



**460 SF**  
Retail/Office Space Available

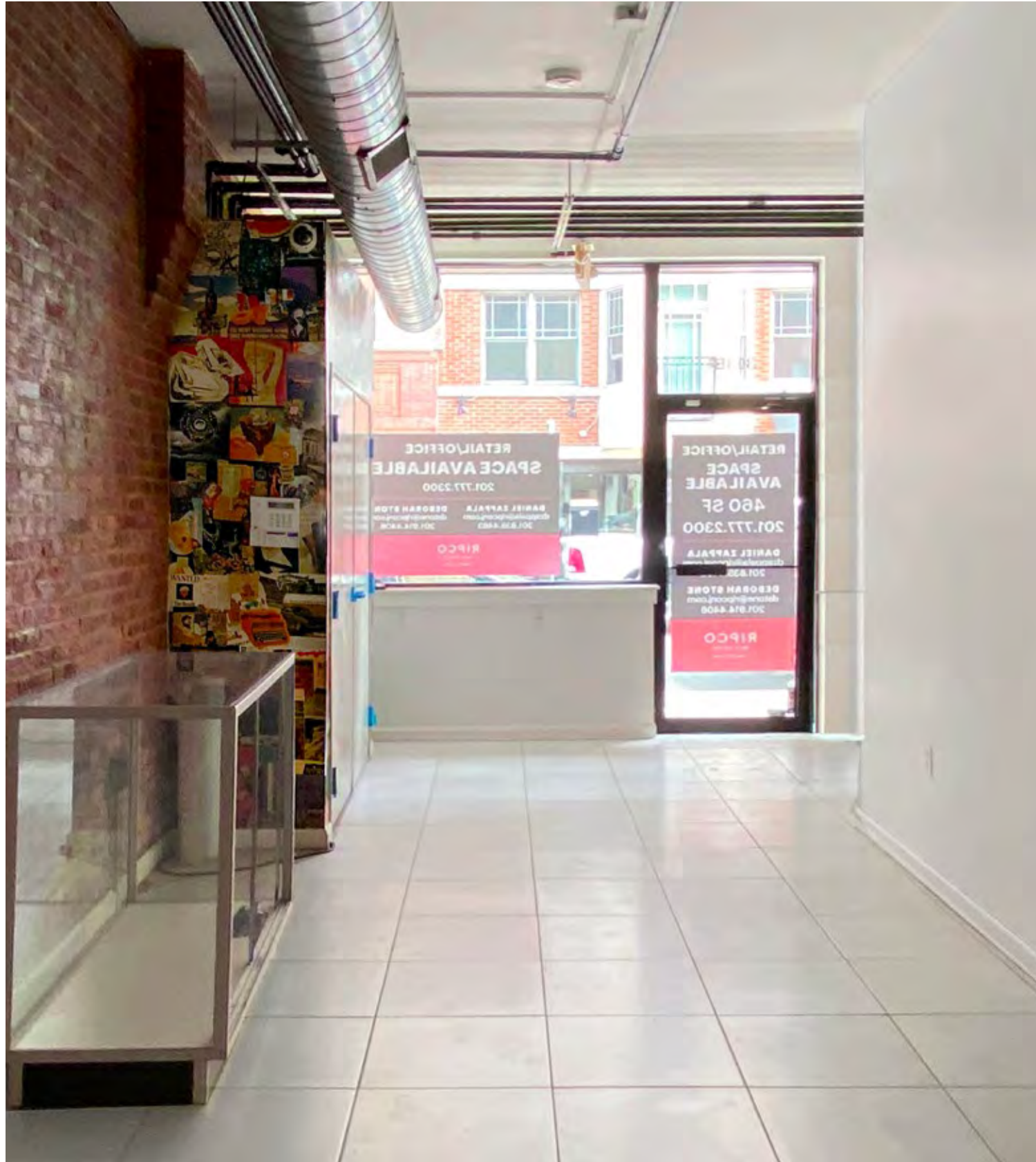
**RETAIL/OFFICE SPACE**

# 303 1ST STREET

HOBOKEN | NEW JERSEY

**RIPCO**  
REAL ESTATE

## SPACE DETAILS



### SIZE

460 SF

### POSSESSION

Immediate

### TAXES/CAM

Base Year for Insurance & Taxes

### RENT

Upon Request

### PARKING

Downtown On-Street Parking

Nonresident parking available via Park Mobile App

### NEIGHBORS

Sub Master, Taqueria, A1 Hoboken Liquors, Trim Hoboken, The Nail Story, Prompt MD Urgent Care Center, Tony Baloney's, SOHO Flower & Garden, Purely Juiced, Organic AAA Dry Cleaners

