

464 NEWARK STREET

@ **OBSERVER HIGHWAY**
HOBOKEN | NEW JERSEY

Former Restaurant
with Outdoor Seating Potential

Walkscore - 98



RIPCO
REAL ESTATE



SIZE

788 SF

ASKING RENT

Upon Request

CAM/TAXES/INSURANCE

Base Year: Tenant will pay it's pro-rata share of CAM, Insurance & Taxes over the Base Year expenses during the term

AVAILABLE

Immediately

STATUS OF PREMISES

Built out as a restaurant

Cooking to be done using all electrical

Evaluating venting potential

TERMS

5 years minimum

NEIGHBORS

Bass Cleaners, Domino's, Gotham City Management, Aflac Insurance, Edge Pro Shop, Hoboken Station, Glasbuilt Contracting

COMMENTS

Ground floor retail/medical at the base of a high profile, luxury residential development

Outdoor seating potential subject to condo approval and City of Hoboken approval

ShopRite & Amazon close in proximity

9th St | Congress St NJ Transit Station

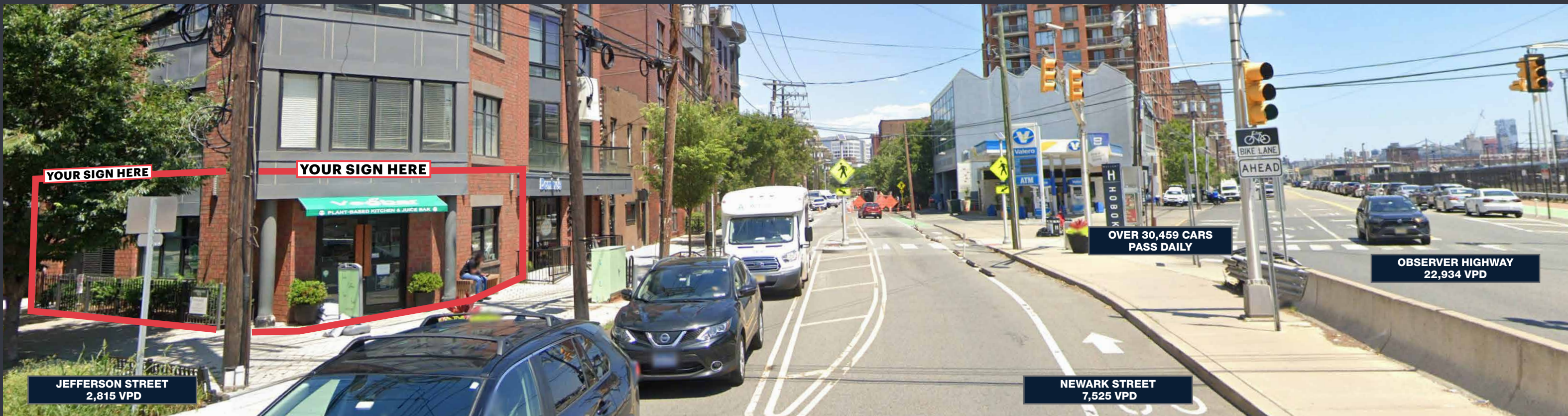
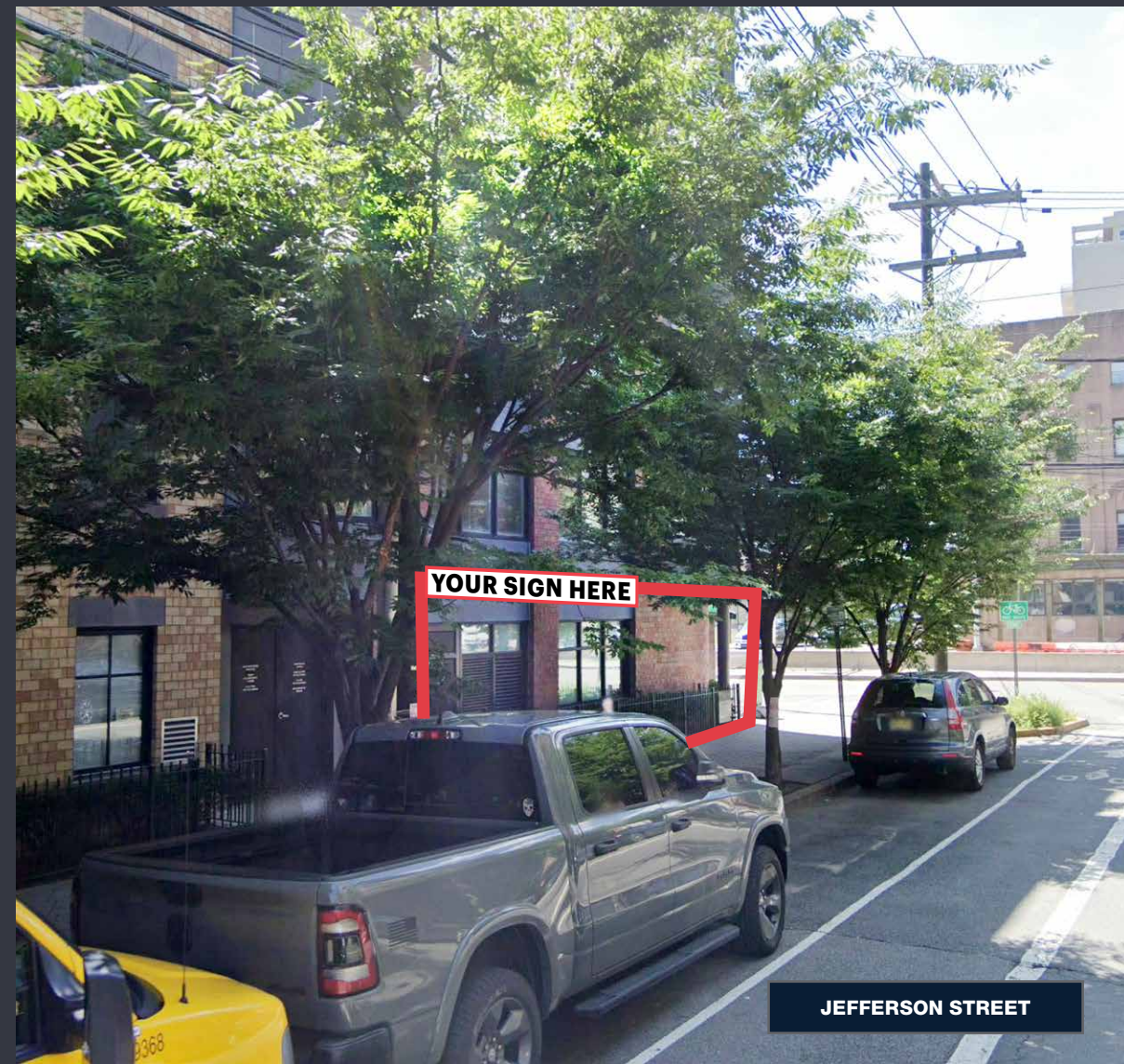
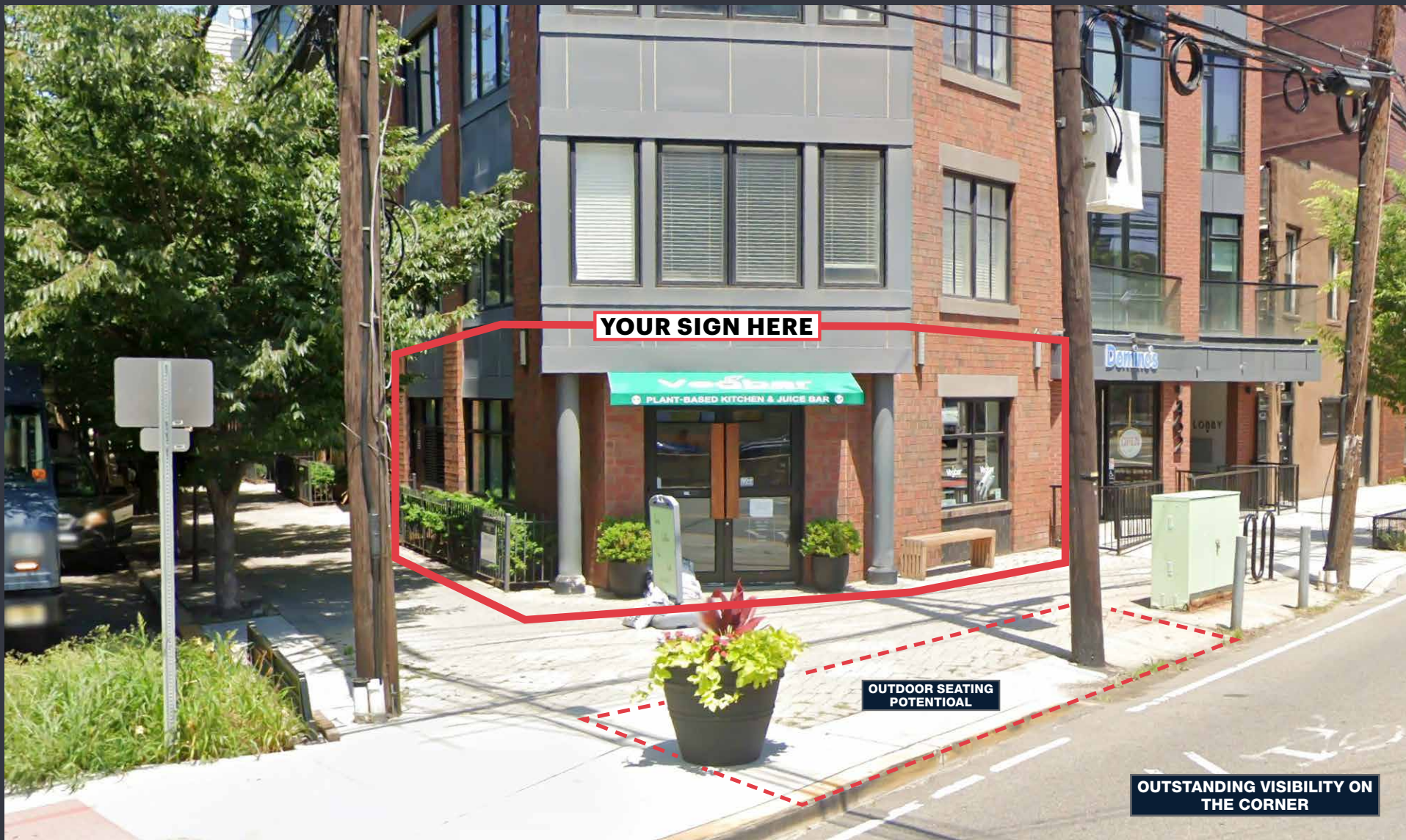
SURROUNDING RESIDENTIAL

