
301 Hoboken Road

Highlights:

- Location, Location, Location: Near NYC, MetLife Stadium, Mass-Transit, etc.
- 8,480 Square Feet: The street-level 1st floor is fully rented, along with part of the 2nd floor. The current owner, who occupied the remainder of the upstairs, has already relocated, leaving approximately 3,500 square feet on the 2nd floor for immediate occupancy or lease.
- CAP Rate: The Pro Forma CAP Rate is 8.3% using a conservative \$20/sq ft for the owner-occupied office space.

1 301 Hoboken Rd

Carlstadt, New Jersey 07072 (Bergen County) - Meadowlands Submarket

★★★★☆

Retail



Property Summary

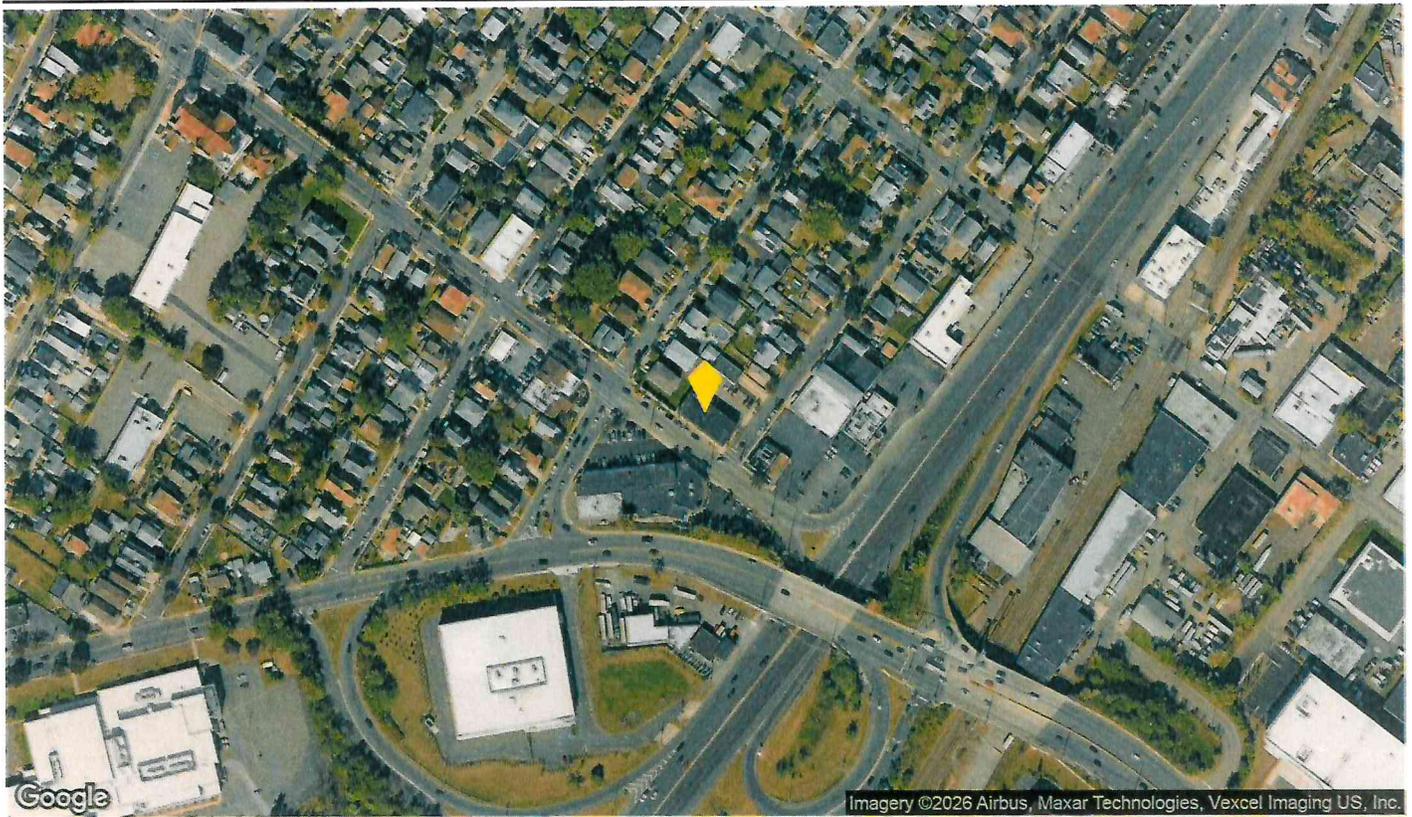
GLA	8,480 SF	Asking Rent	Withheld
Built	1950	Frontage	100' on 10th Street
Tenancy	Multiple	Frontage	100' on Hoboken Rd
Parking Spaces	1,771/1,000 SF; 15 Surface Spaces		
True Owner	Dovid Gaerman		