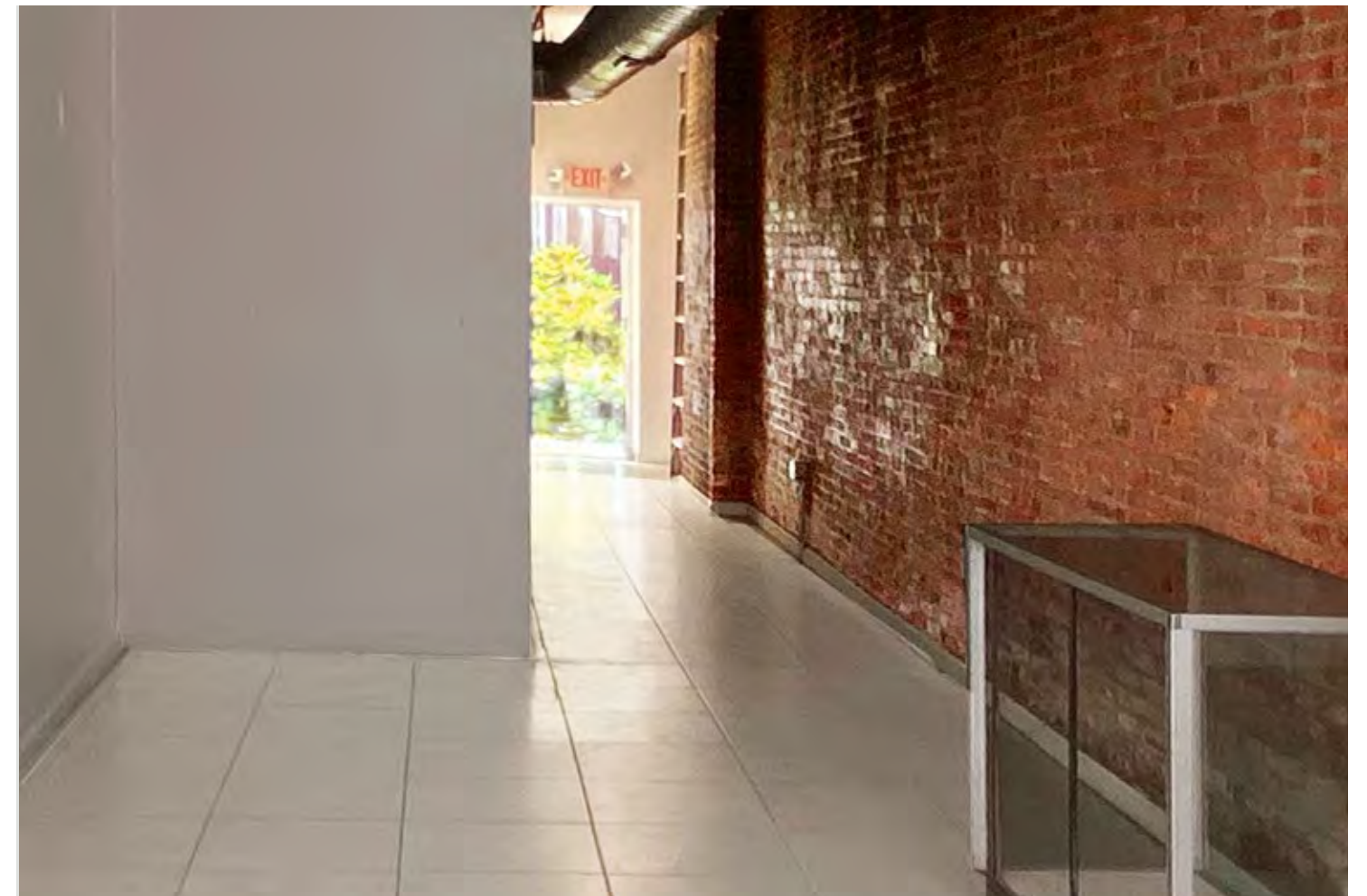
### COMMENTS

3 Tons of HVAC

100 amps @ 208 volts - 2 phase electric

High foot traffic near Hoboken Path Train Station

Population 250,000+ in 2 mile radius



