

# Neumann Leathers Building

300 OBSERVER HWY  
HOBOKEN, NJ 07030

FOR LEASE



## PROPERTY SUMMARY

The Neumann Leathers Complex, situated at 300 Observer Highway, has been a thriving hub for artists and light industrial businesses for decades. With its rich history and strong presence in the Hoboken community, this property boasts approximately 128,000 square feet of space.

- Conveniently located only a 7-minute walk from the PATH, this property offers easy access to and from Manhattan as well as other major NJ hubs. Nearby commuter rails include Hoboken Terminal Commuter Rail, Secaucus Junction Commuter Rail, and NJT Commuter Rail. Whether you're an artist looking for a creative space or a business in need of light industrial facilities, Neumann Leathers Complex is the perfect location for your needs.

Building SqFt	128,783 SqFt
Lot Size (Acre)	2.9565
Parcel ID	05 00002-0000-00012
Zoning Type	INDUSTRIAL
County	Hudson
Municipality	Hoboken



**JOSHUA WEISFELD**

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W Brothers Management

218 Lakeville Road, Ste. 2  
Great Neck, NY 11020

Office: (212) 273-3323  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite N	Industrial Flex	Negotiable	MG	8,000 SF	1 - 3 Yrs
#Suite: C34A	Flex	\$ 20.00 SF/Yr	MG	1,176 SF	1 - 3 Yrs
#Suite: C35	Flex	\$ 20.00 SF/Yr	MG	1,025 SF	Negotiable
#Suite: DN-DW	Industrial Flex	Negotiable	MG	5,047 SF	Negotiable

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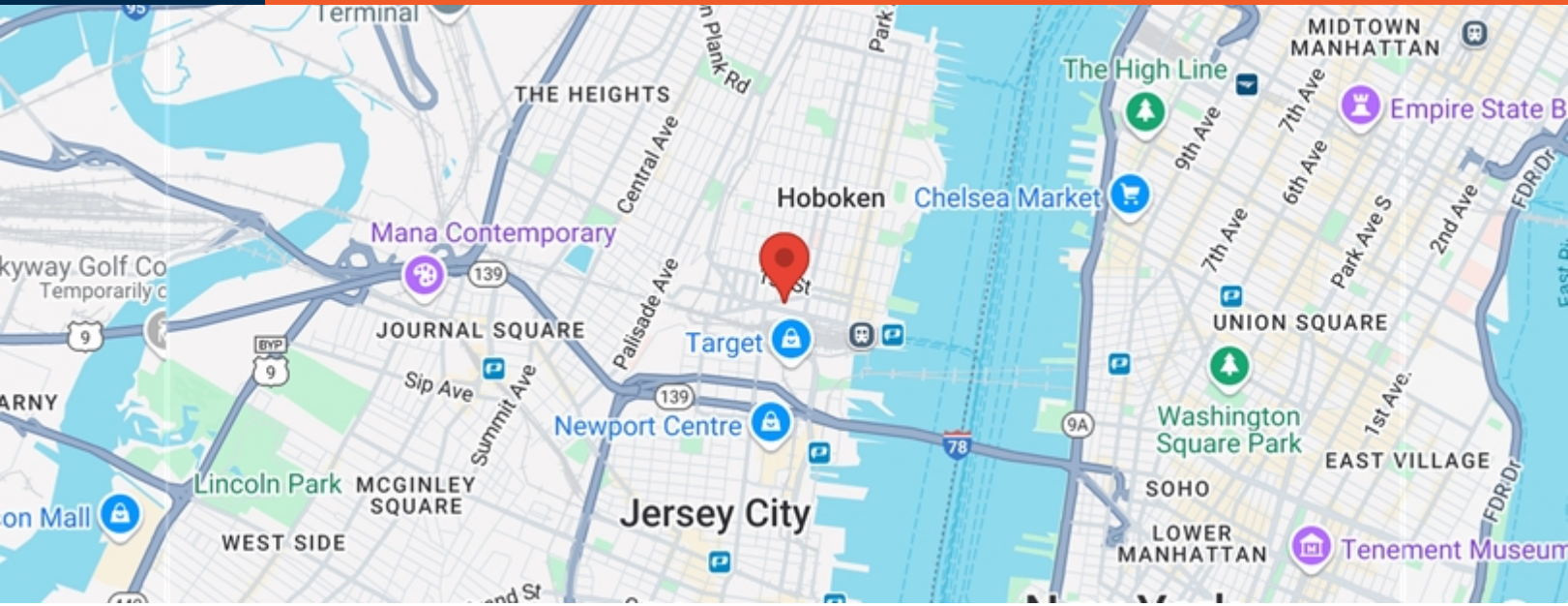
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	71,766	650,032	1,515,172
2010 Population	81,308	709,197	1,613,892
2024 Population	100,453	823,844	1,842,186
2029 Population	104,397	835,430	1,875,949
2024-2029 Growth Rate	0.77 %	0.28 %	0.36 %
2024 Daytime Population	107,698	1,714,661	3,461,762