Subject Property

301 Hoboken Rd

AERIAL VIEW



Google

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Subject Property

301 Hoboken Rd

301 Hoboken Rd 
 Carlstadt, NJ 07072 - Meadowlands



OWNER

Dovid Gaerman
 Purchased 8/23/2019
 Not Disclosed

TRAFFIC COUNTS

Hoboken Rd/9th St	17K
Hoboken Road/9th St	12.1K
11th St/Paterson Ave	7.8K
Paterson Plank Rd/Hoboken Rd	5K

LOCATION

Location Score:	Good Location (65)
Walk Score®:	Very Walkable (81)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Storefront Retail/Office	Tenancy:	2 Tenants
Center:	-	Construction:	Reinforced Concrete
GLA:	8,480 SF	Land AC:	0.23 AC
Year Built/Renov	1950	Building FAR:	0.85
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	15 Surface Spaces are available; Ratio of 1.77/1000 SF		
Features:	-		
Frontage:	100' on Hoboken Rd, 100' on 10th Street		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	70.8%
Peers:	0%
Submarket:	1.0%

NNN ASKING RENTS PER SF

Current:	\$24-29 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$26.54
Submarket (Market Rent):	\$26.84

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	1,277
Peers Count:	8
Peers Avg:	159
Submarket:	80,664

