



MIXED-USE FOR SALE



Prime Corner Opportunity in Hoboken

OFFERING MEMORANDUM | 500 BLOOMFIELD STREET | HOBOKEN, NJ

Exclusively Listed by

Cheryl Darmanin - Broker | (917) 696-0802 | cheryl@darmp.com | 111786, New Jersey

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KW COMMERCIAL
237 Lorraine Avenue
Montclair, NJ 60555

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Professional Bio



CHERYL DARMANIN

Broker

cheryl@darmgrp.com

Direct: (917) 696-0802 | **Cell:** (917) 696-0802

111786, New Jersey

CHERYL DARMANIN, MCNE, CSMS, ABR, SFR
Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl Darmanin joined Keller Williams Commercial in 2017 and has since built a reputation as a trusted advisor and skilled negotiator in the commercial real estate sector. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative, and Short Sale and Foreclosure Resource. In addition, she is a certified Real Estate Advisor through the National Association of Expert Advisors.

Cheryl actively contributes to the commercial real estate community and beyond, serving on several boards and organizations. Her affiliations include CREWNJ (Commercial Real Estate Women of NJ), FIABCI (International Real Estate Federation), Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, and the Board of Advisors for the Touro College Graduate School of Business. She is a past president of the Harding Township Education Foundation (HTEF), past co-chair of the South Orange Village Alliance Business Recruitment Committee, and has been involved with AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), and the Overlook Hospital Auxiliary. She also coaches new real estate agents entering the profession.

Based in New Jersey, Cheryl has successfully represented clients in the acquisition and disposition of assets across all major commercial real estate classes, including retail, hospitality, industrial, multifamily, office, and medical. Her client base ranges from tenants and local property owners to institutional investors.

Before transitioning into real estate, Cheryl built a 20-year career in media and marketing sales. She began in local ad sales for The Weather Channel in Atlanta and later helped establish network operations in London, Düsseldorf, and Amsterdam. Upon returning to the U.S., she became Operations Manager for TWC's Ad Sales Division in New York. She then expanded into digital marketing sales, holding senior sales executive roles with ABCNews.com/ABC Entertainment, Women.com (iVillage.com), and USAToday.com.

Cheryl's leadership career advanced further at Yahoo!, where she served as Managing Director of Account Management for the U.S., Canada, and Latin America. In this role, she was responsible for over \$1 billion in revenue and led a team of 250 professionals.

Her commercial real estate career has been consistently recognized with top honors. Cheryl is a multi-year recipient of the NAR Circle of Excellence Award (2014, 2019–2024). She has also been recognized with KWRI's Gold and Silver Awards, Top Associate awards for units and volume, Top 25 Producer recognition, Sale of the Year, and Top Ten Agent honors.

Cheryl's background blends deep expertise in sales, marketing, and negotiation with a passion for real estate economics. This combination allows her to provide clients with informed, strategic, and results-driven guidance across all aspects of commercial real estate.

Website: www.thedarmaningroupcre.com

Facebook: <https://www.facebook.com/TheDarmaninGroupCRE/>

X: <http://twitter.com/CherylDarmanin>

LinkedIn: <https://www.linkedin.com/company/tdgcre/>

Blog: expertrealestateadvisorsinnj.blogspot.com

Instagram: <https://www.instagram.com/thedarmaningroupcre/>

YouTube: https://www.youtube.com/channel/UCEDH8A2rZo6UmjCX4KLhf-A?view_as=subscriber

Google+: <https://plus.google.com/u/0/+CherylDarmanin>

KW Commercial

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Montclair, NJ 60555

(973) 783-7400

Property Summary



Property Summary

Building Class:	B
Building SF:	2,580
County:	NJ - Hudson
Parking:	Street
Price:	\$2,499,999
Type:	Mixed Use
Zoning:	R-1

Property Overview

500 Bloomfield Street is a corner mixed-use property consisting of approximately $\pm 2,580$ SF. The building is configured with a medical/professional office on the first floor and a residential apartment on the second floor.

The property offers enhanced visibility and frontage due to its corner positioning and benefits from immediate proximity to Hoboken's primary retail and dining corridor along Washington Street.