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	3,666	42,106	94,142
\$15000-24999	1,581	17,465	41,480
\$25000-34999	1,790	16,097	37,561
\$35000-49999	2,026	23,804	52,595
\$50000-74999	3,959	40,740	89,928
\$75000-99999	3,854	35,811	78,460
\$100000-149999	7,343	54,700	121,815
\$150000-199999	6,260	41,755	90,308
\$200000 or greater	15,563	122,424	273,175
Median HH Income	\$ 139,202	\$ 115,635	\$ 114,834
Average HH Income	\$ 194,541	\$ 176,468	\$ 176,699

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	31,980	299,350	708,632
2010 Total Households	37,198	334,975	760,403
2024 Total Households	46,043	394,920	879,511
2029 Total Households	48,604	408,830	913,615
2024 Average Household Size	2.13	2	2.03
2024 Owner Occupied Housing	12,559	96,842	233,138
2029 Owner Occupied Housing	13,137	99,890	237,942
2024 Renter Occupied Housing	33,484	298,078	646,373
2029 Renter Occupied Housing	35,466	308,941	675,673
2024 Vacant Housing	3,960	55,866	130,147
2024 Total Housing	50,003	450,786	1,009,658

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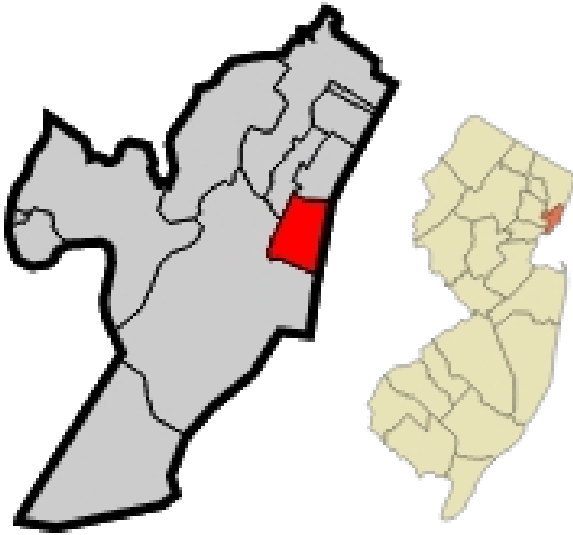
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## CITY OF HOBOKEN

### AREA

CITY 2 SQ MI

### POPULATION

POPULATION 60,419  
ESTIMATE (2023) 57,010  
RANK 708  
DENSITY 48,335.20 SQ MI



## ABOUT HOBOKEN

Hoboken is a New Jersey city on the Hudson River. Its former industrial port now features parks such as Pier A Park, with Manhattan skyline views. The Hudson River Waterfront Walkway links several green spaces. Global eateries, bistros and bars cluster on Washington Street and riverside Frank Sinatra Drive, named after the locally born singer. The Hoboken Historical Museum has local art and history exhibits

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