AVAILABLE SPACES

Currently No Available Spaces

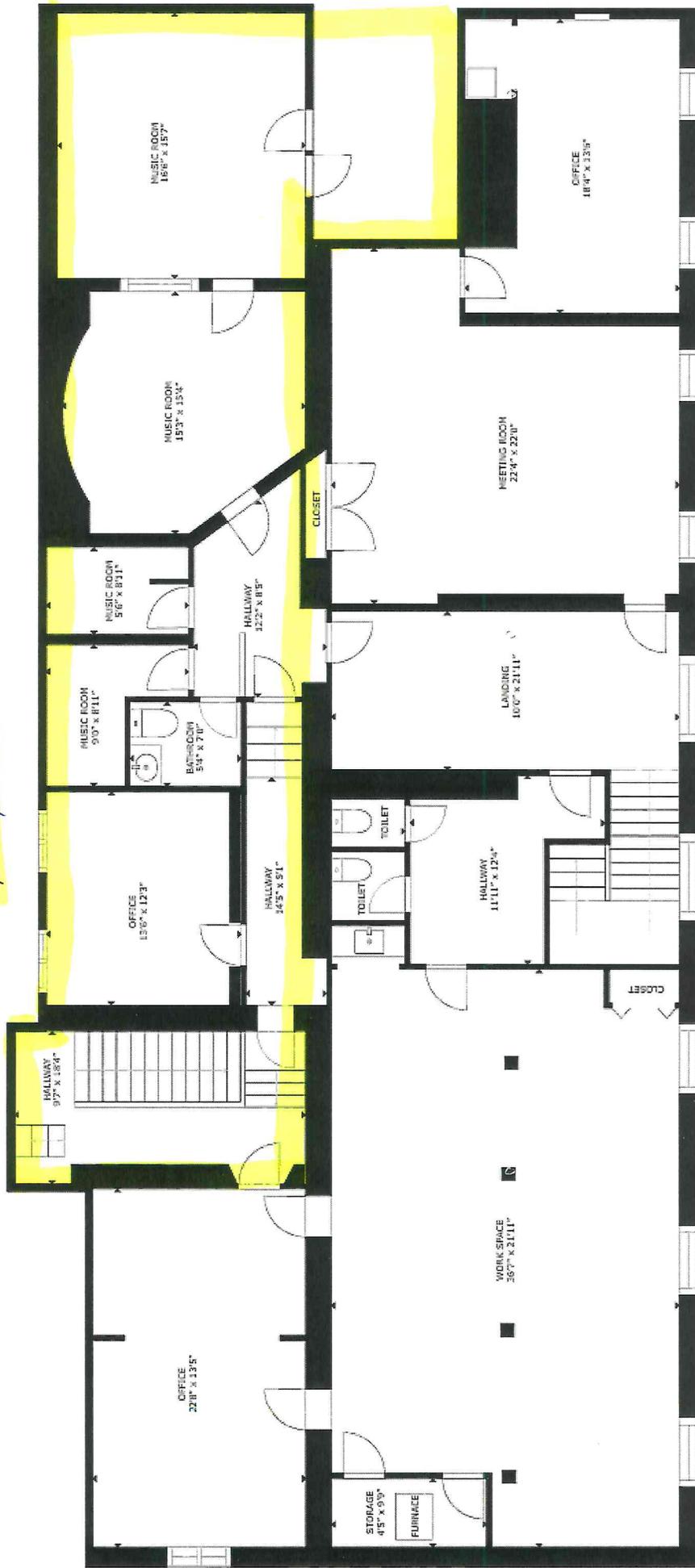


301 Hoboken Road (Value of 2nd Floor Office Space)

PRO FORMA CAP RATE CALCULATION

Property Expenses:	
2025 Property Taxes	\$ 14,273.00
Water	\$ 1,200.00
Insurance	\$ 6,500.00
Waste Removal	\$ 1,350.00
Snow/Landscaping	\$ 1,800.00
Total Expenses:	\$ 25,123.00
\$/Sq Ft:	\$ 2.96
Rental Income:	
Tenant 1 Lease (5 years + 5 years option)	2/6/2023
School of Rock	
Square Feet (43.4%):	3,682
Monthly \$Rent (\$5,860.51/month):	\$ 70,327.32
\$CAM (50% of Property):	\$ 12,561.50
Annual from School of Rock:	\$ 82,889
Tenant 2 Lease (5 years + 5 years option)	7/1/2020
Rehab KinetiQs Physical Therapy	
Square Feet (11.8%):	1,000
Monthly \$Rent (\$1,672.36/month):	\$ 20,068.32
\$CAM (18% of Property):	\$ 4,522.14
Annual from Rehab KinetiQs Physical Therapy:	\$ 24,590
Tenant 3 Lease (Available)	TBD
Currently Owner Occupied	
Square Feet (44.8%):	3,798
Monthly \$Rent (market low = \$20.00/sq ft):	\$ 75,960.00
\$CAM (32% of Property):	\$ 8,039.36
Annual from Tenant 3:	\$ 83,999
Total Rental Income:	\$ 191,479
Purchase Price:	\$ 1,995,000
Net Operating Income:	\$ 166,355.64
CAP Rate:	8.34%