The asset is well suited for owner-users, investors, or buyers seeking live/work flexibility in a high-demand urban market with limited available inventory.

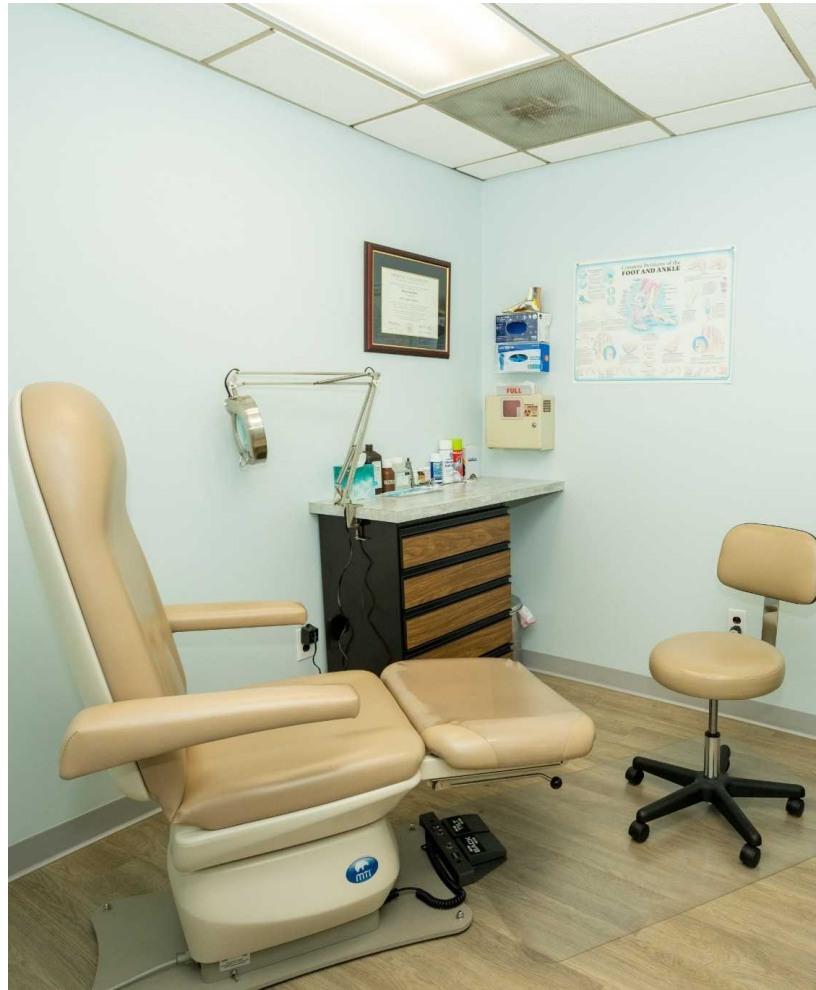
Location Overview

Located in the heart of Hoboken, 500 Bloomfield Street is situated within a high-demand neighborhood blending residential charm with neighborhood retail and professional services.

The property is positioned just one block from Washington Street, providing immediate access to restaurants, boutique retail, and daily amenities. The surrounding area offers a highly walkable, transit-oriented environment appealing to both residents and businesses.

Hoboken continues to benefit from strong demographics, high household incomes, and a dense population base, supporting long-term demand for both residential and commercial real estate.

