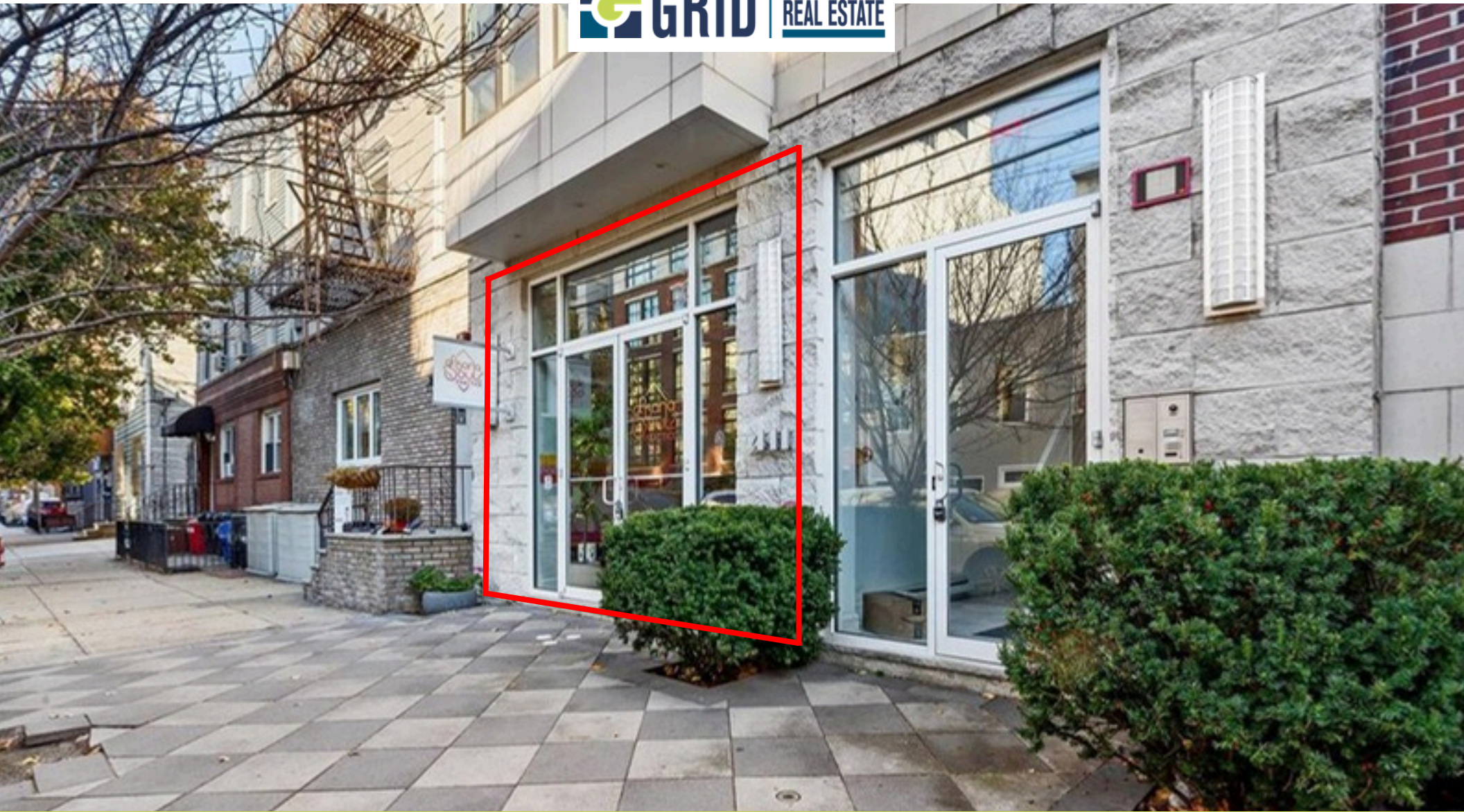


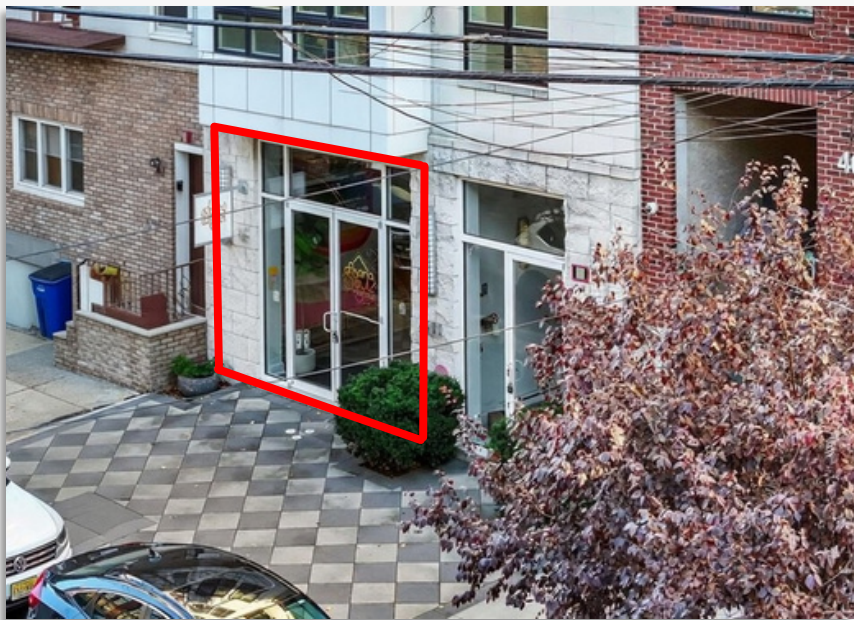


Commercial Condo For Sale or For Lease
Current Buildout: Fitness Studio/Standard Retail (Delivered Vacant)
411 Jefferson Street, Hoboken, NJ 07030

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Licensed Real Estate Broker & Principal
O: (201) 300 - 6849
bobby@gridcre.com

GRID REAL ESTATE LLC
201 Marin Blvd, Unit 106, Jersey City, NJ 07302
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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
Asking Rent	Upon Request