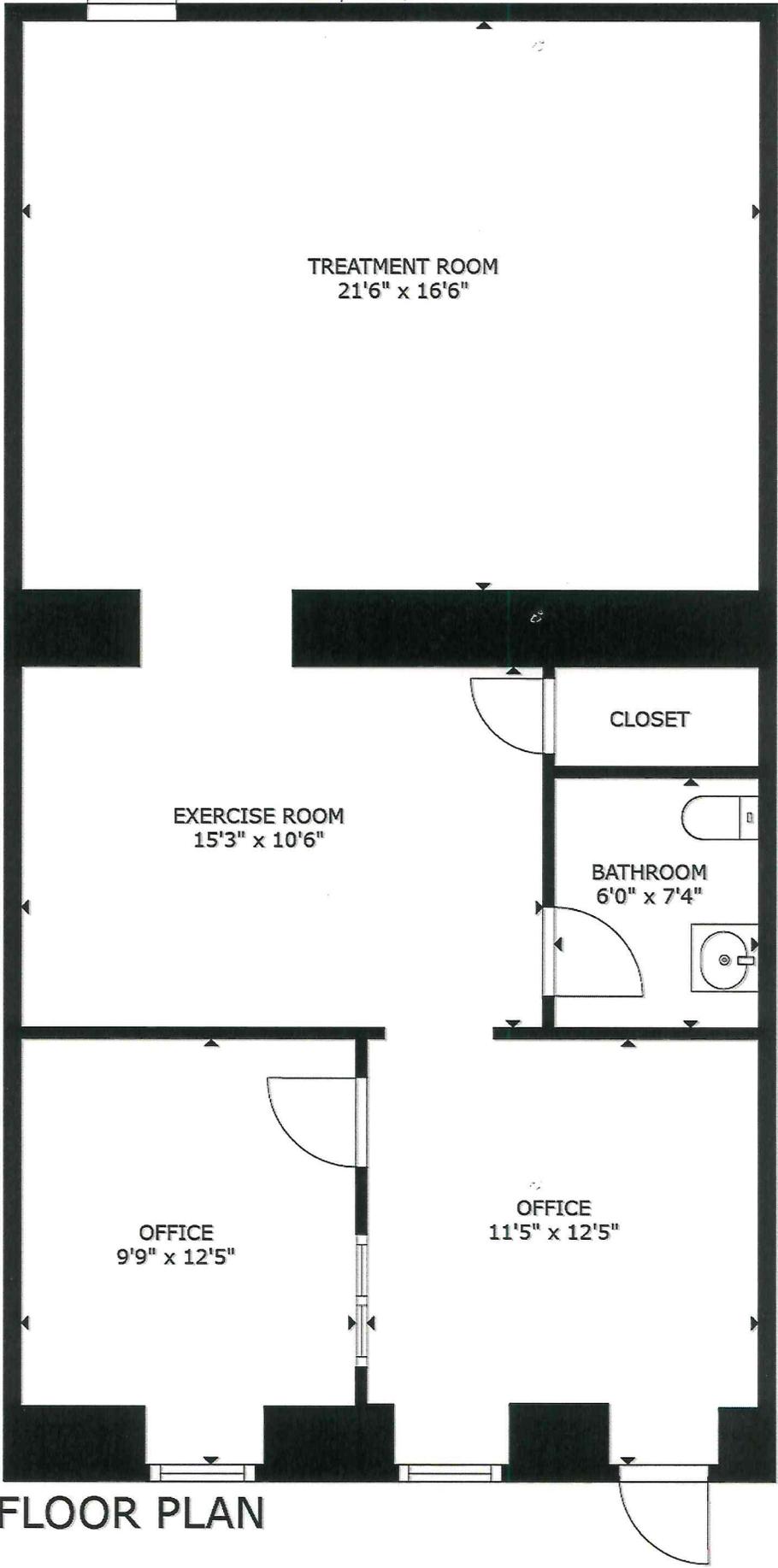
Tenant 1 - 2ND Floor



FLOOR 2

Owner Occupied

Tenant 2

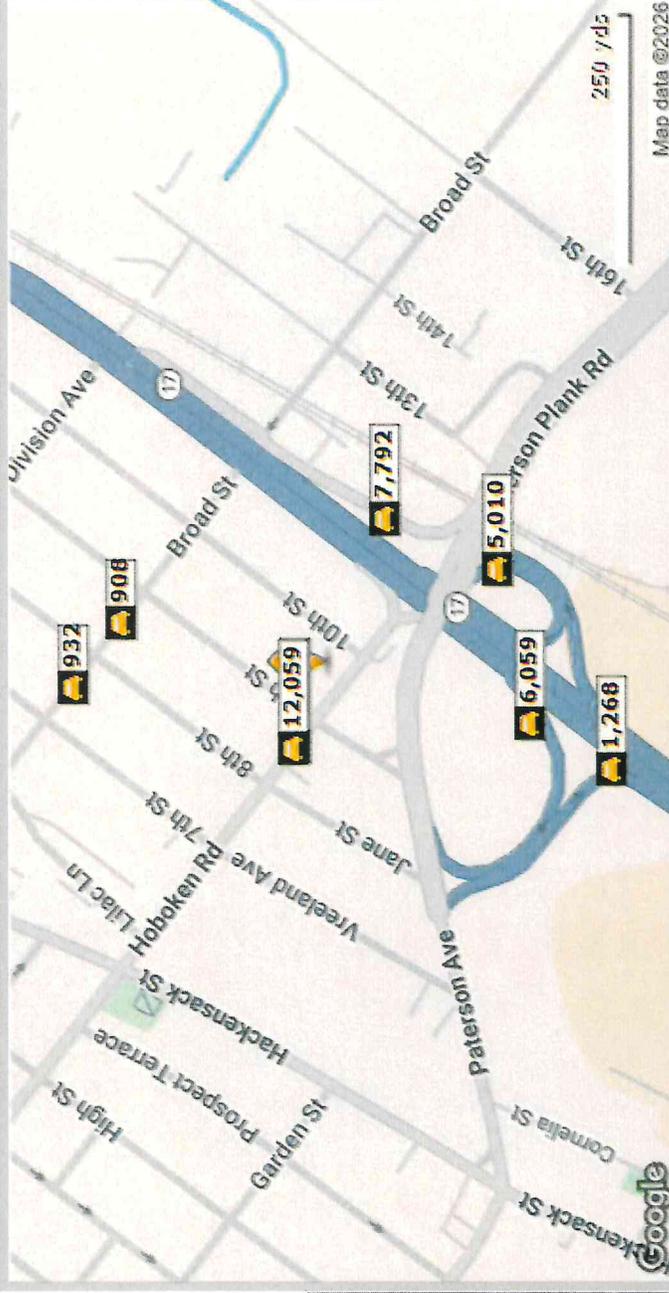


FLOOR PLAN

Traffic Count Report

301 Hoboken Rd, Carlstadt, NJ 07072

Building Type: General Retail
 Secondary: Storefront Retail/Office
 GLA: 8,480 SF
 Year Built: 1950
 Total Available: 3,798 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hoboken Rd	9th St	0.02 SE	2024	17,106	MPSI	.05
2 Hoboken Rd	9th St	0.02 SE	2025	17,046	MPSI	.05
3 Hoboken Road	9th St	0.02 SE	2025	12,059	MPSI	.06
4 11th St	Paterson Ave	0.06 SW	2020	7,792	MPSI	.09
5 Paterson Plank Rd	Hoboken Rd	0.05 N	2020	5,010	MPSI	.11
6 11th St	Paterson Ave	0.09 NE	2020	6,059	MPSI	.12
7 Broad Street	9th St	0.02 SE	2025	908	MPSI	.13
8 Broad Street	8th St	0.02 SE	2023	944	MPSI	.15
9 Broad Street	8th St	0.02 SE	2025	932	MPSI	.15
10 11th St	Paterson Ave	0.14 NE	2020	1,268	MPSI	.17