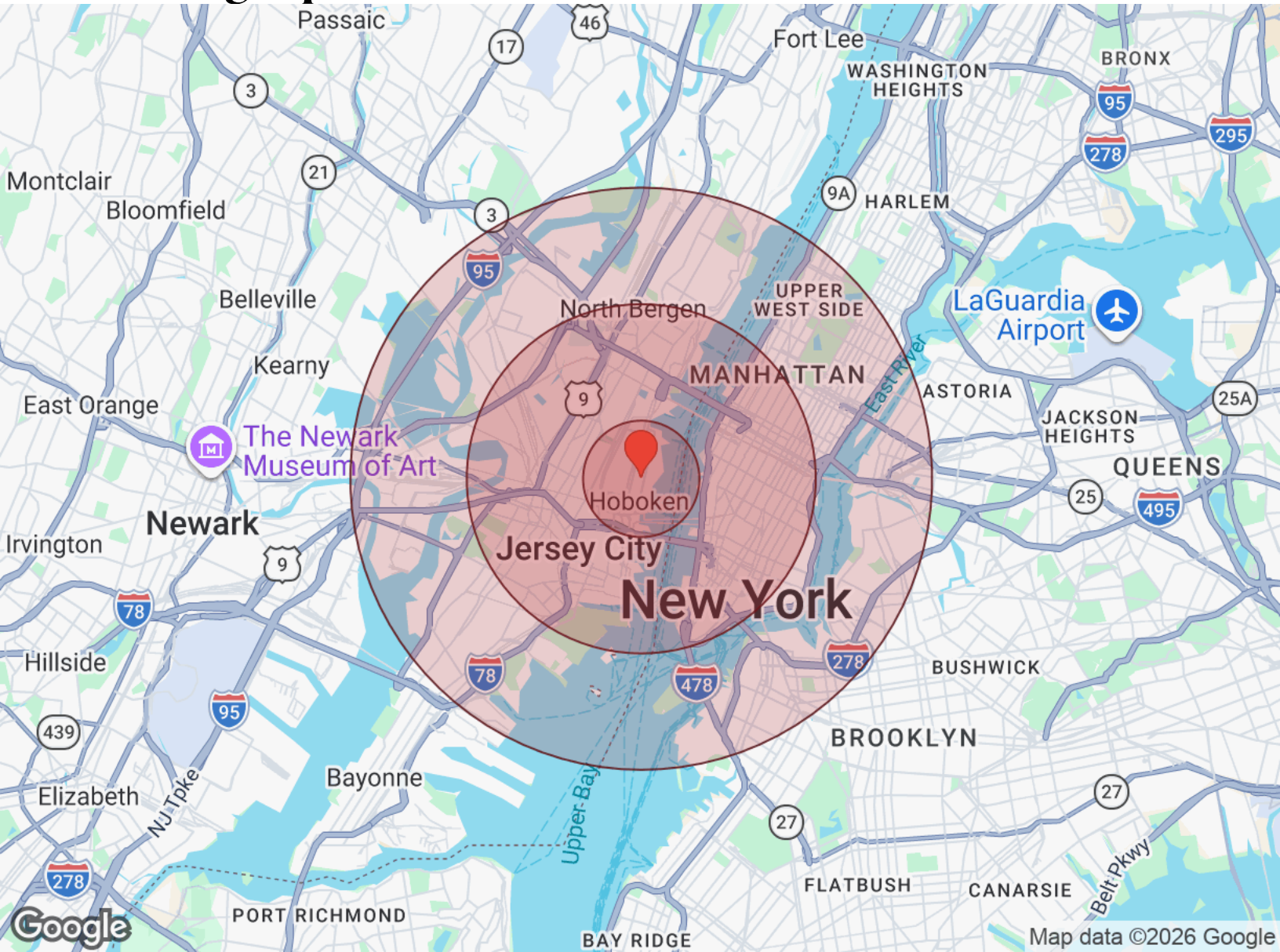
Property Photos



Property Photos



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	44,412	508,365	1,042,713
Female	42,218	469,569	1,039,974
Total Population	86,630	977,934	2,082,687

