



RETAIL FOR LEASE

251 14TH

STREET

HOBOKEN

THE **CONSTANTINE**
HOBOKEN

ROCKPOINT
CONSULTANTS

 **GRID** | **COMMERCIAL
REAL ESTATE**

201 Marin Blvd, Unit 106. Jersey City, NJ 07302

| www.gridcre.com



SIZE:

- 1,513 – 3,200 SF (SPACES CAN BE COMBINED)

TERMS:

- Negotiable

LEASE TYPE:

- NNN

ASKING RENT:

- Upon Request

STATUS OF DEVELOPMENT/DELIVERY:

- Nearing Completion (Fall 2024)
- Vanilla Box Delivery
- Restaurant Delivery with venting in place

LIQUOR LICENSE:

- Available

COMMENTS:

- The Constantine is a newly constructed mixed-use development comprising 23 residential units, strategically located between Willow Ave and Park Ave at the entrance to Hoboken.
- Located across from a top performing Trader Joes and hundreds of new high end residential units and condos with thousands more proposed in the immediate area.
- Tremendous visibility and heavy traffic counts of +18,000 per day.
- Convenient ingress/egress with dedicated parking on site.
- Extremely affluent area with huge median incomes above \$280,000.

Aerial

1MIN



Walk to Willow Ave
Bus Stop to NYC

3MIN



Drive to
Lincoln Tunnel

8MIN

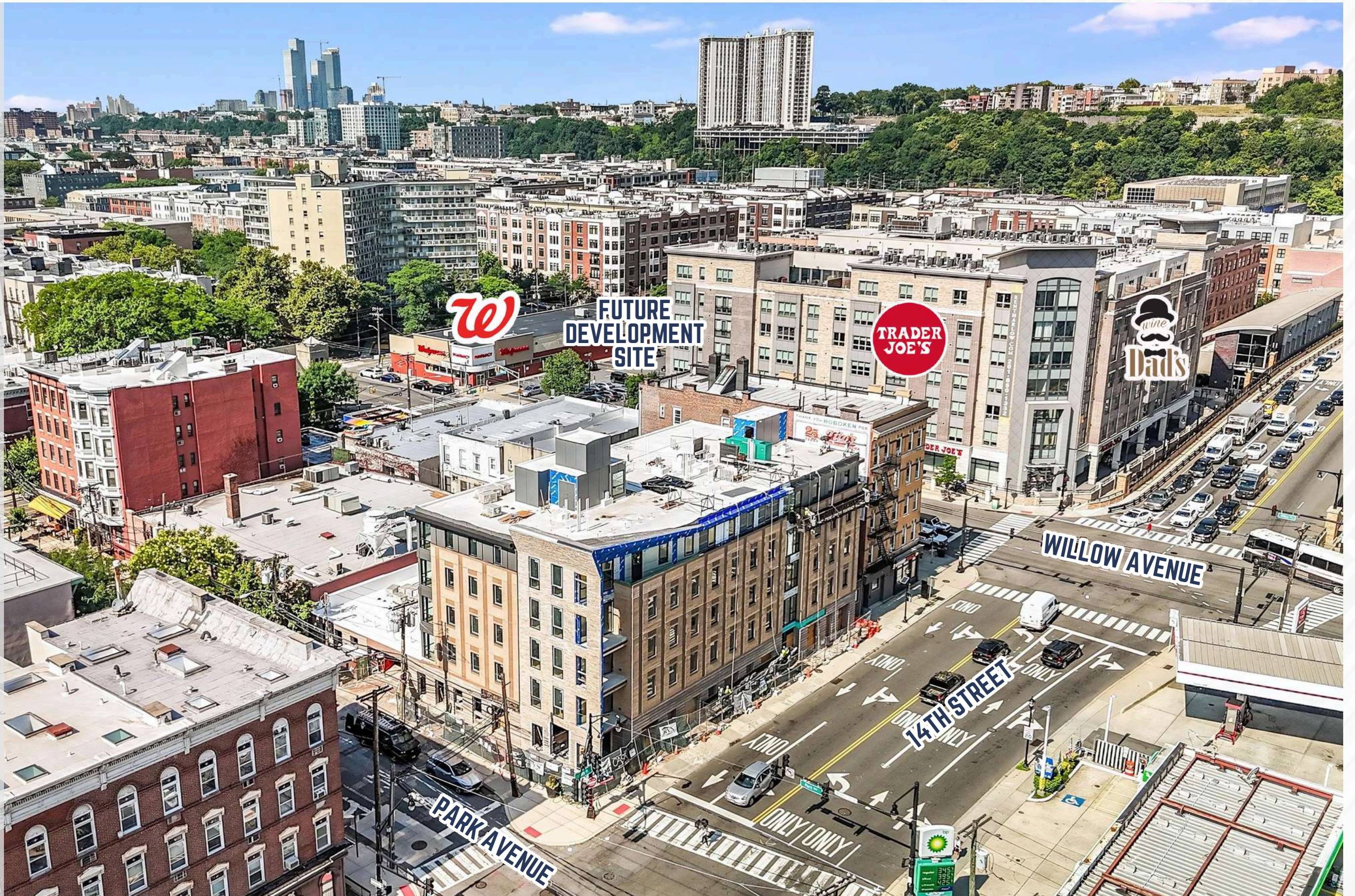


Drive/Bike ride to
Hoboken Terminal

14MIN



Ferry ride to
Midtown



East Aerial

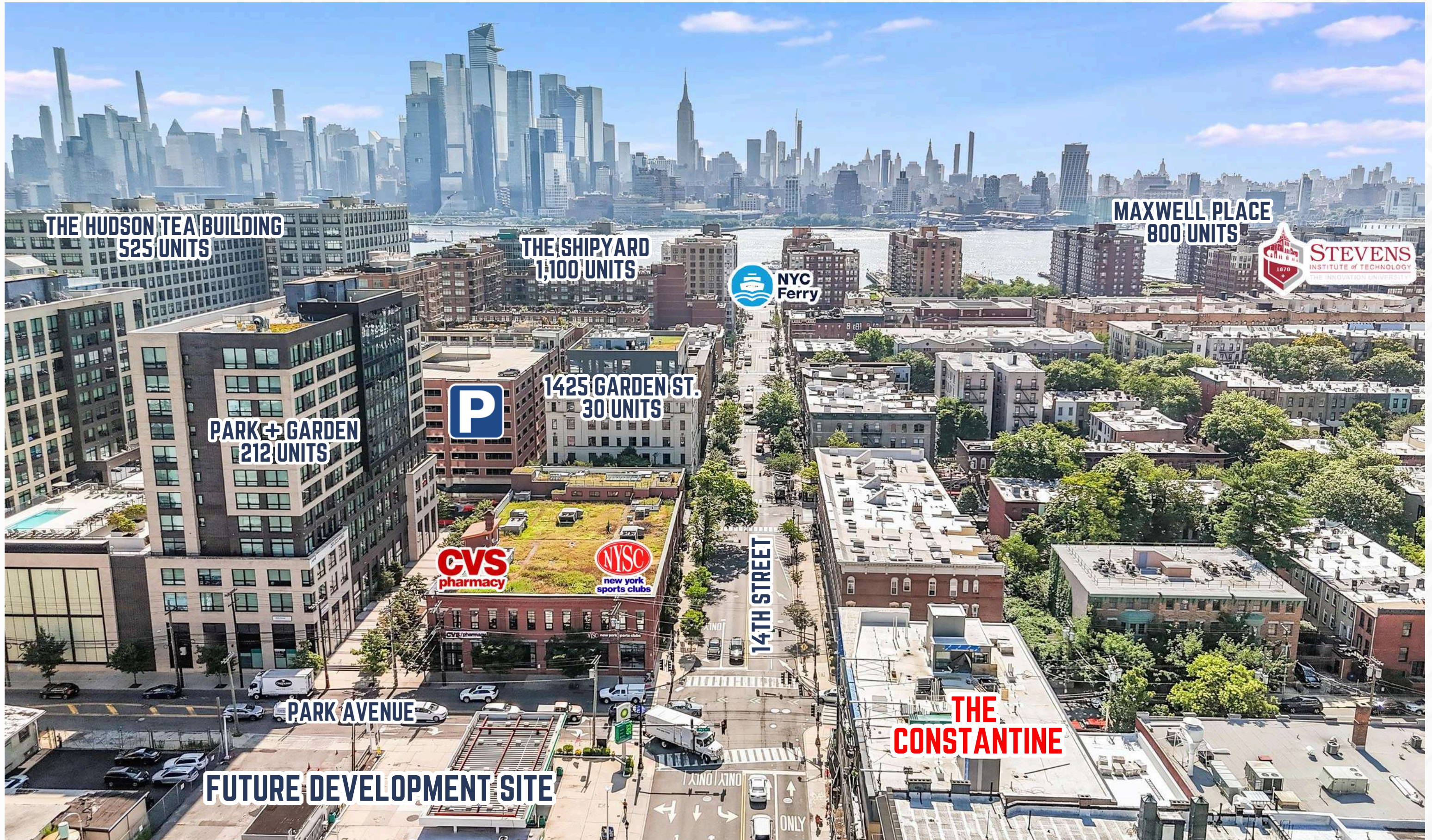


14TH STREET

16,768 VPD

PARK AVE

18,141 VPD



Space Overview



Demographics



1 MILE RADIUS

POPULATION
102,800
HOUSEHOLDS
42,010
MEDIAN AGE
34.6
COLLEGE GRADUATES (Bachelor's +)
40,558 - 56.0%

TOTAL BUSINESSES
2,334
TOTAL EMPLOYEES
33,602
AVERAGE HOUSEHOLD
INCOME
\$169,788

2 MILE RADIUS

POPULATION
342,894
HOUSEHOLDS
155,709
MEDIAN AGE
36.3
COLLEGE GRADUATES (Bachelor's +)
155,547 - 61.0%

TOTAL BUSINESSES
16,100
TOTAL EMPLOYEES
245,686
AVERAGE HOUSEHOLD
INCOME
\$171,213

3 MILE RADIUS

POPULATION
884,900
HOUSEHOLDS
426,183
MEDIAN AGE
36.9
COLLEGE GRADUATES (Bachelor's +)
458,691 - 68.0%

TOTAL BUSINESSES
94,600
TOTAL EMPLOYEES
1,416,551
AVERAGE HOUSEHOLD
INCOME
\$188,511

T H E
CONSTANTINE
H O B O K E N

More information:

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