301 Hoboken Rd

Storefront Retail/Office - Meadowlands Submarket | Carlstadt, NJ 07072



8,480 SF GLA 0.23 AC Lot 1950 Built \$2M Sale Price \$235.26 Price/SF

Key Metrics

AVAILABILITY	Property	Submarket 1-3 Star	Submarket DEMAND	Property	Submarket 1-3 Star	Submarket
Market Asking Rent/SF	\$27.03	\$26.66	\$26.84	6K	76.7K	76.7K
Vacancy Rate	0%	1.1%	1.0%	0	53.5K	78.2K
Vacant SF	0	111K	111K	-	39.9%	41.0%
Availability Rate	44.8%	1.6%	1.5%	-	-	-
Available SF Direct	3.8K	158K	166K	-	-	-
Available SF Sublet	0	2.5K	2.5K	-	-	-
Available SF Total	3.8K	161K	169K	-	-	-
Months on Market	-	5.2	4.8	-	-	-
INVENTORY	Property	Submarket 1-3 Star	Submarket SALES	Property	Submarket 1-3 Star	Submarket
Existing Buildings	1	1,363	1,364	-	35	35
Inventory SF	8.5K	10.1M	11.3M	-	\$257	\$262
Average Building SF	-	7.4K	8.3K	-	\$1.9M	\$2.2M
Under Construction SF	-	2.5K	10.5K	-	\$55M	\$55M
12 Mo Delivered SF	-	7K	7K	-	7.0%	7.0%

301 Hoboken Rd



Storefront Retail/Office -
Meadowlands Submarket
Carlstadt, NJ 07072

8,480
SF GLA

0.23
AC Lot

1950
Built

\$2M
Sale Price

\$235.26
Price/SF

Market Financials

Showing financials for this Market (New York - NY USA, Retail).

Per SF

	Most Recent		2024	2023
Number of Months Covered	-	-	12	12
Statement Ending Date	-	-	Dec 31, 2024	Dec 31, 2023
INCOME:				
Base Rent	\$30.20		\$37.41	\$37.38
Expense Reimbursement	\$11.81		\$15.07	\$14.47
Percentage Rent	\$0.62		\$1.11	\$1.32
Parking Income	\$0.86		\$2.09	\$2.45
Other Income	\$5.96		\$2.68	\$2.45
Effective Gross Income	\$46.17		\$54.82	\$53.86
OPERATING EXPENSES:				
Real Estate Taxes	\$8.69		\$10.86	\$10.69
Property Insurance	\$0.90		\$1.08	\$0.88
Utilities	\$1.47		\$1.49	\$1.44
Repairs and Maintenance	\$2.67		\$4.23	\$4.29

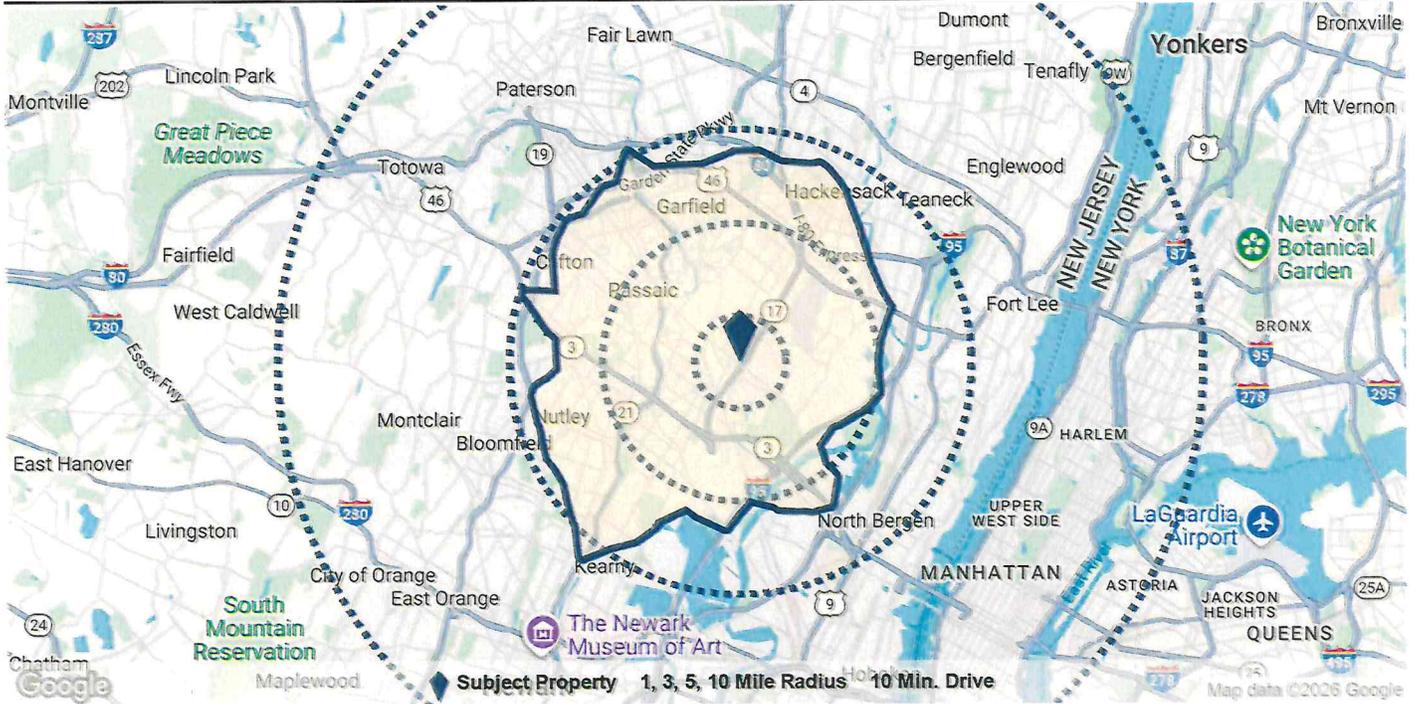
	Most Recent	2024	2023
Janitorial	\$1.08	\$1.12	\$1.03
Management Fees	\$1.64	\$1.80	\$1.68
Payroll & Benefits	\$1.47	\$1.56	\$1.74
Advertising & Marketing	\$0.25	\$0.22	\$0.36
Professional Fees	\$0.33	\$0.44	\$0.49
General & Administrative	\$1.61	\$1.87	\$1.37
Other Expenses	\$0.21	\$0.86	\$0.64
Ground Rent	\$1.75	\$2.10	\$2.32
Total Operating Expenses	\$18.07	\$22.79	\$21.51
Operating Expense Ratio (%)	39.14	41.57	39.94
Net Operating Income	\$27.83	\$31.69	\$32.25
CAPITAL ITEMS:			
Leasing Commissions	\$0.43	\$0.73	\$0.70
Tenant Improvements	\$0.65	\$0.70	\$0.66
Capital Expenditures	\$0.18	\$0.24	\$0.25
Extraordinary Capital Expenditures	-	\$0.45	\$0.45
Total Capital Items	\$0.99	\$1.18	\$1.25