62 Jefferson St Condominium -

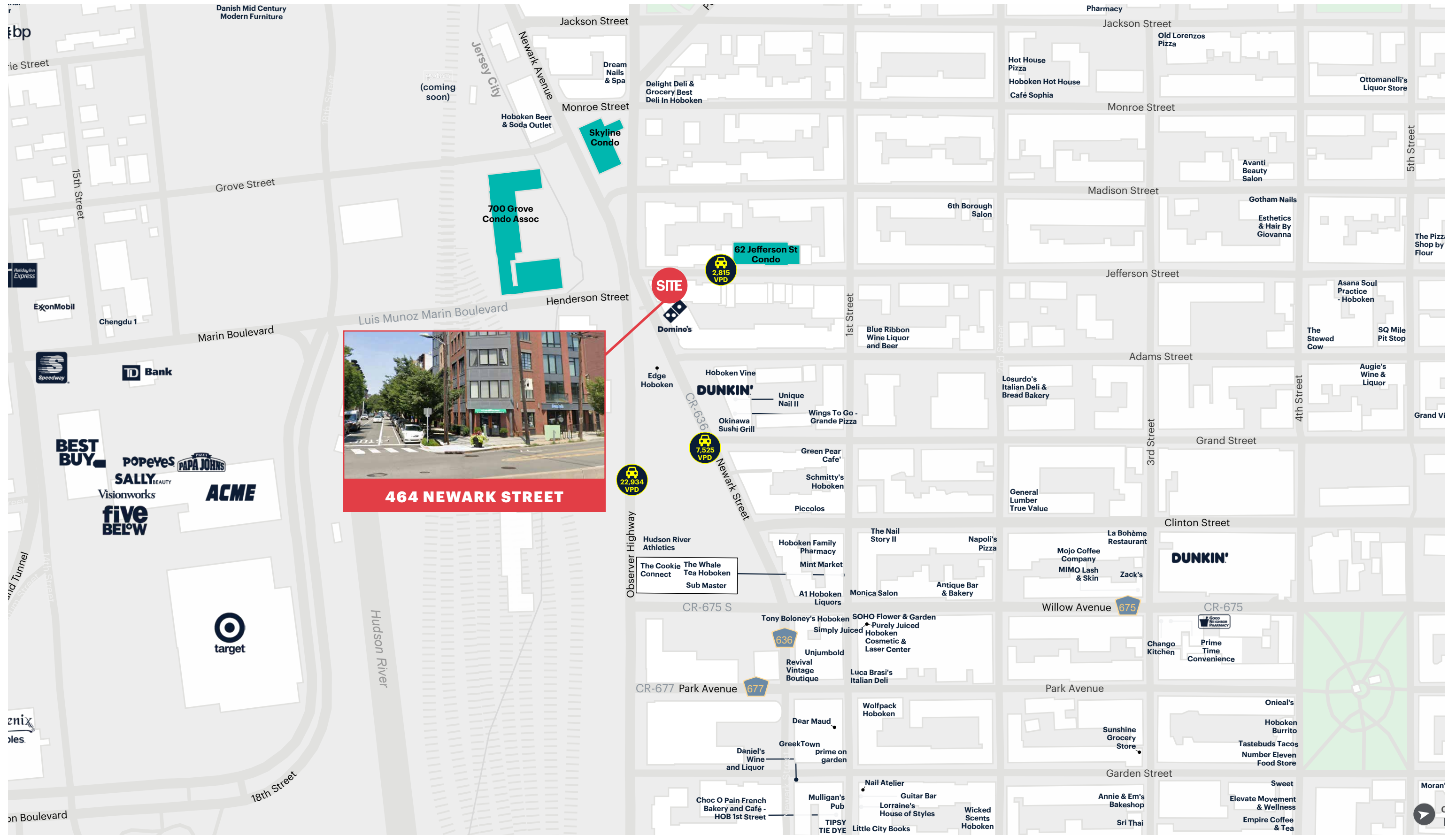
Skyline Condo -

700 Grove Condominium Assoc. -

72 Monroe Street Condo Assoc. -



STREET MAP

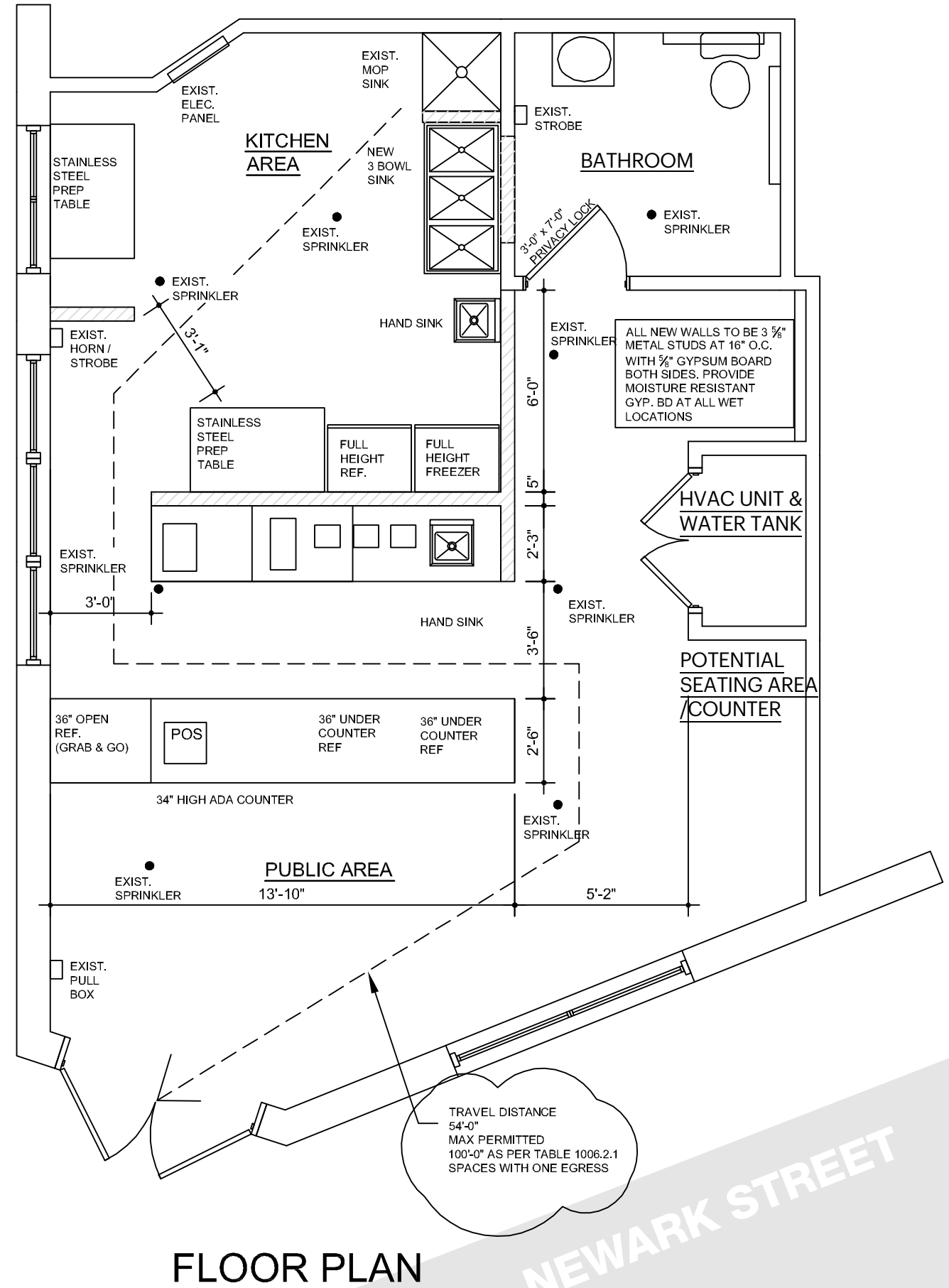


RETAIL - 788 SF



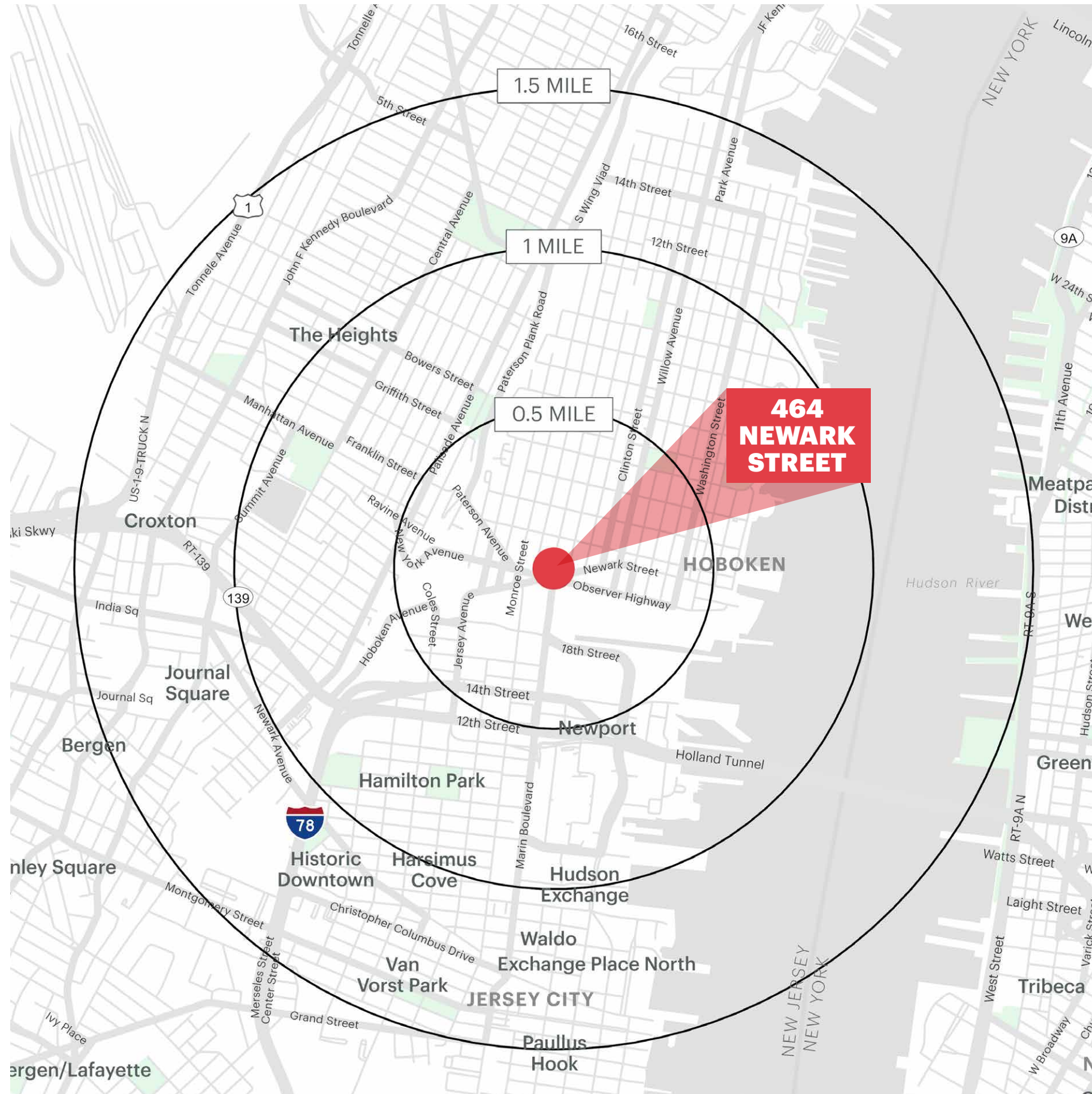
Note: None of the fixtures are existing in the space they have been removed by the previous tenant. Locations of prep table, freezer etc. Are locations depicted by previous tenant only.