# MARKET AERIAL



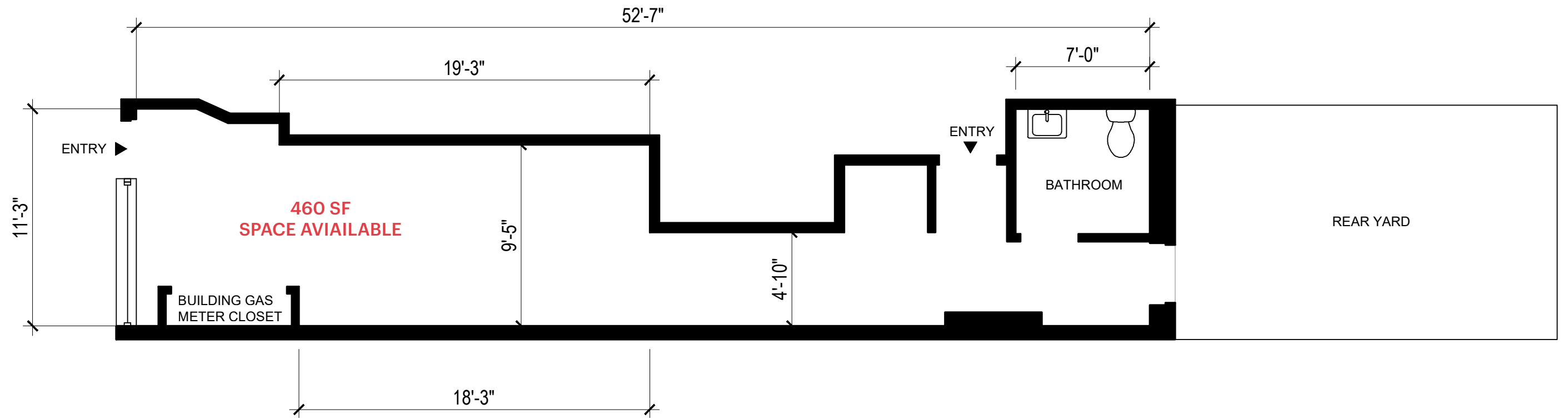
NJ Transit Station	16,297 average weekday passenger boardings
Light Rail Station	5,022 average weekday passenger boardings
PATH Station	25,174 average weekday passenger boardings