	Most Recent	2024	2023
Net Cash Flow	\$26.91	\$30.59	\$31.13
NOI DSCR	1.43	1.71	1.95
NCF DSCR	1.38	1.65	1.88
Occupancy Rate (%)	95.0	95.0	95.0

Subject Property

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DEMOGRAPHICS



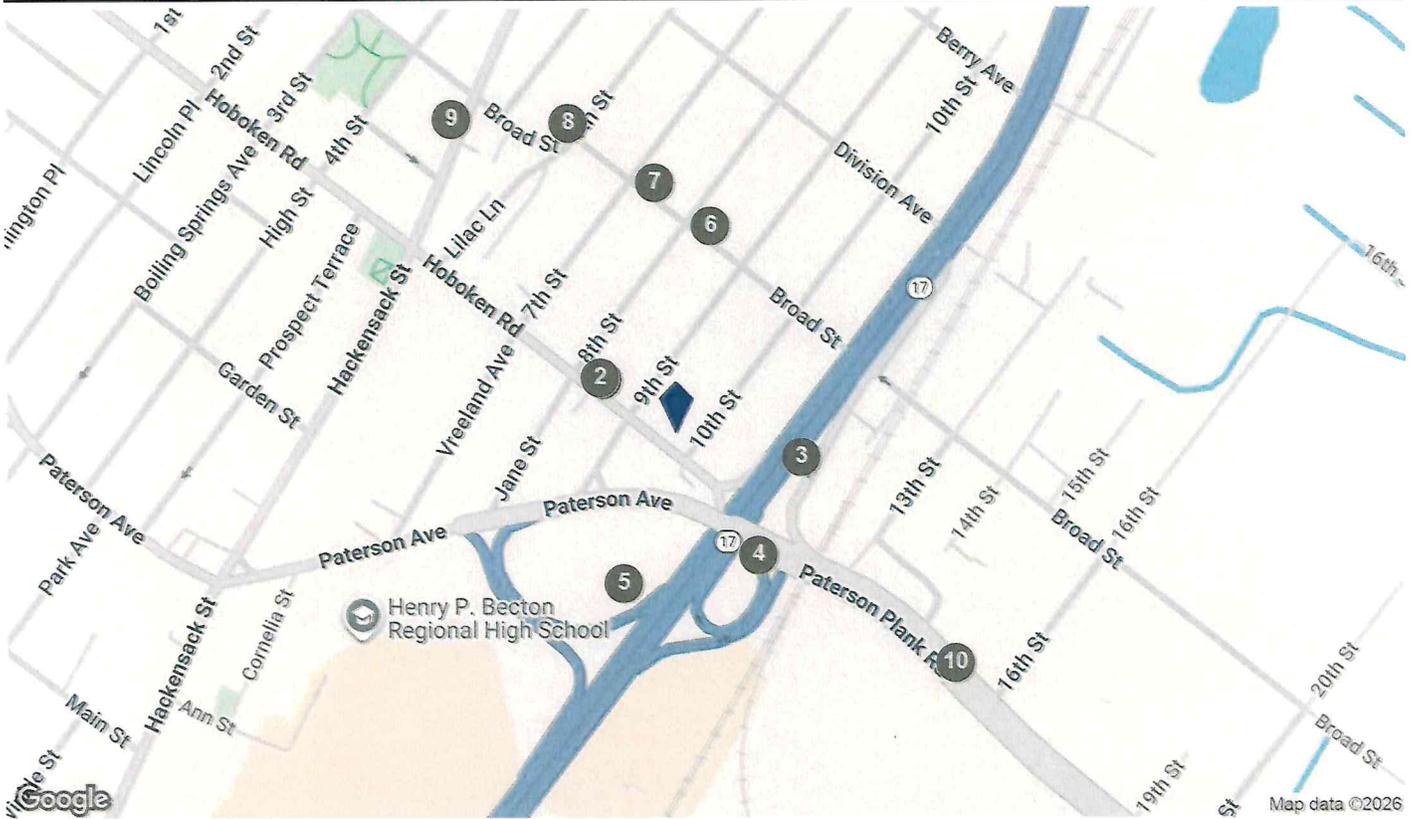
	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Population	17,005	175,629	564,231	4,465,157	408,022
5 Yr Growth	-3.0%	-2.5%	-3.0%	-4.7%	1.6%
Median Age	41	39	40	39	40
5 Yr Forecast	43	40	41	40	41
White / Black / Hispanic	57% / 4% / 27%	46% / 5% / 40%	39% / 6% / 46%	37% / 17% / 36%	43% / 7% / 44%
5 Yr Forecast	57% / 4% / 28%	46% / 5% / 40%	39% / 7% / 46%	37% / 17% / 36%	43% / 7% / 44%
Employment	13,399	81,026	266,121	3,176,526	215,899
Buying Power	\$657.6M	\$5.2B	\$16B	\$141.4B	\$13.3B
5 Yr Growth	-8.1%	-5.5%	-6.7%	-8.4%	1.6%
College Graduates	39.4%	33.0%	32.0%	44.4%	40.2%
Household					
Households	6,927	63,352	204,590	1,835,593	148,602
5 Yr Growth	-3.0%	-2.6%	-3.1%	-5.1%	1.6%
Median Household Income	\$94,940	\$81,800	\$78,399	\$77,009	\$89,458
5 Yr Forecast	\$89,977	\$79,315	\$75,512	\$74,322	\$89,394
Average Household Income	\$114,083	\$107,574	\$102,818	\$112,280	\$116,106
5 Yr Forecast	\$111,561	\$105,750	\$100,617	\$109,561	\$116,393
% High Income (>\$75K)	58%	53%	52%	51%	57%
Housing					
Median Home Value	\$509,633	\$466,228	\$424,388	\$586,214	\$478,614
Median Year Built	1954	1953	1954	1957	1954
Owner / Renter Occupied	47% / 53%	46% / 54%	45% / 55%	29% / 71%	45% / 55%



Subject Property

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Hoboken Rd	9th St - SE	17,046	2025	0.05 mi
2 Hoboken Road	9th St - SE	12,059	2025	0.06 mi
3 11th St	Paterson Ave - SW	7,792	2020	0.09 mi
4 Paterson Plank Rd	Hoboken Rd - N	5,010	2020	0.11 mi
5 11th St	Paterson Ave - NE	6,059	2020	0.12 mi
6 Broad Street	9th St - SE	908	2025	0.13 mi
7 Broad Street	8th St - SE	932	2025	0.15 mi
8 6th Street	Broad St - NE	3,711	2025	0.21 mi
9 Hackensack St	Small St - SW	12,417	2025	0.25 mi
10 Paterson Plank Rd	16th St - SE	24,529	2025	0.25 mi