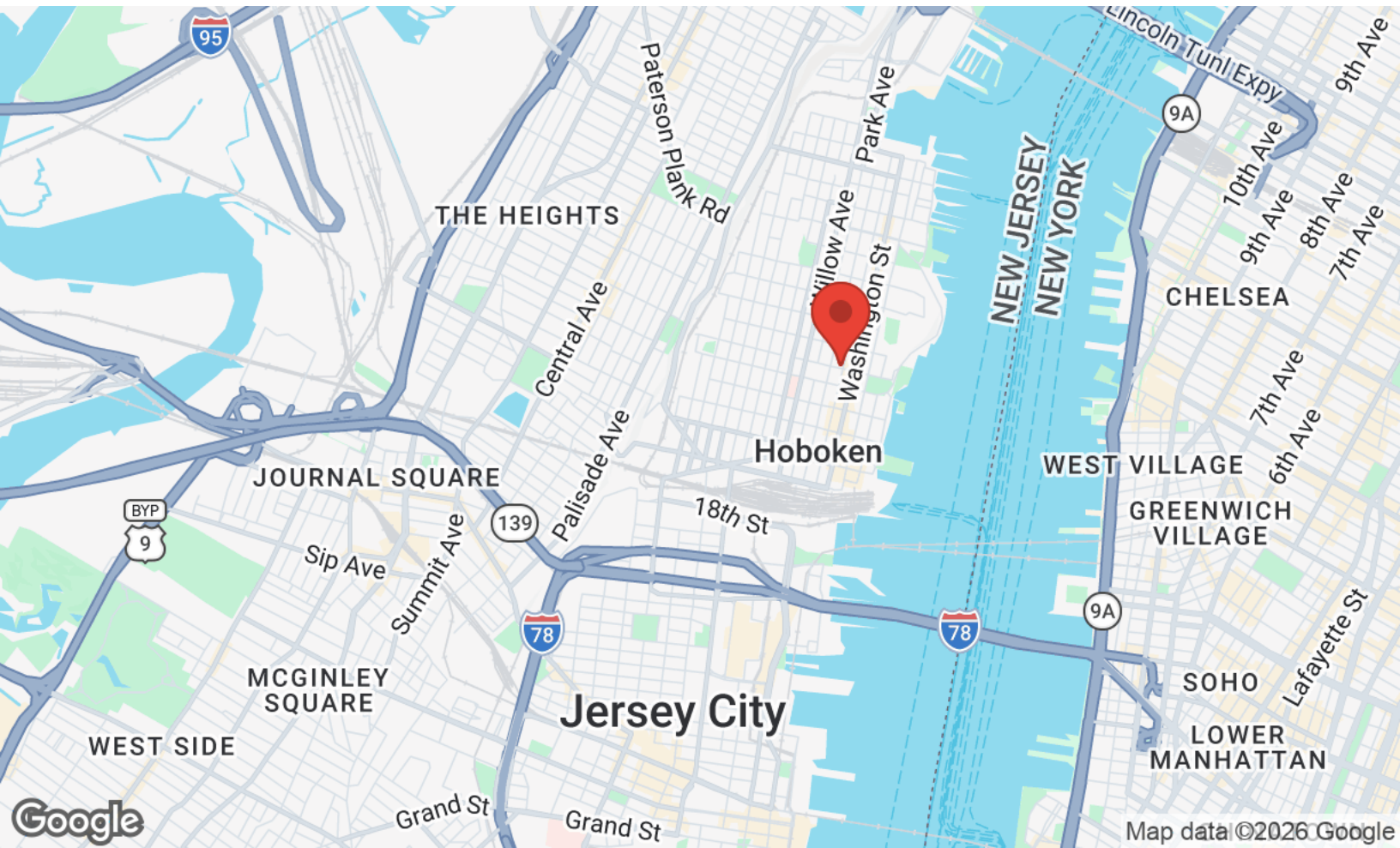
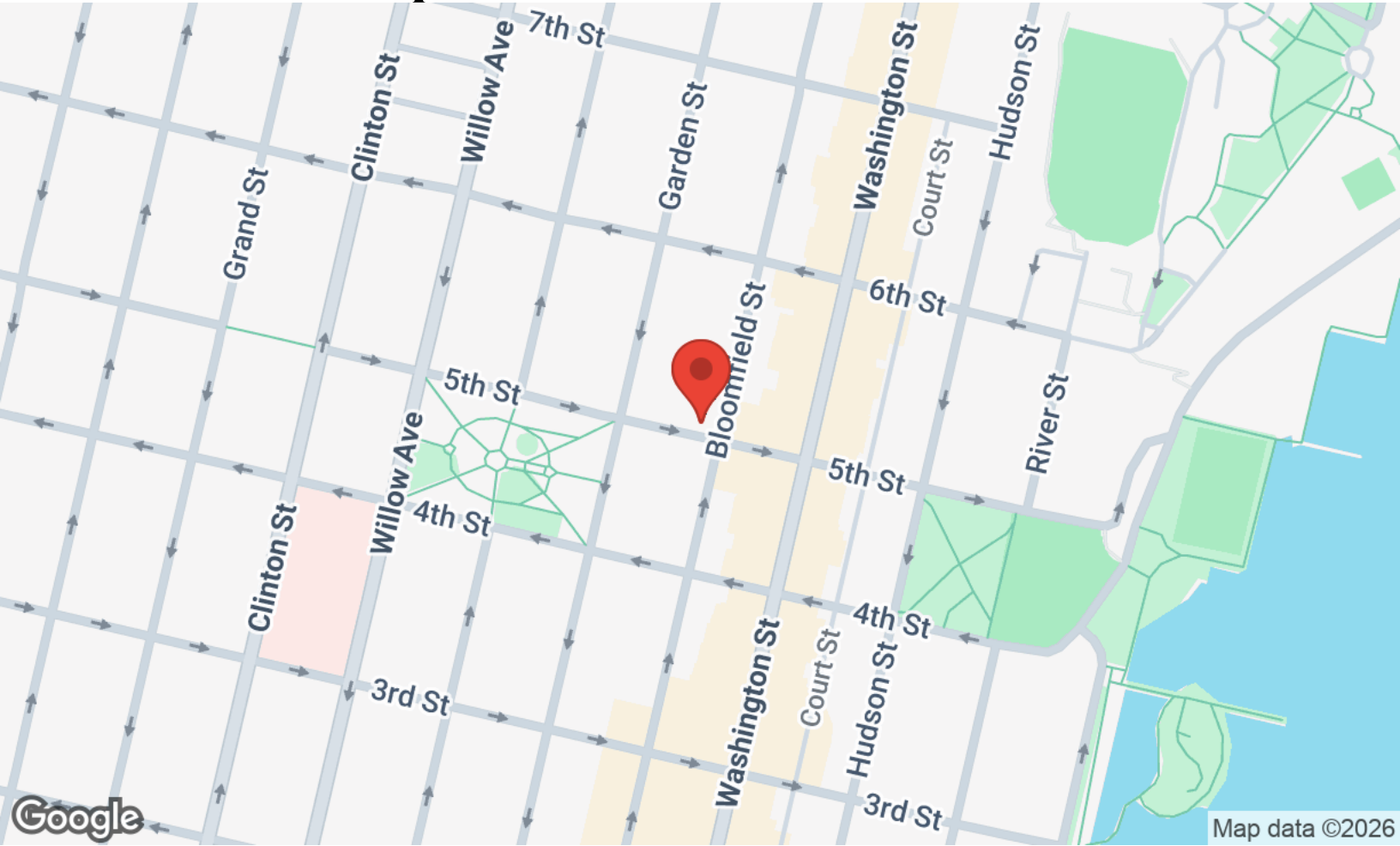
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	37,823	421,881	967,616
Black	7,164	98,478	244,924
Am In/AK Nat	35	587	1,041
Hawaiian	43	391	625
Hispanic	23,927	239,300	469,438
Asian	15,888	194,413	350,724
Multiracial	1,273	19,363	41,029
Other	476	3,521	7,081

Housing	1 Mile	3 Miles	5 Miles
Total Units	43,867	542,498	1,150,811
Occupied	40,466	485,598	1,024,236
Owner Occupied	11,800	107,917	269,332
Renter Occupied	28,666	377,681	754,904
Vacant	3,402	56,900	126,575

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	13,158	115,590	276,226
Ages 15 - 24	8,873	114,910	217,516
Ages 25 - 54	51,089	520,160	1,048,232
Ages 55 - 64	6,090	93,686	207,963
Ages 65+	7,419	133,588	332,749

Income	1 Mile	3 Miles	5 Miles
Median	\$153,627	\$127,087	\$129,518
Under \$15k	3,434	45,290	94,092
\$15k - \$25k	1,044	24,047	47,871
\$25k - \$35k	1,153	18,410	40,239
\$35k - \$50k	1,526	24,914	53,691
\$50k - \$75k	3,699	47,867	97,566
\$75k - \$100k	3,164	41,460	86,557
\$100k - \$150k	5,859	68,400	144,484
\$150k - \$200k	4,871	48,819	100,810
Over \$200k	15,715	166,392	358,926

Location Maps



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