# LOW-LEVEL AERIAL

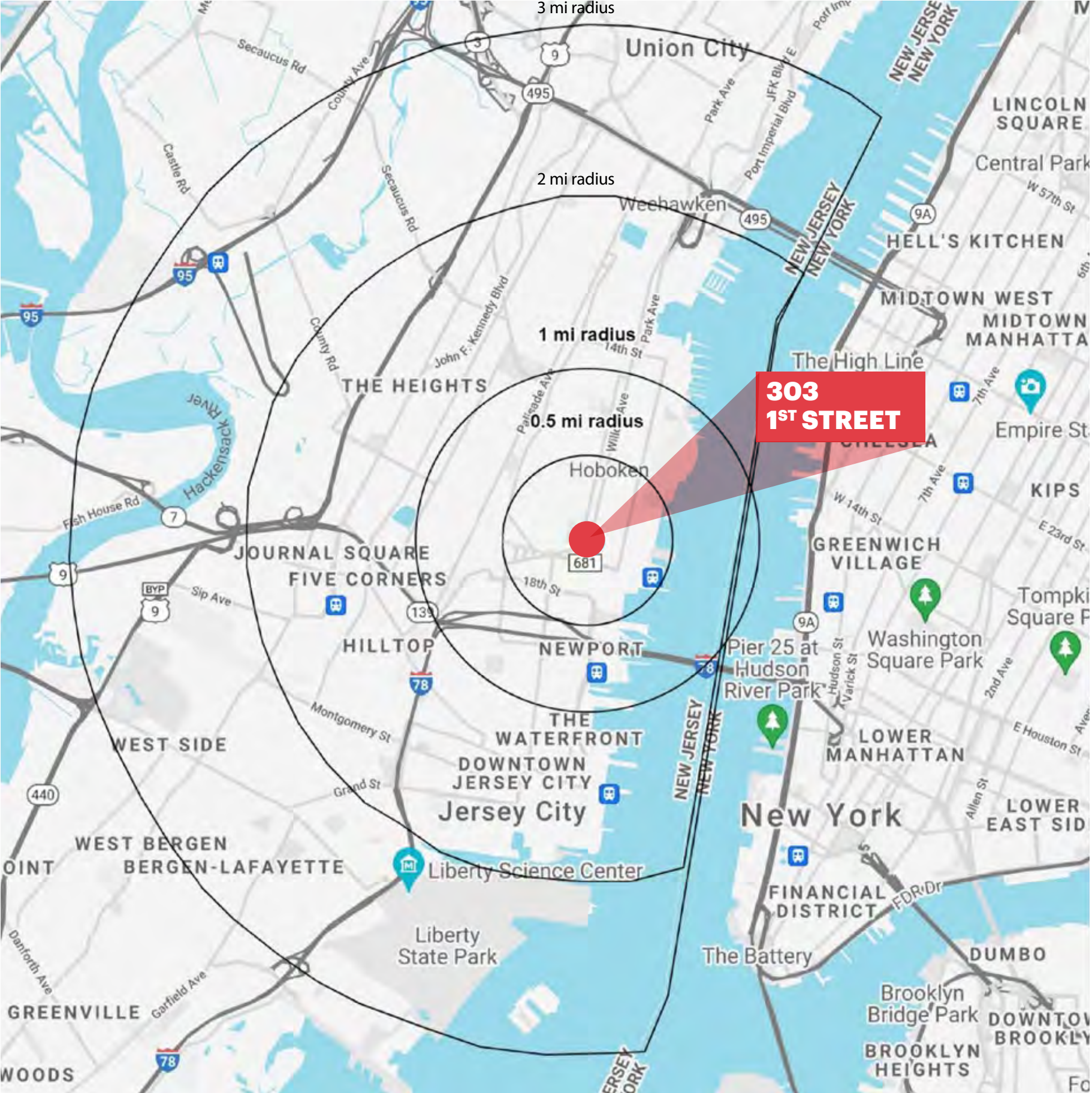


# FLOOR PLAN

1ST STREET



# DEMOGRAPHICS



### .5 MILE RADIUS

**POPULATION**  
26,887  
**HOUSEHOLDS**  
13,944  
**MEDIAN AGE**  
33.4  
**COLLEGE GRADUATES (Bachelor's +)**  
16,917 - 78.4%

**TOTAL BUSINESSES**  
1,559  
**TOTAL EMPLOYEES**  
16,312  
**AVERAGE HOUSEHOLD INCOME**  
\$182,281

### 1 MILE RADIUS

**POPULATION**  
87,306  
**HOUSEHOLDS**  
40,041  
**MEDIAN AGE**  
33.3  
**COLLEGE GRADUATES (Bachelor's +)**  
46,857 - 70.7%

**TOTAL BUSINESSES**  
3,564  
**TOTAL EMPLOYEES**  
43,640  
**AVERAGE HOUSEHOLD INCOME**  
\$164,348

### 2 MILE RADIUS

**POPULATION**  
255,009  
**HOUSEHOLDS**  
110,144  
**MEDIAN AGE**  
34.2  
**COLLEGE GRADUATES (Bachelor's +)**  
116,907 - 61.7%

**TOTAL BUSINESSES**  
9,136  
**TOTAL EMPLOYEES**  
112,634  
**AVERAGE HOUSEHOLD INCOME**  
\$165,269

### 3 MILE RADIUS

**POPULATION**  
363,028  
**HOUSEHOLDS**  
148,982  
**MEDIAN AGE**  
34.8  
**COLLEGE GRADUATES (Bachelor's +)**  
141,299 - 53.4%

**TOTAL BUSINESSES**  
12,651  
**TOTAL EMPLOYEES**  
149,046  
**AVERAGE HOUSEHOLD INCOME**  
\$150,356

\*2020 estimates



## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](http://ripconj.com) for more information

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