Income & Spending Demographics

301 Hoboken Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	6,929		63,352		204,588		148,602	
<\$25,000	913	13.18%	9,200	14.52%	32,388	15.83%	21,712	14.61%
\$25,000 - \$50,000	891	12.86%	10,167	16.05%	33,266	16.26%	19,490	13.12%
\$50,000 - \$75,000	1,091	15.75%	10,163	16.04%	33,207	16.23%	22,732	15.30%
\$75,000 - \$100,000	714	10.30%	7,889	12.45%	25,251	12.34%	17,925	12.06%
\$100,000 - \$125,000	950	13.71%	7,008	11.06%	22,682	11.09%	17,039	11.47%
\$125,000 - \$150,000	554	8.00%	4,489	7.09%	15,058	7.36%	11,766	7.92%
\$150,000 - \$200,000	966	13.94%	6,581	10.39%	20,611	10.07%	15,304	10.30%
\$200,000+	850	12.27%	7,855	12.40%	22,125	10.81%	22,633	15.23%
2024 Avg Household Income	\$114,083		\$107,574		\$102,818		\$116,106	
2024 Med Household Income	\$94,940		\$81,800		\$78,399		\$89,458	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$233.9M		\$2.1B		\$6.5B		\$4.8B	
Total Apparel	\$12.3M	5.28%	\$116.3M	5.62%	\$367.7M	5.69%	\$267.5M	5.62%
Women's Apparel	\$4.9M	2.11%	\$44.9M	2.17%	\$142.8M	2.21%	\$103.5M	2.18%
Men's Apparel	\$2.6M	1.13%	\$24M	1.16%	\$76.1M	1.18%	\$55.2M	1.16%
Girl's Apparel	\$783K	0.33%	\$8.3M	0.40%	\$25.5M	0.39%	\$19M	0.40%
Boy's Apparel	\$573K	0.24%	\$6.1M	0.30%	\$18.9M	0.29%	\$13.8M	0.29%
Infant Apparel	\$546.7K	0.23%	\$5.5M	0.27%	\$17.3M	0.27%	\$12.7M	0.27%
Footwear	\$2.9M	1.22%	\$27.4M	1.32%	\$87M	1.35%	\$63.3M	1.33%
Total Entertainment & Hobbies	\$31.4M	13.43%	\$273.4M	13.21%	\$841.2M	13.02%	\$625M	13.14%
Entertainment	\$3.3M	1.43%	\$29.7M	1.43%	\$95.3M	1.48%	\$69.6M	1.46%
Audio & Visual Equipment/Service	\$7.8M	3.34%	\$69.2M	3.34%	\$219.1M	3.39%	\$160.1M	3.37%
Reading Materials	\$520.2K	0.22%	\$4.3M	0.21%	\$13.1M	0.20%	\$9.8M	0.21%
Pets, Toys, & Hobbies	\$5.7M	2.43%	\$48.1M	2.32%	\$146.2M	2.26%	\$109.7M	2.31%
Personal Items	\$14.1M	6.01%	\$122.1M	5.90%	\$367.3M	5.69%	\$275.8M	5.80%
Total Food and Alcohol	\$66.2M	28.29%	\$598.8M	28.93%	\$1.9B	29.33%	\$1.4B	29.19%
Food At Home	\$33.8M	14.45%	\$316.4M	15.29%	\$1B	15.60%	\$736.7M	15.49%
Food Away From Home	\$27.5M	11.77%	\$241.3M	11.66%	\$758.4M	11.74%	\$558.8M	11.75%
Alcoholic Beverages	\$4.8M	2.07%	\$41.1M	1.99%	\$128.3M	1.99%	\$92.8M	1.95%
Total Household	\$39.5M	16.90%	\$336.6M	16.26%	\$1B	16.08%	\$764.7M	16.08%
House Maintenance & Repair	\$6.8M	2.92%	\$58.8M	2.84%	\$183.5M	2.84%	\$135.4M	2.85%
Household Equip & Furnishings	\$15M	6.41%	\$128.8M	6.23%	\$403.6M	6.25%	\$294.7M	6.20%
Household Operations	\$12.3M	5.25%	\$104.8M	5.06%	\$319.4M	4.94%	\$235.7M	4.95%
Housing Costs	\$5.4M	2.31%	\$44.1M	2.13%	\$132.3M	2.05%	\$98.9M	2.08%



Income & Spending Demographics

301 Hoboken Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$55.8M	23.87%	\$500.1M	24.17%	\$1.6B	24.26%	\$1.2B	24.34%
Vehicle Purchases	\$24.4M	10.45%	\$221.1M	10.68%	\$689.6M	10.68%	\$515.5M	10.84%
Gasoline	\$13.6M	5.80%	\$125.2M	6.05%	\$396.9M	6.14%	\$291.4M	6.13%
Vehicle Expenses	\$1.9M	0.79%	\$15.7M	0.76%	\$48.4M	0.75%	\$34.8M	0.73%
Transportation	\$8.7M	3.74%	\$74.5M	3.60%	\$231.5M	3.58%	\$168.7M	3.55%
Automotive Repair & Maintenance	\$7.2M	3.10%	\$63.6M	3.07%	\$200.7M	3.11%	\$147.6M	3.10%
Total Health Care	\$11.2M	4.79%	\$97.9M	4.73%	\$308.2M	4.77%	\$224.8M	4.73%
Medical Services	\$6.8M	2.89%	\$58.9M	2.85%	\$183.9M	2.85%	\$134.5M	2.83%
Prescription Drugs	\$3.2M	1.36%	\$27.8M	1.34%	\$88.2M	1.37%	\$64M	1.35%
Medical Supplies	\$1.3M	0.55%	\$11.2M	0.54%	\$36.1M	0.56%	\$26.3M	0.55%
Total Education/Day Care	\$17.4M	7.44%	\$146.4M	7.07%	\$442.3M	6.85%	\$328.3M	6.90%
Education	\$11M	4.69%	\$92.5M	4.47%	\$280.8M	4.35%	\$207.4M	4.36%
Fees & Admissions	\$6.4M	2.75%	\$53.9M	2.61%	\$161.5M	2.50%	\$120.9M	2.54%