2015
Year Built

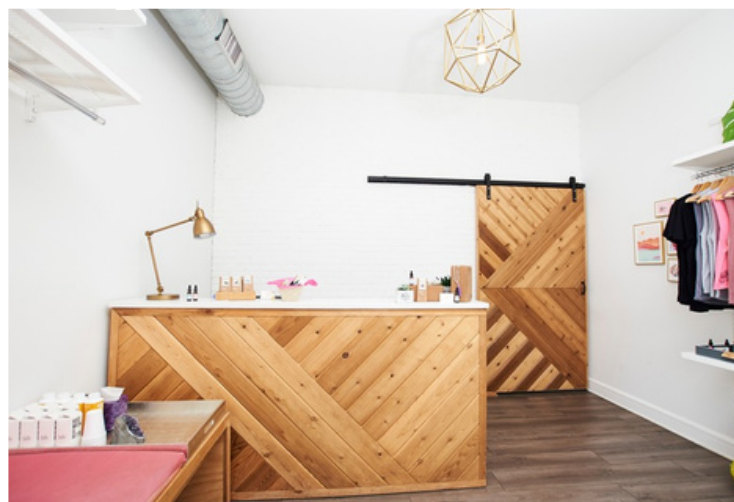


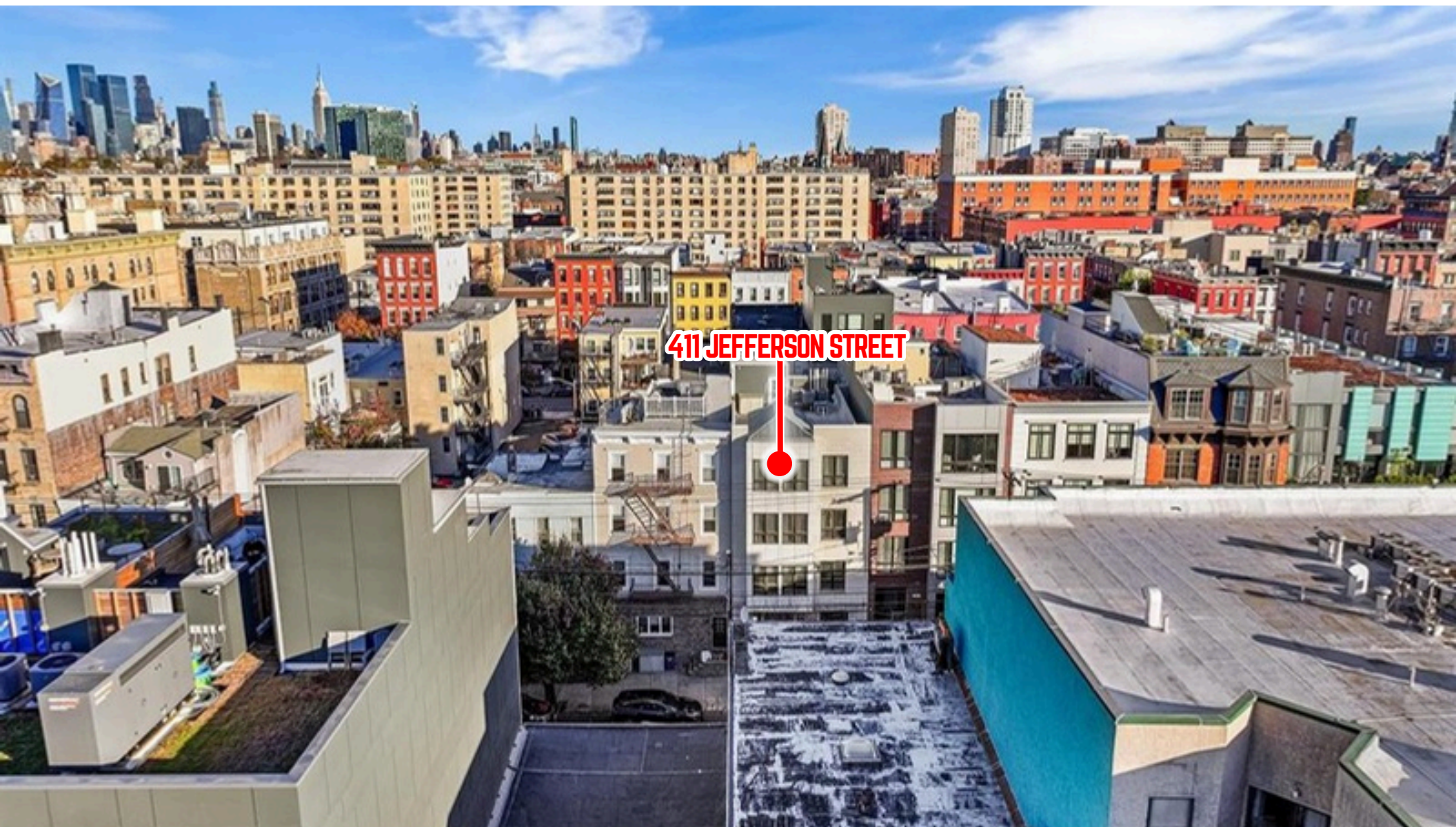
ZONING
Commercial



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 2nd 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

