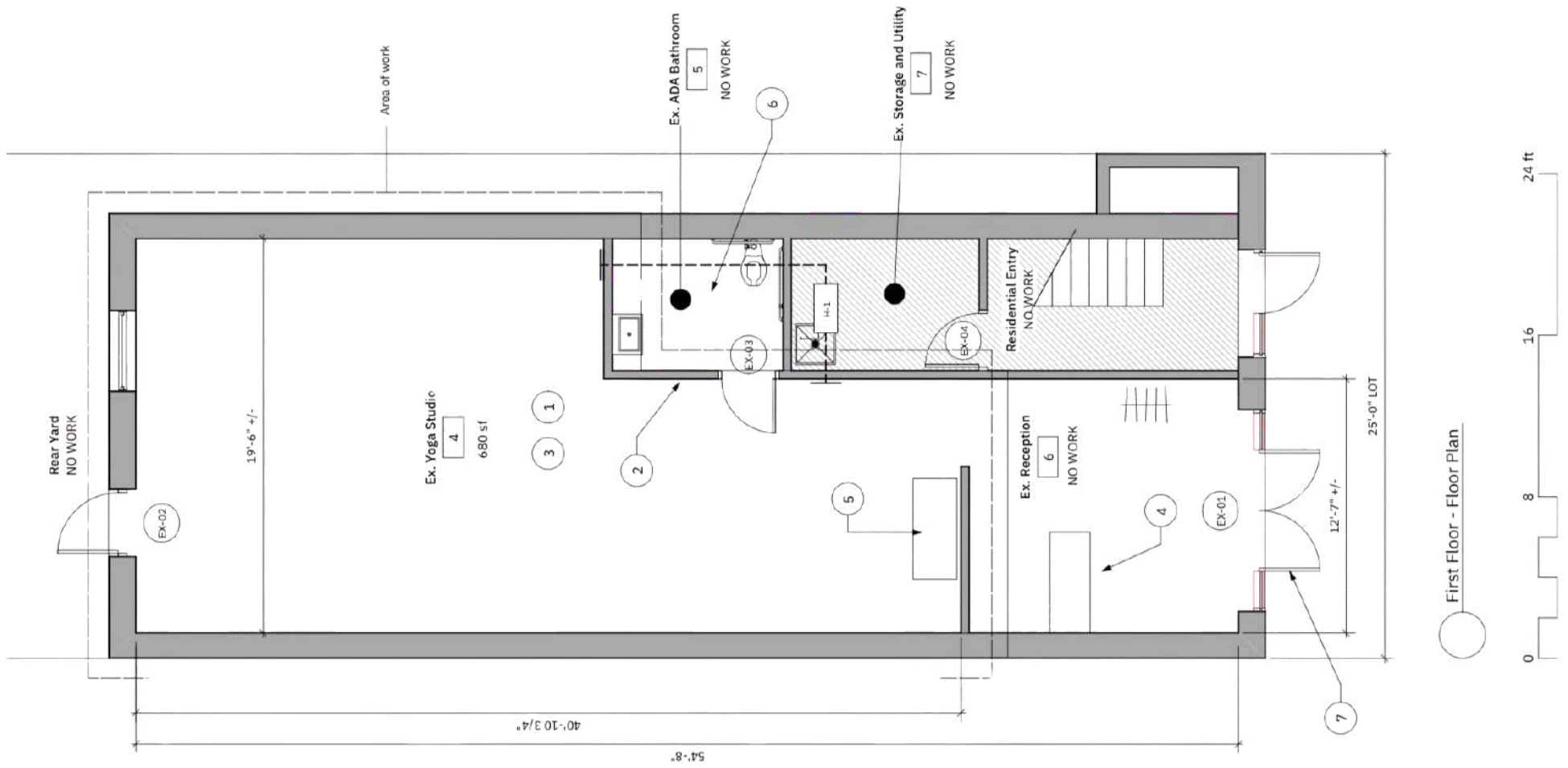
39,670 people

**AERIAL (NORTH WEST)**

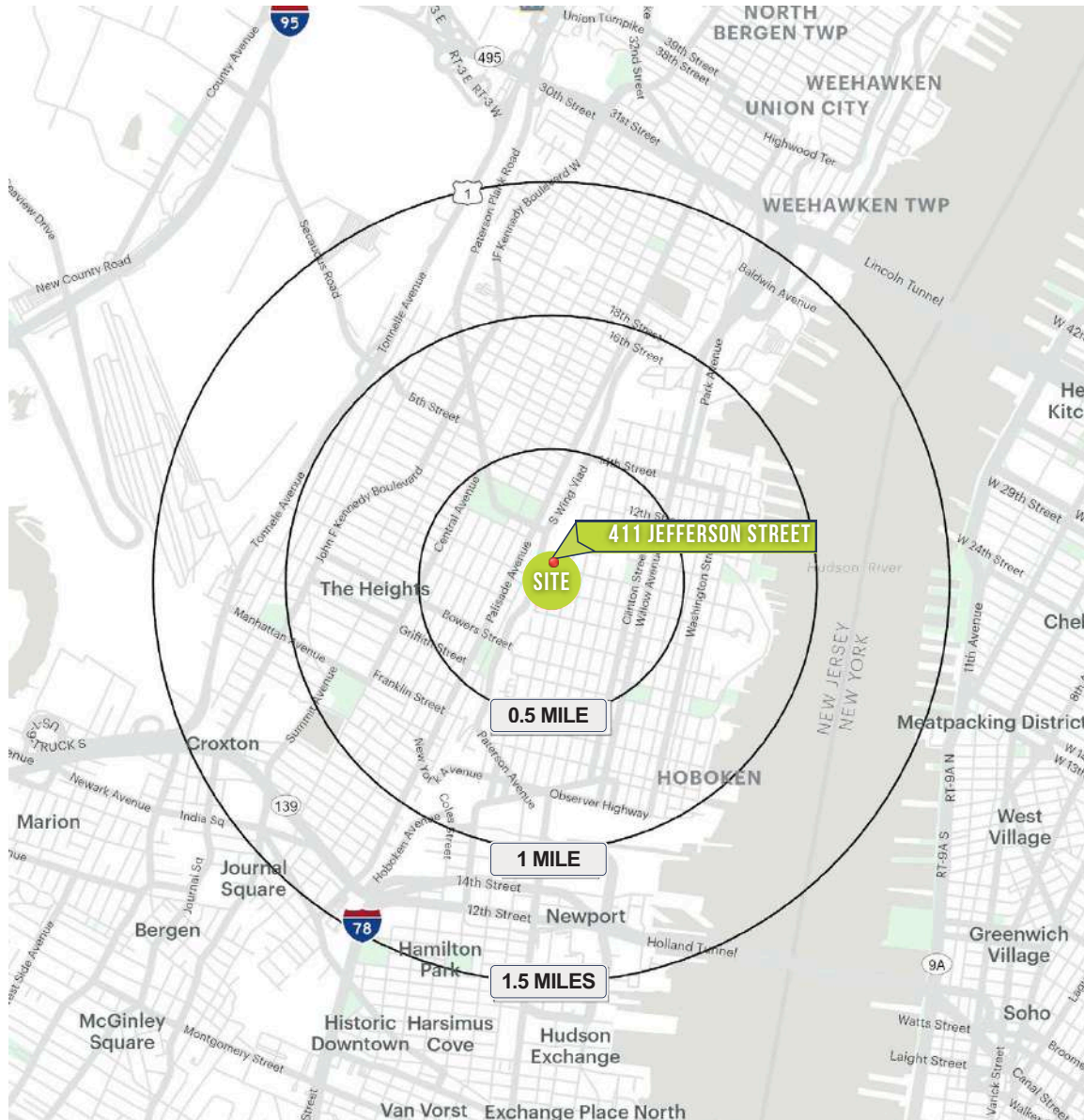


**411 JEFFERSON STREET**

# FLOOR PLAN



# DEMOGRAPHICS



## 5 MILE RADIUS

<b>POPULATION</b>	35,283	<b>TOTAL BUSINESSES</b>	660
<b>HOUSEHOLDS</b>	15,696	<b>TOTAL EMPLOYEES</b>	10,671
<b>MEDIAN AGE</b>	33.9	<b>AVERAGE HOUSEHOLD INCOME</b>	\$200,172
<b>COLLEGE GRADUATES (Bachelor's +)</b>	18,754 - 72.1%		

## 1 MILE RADIUS \*excludes NYC

<b>POPULATION</b>	128,943	<b>TOTAL BUSINESSES</b>	3,286
<b>HOUSEHOLDS</b>	54,344	<b>TOTAL EMPLOYEES</b>	52,910
<b>MEDIAN AGE</b>	34.4	<b>AVERAGE HOUSEHOLD INCOME</b>	\$176,962
<b>COLLEGE GRADUATES (Bachelor's +)</b>	58,585 - 62.2%		

## 1.5 MILE RADIUS \*excludes NYC

<b>POPULATION</b>	189,350	<b>TOTAL BUSINESSES</b>	4,661
<b>HOUSEHOLDS</b>	78,495	<b>TOTAL EMPLOYEES</b>	94,795
<b>MEDIAN AGE</b>	34.6	<b>AVERAGE HOUSEHOLD INCOME</b>	\$167,208
<b>COLLEGE GRADUATES (Bachelor's +)</b>	81,920 - 59.1%		

\*2025 estimates

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