JEFFERSON STREET



NEWARK STREET

DEMOGRAPHICS



.5 MILE RADIUS

POPULATION

28,289

HOUSEHOLDS

13,667

MEDIAN AGE

34.5

COLLEGE GRADUATES (Bachelor's +)

17,400 - 77%

TOTAL BUSINESSES

1,182

TOTAL EMPLOYEES

17,659

TOTAL DAYTIME POPULATION

29,666

AVERAGE HOUSEHOLD INCOME

\$203,252

1 MILE RADIUS

POPULATION

103,297

HOUSEHOLDS

46,816

MEDIAN AGE

34.4

COLLEGE GRADUATES (Bachelor's +)

55,857 - 71%

TOTAL BUSINESSES

3,150

TOTAL EMPLOYEES

60,205

TOTAL DAYTIME POPULATION

107,916

AVERAGE HOUSEHOLD INCOME

\$183,432

1.5 MILE RADIUS

POPULATION

207,778

HOUSEHOLDS

92,498

MEDIAN AGE

35.3

COLLEGE GRADUATES (Bachelor's +)

107,016 - 68%

TOTAL BUSINESSES

6,386

TOTAL EMPLOYEES

113,805

TOTAL DAYTIME POPULATION

212,270

AVERAGE HOUSEHOLD INCOME

\$179,640

*2023 estimates

CONTACT EXCLUSIVE AGENT

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.