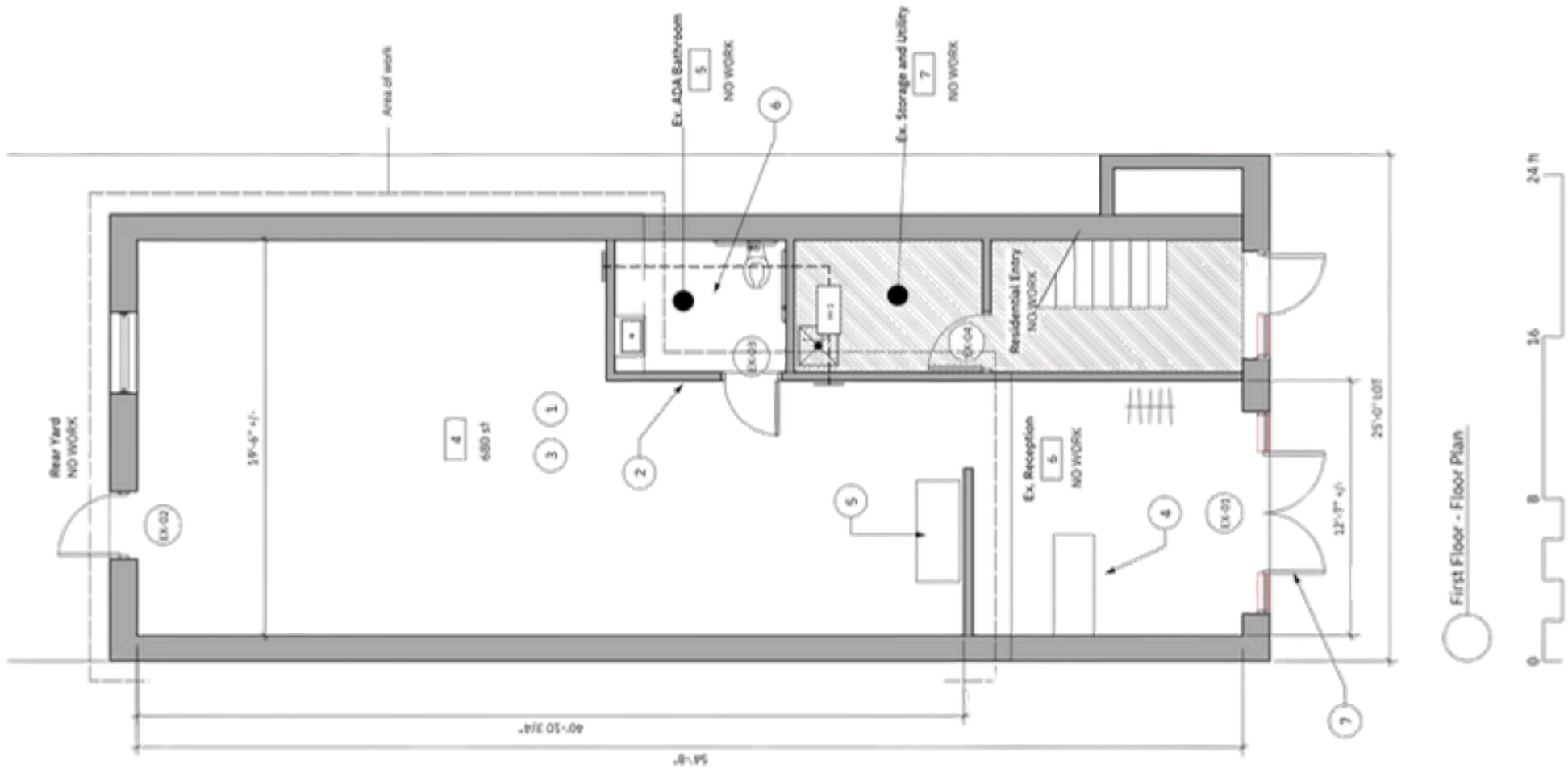
39,670 people

AERIAL (NORTH WEST)

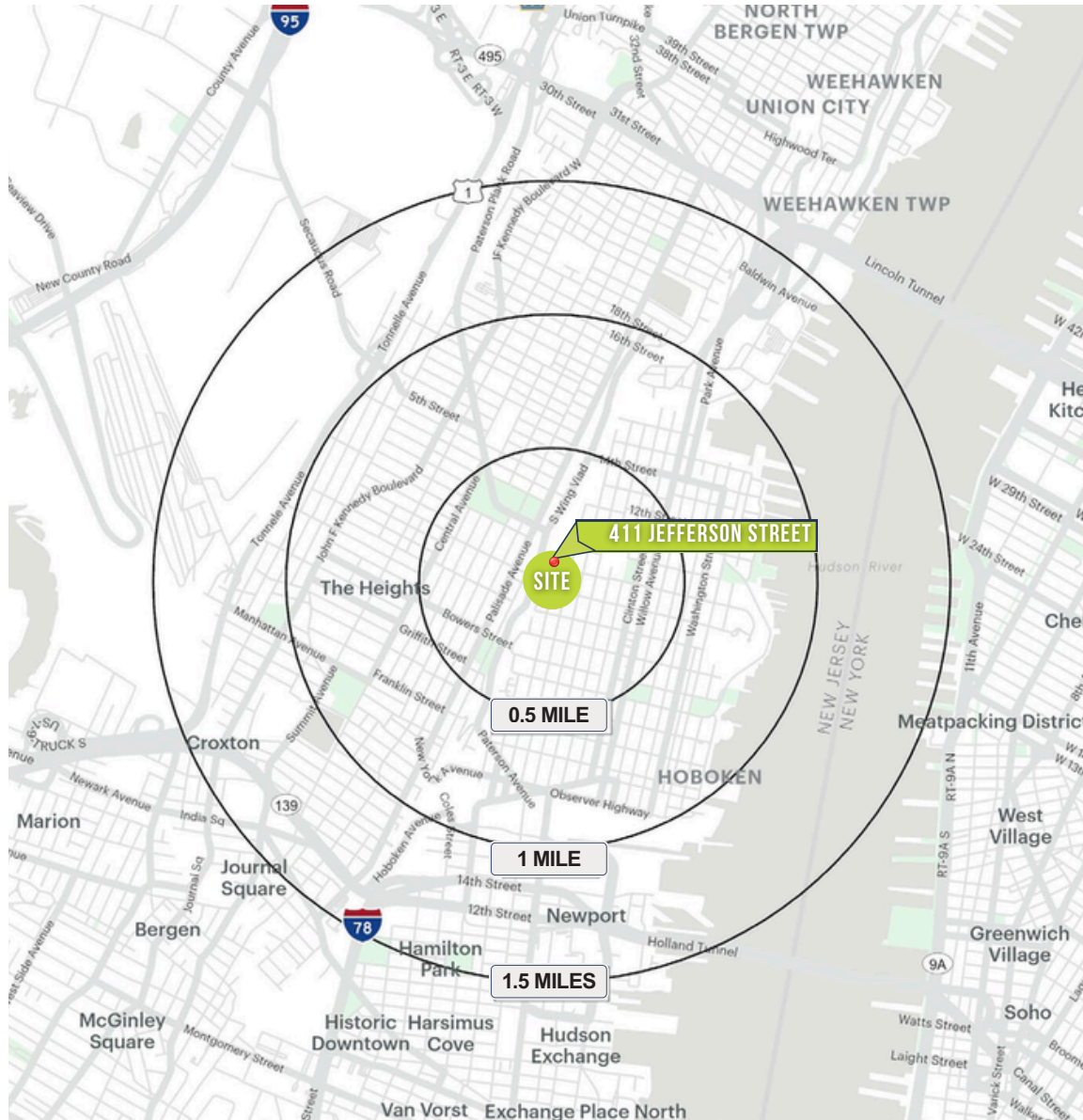


411 JEFFERSON STREET

FLOOR PLAN



DEMOGRAPHICS



5 MILE RADIUS

POPULATION

35,283

HOUSEHOLDS

15,696

MEDIAN AGE

33.9

COLLEGE GRADUATES (Bachelor's +)

18,754 - 72.1%

TOTAL BUSINESSES

660

TOTAL EMPLOYEES

10,671

AVERAGE HOUSEHOLD INCOME

\$200,172

1 MILE RADIUS *excludes NYC

POPULATION

128,943

HOUSEHOLDS

54,344

MEDIAN AGE

34.4

COLLEGE GRADUATES (Bachelor's +)

58,585 - 62.2%

TOTAL BUSINESSES

3,286

TOTAL EMPLOYEES

52,910

AVERAGE HOUSEHOLD INCOME

\$176,962

1.5 MILE RADIUS *excludes NYC

POPULATION

189,350

HOUSEHOLDS

78,495

MEDIAN AGE

34.6

COLLEGE GRADUATES (Bachelor's +)

81,920 - 59.1%

TOTAL BUSINESSES

4,661

TOTAL EMPLOYEES

94,795

AVERAGE HOUSEHOLD INCOME

\$167,208

*2025 estimates

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