



CONCEPT PLAN

95 HUDSON STREET
HOBOKEN, NEW JERSEY 07030

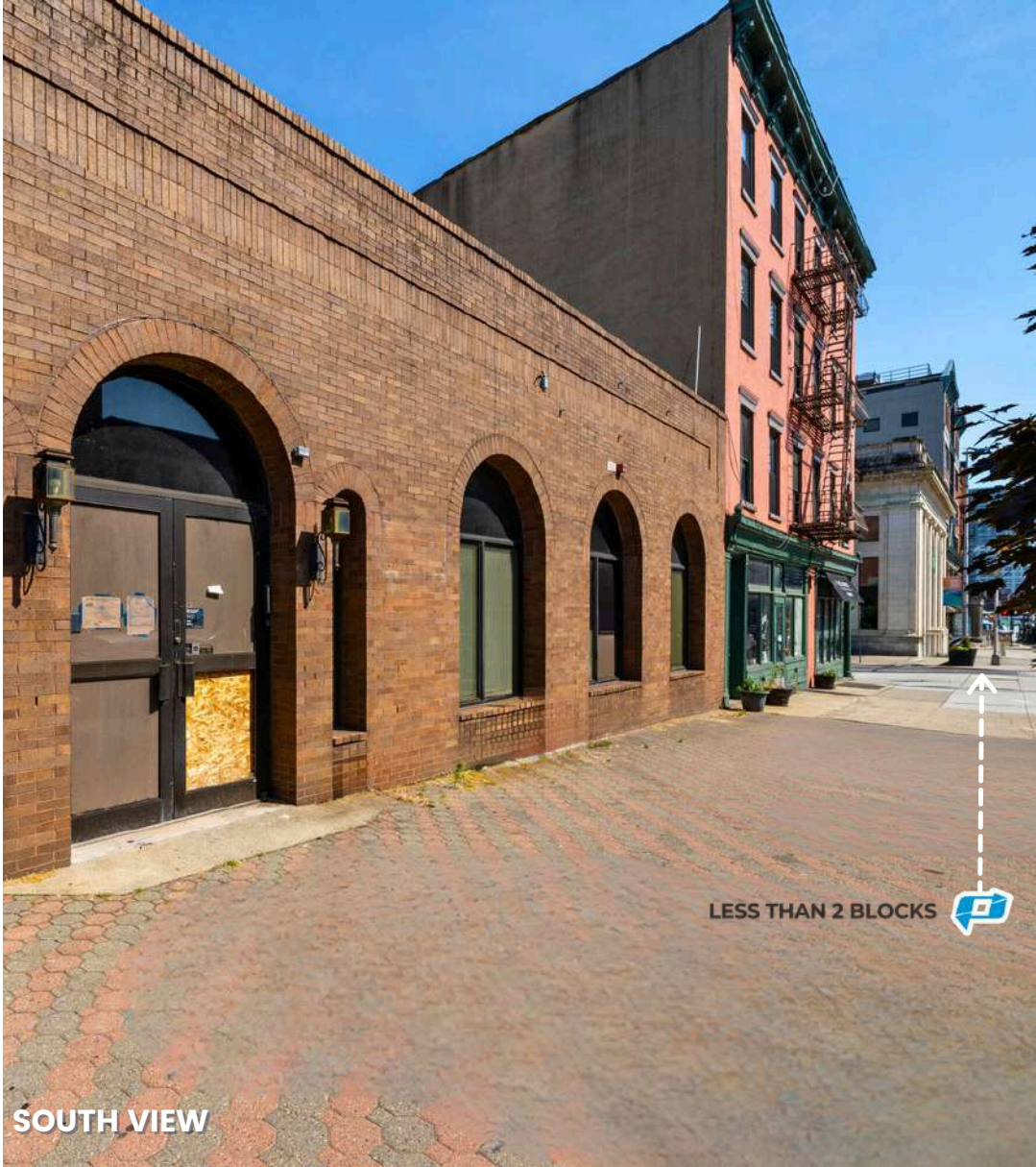
RETAIL / RESTAURANT / MEDICAL

1 Block from Hoboken PATH!


2,500 - 5,000 SF Available for Lease on Busy Hudson Street



STREET VIEW



SOUTH VIEW

LESS THAN 2 BLOCKS 



NORTH VIEW

HIGHLIGHTS

ONE OF A KIND: 2,500 – 5,000 SF | STAND ALONE RETAIL OPPORTUNITY

Vibrant and lively, Hudson Street’s unique sense of place is defined by its seemingly endless row of historic storefronts pressed against the edge of sidewalks; cross street intersections affording views of the Hudson River and New York City skyline; concentration of popular restaurants, lounges, shops, and boutiques; and connections to the Hoboken waterfront.

NEIGHBORHOOD

- Hoboken is one of the most popular cities in New Jersey attracting young professionals who work in NYC and Northern New Jersey.
- Hoboken is ranked by many as the best place to live in the state and is commonly referred to as the sixth borough of NYC.
- Hoboken is home to Stevens Institute of Technology and headquarters for Pearson Education.
- Unbeatable demographics with nearly 1.9 million people within 5 miles and an average household income of over \$172,000 annually within 1 mile.



YOUR FUTURE NEIGHBORS INCLUDE:



BOBBY ANTONICELLO JR.

(201) 300 - 6489 | bobby@gridcre.com | www.gridcre.com



HIGHLIGHTS



LOCATION:
Hudson Street, east block between Newark Street and 1st Street.

AVAILABLE GROUND LEVEL:
2,500 - 5,000 SF (Divisible)

BASEMENT:
Full basement available

FRONTAGE:
50 FT

CEILING HEIGHT:
14 FT
(Basement Ceiling Height: 10 FT)

VENTING:
Available

POSSESSION:
Immediate

DELIVERY CONDITION:
Vanilla Box

TERM:
Negotiable

LEASE TYPE:
NNN

ASKING RENT:
Upon Request

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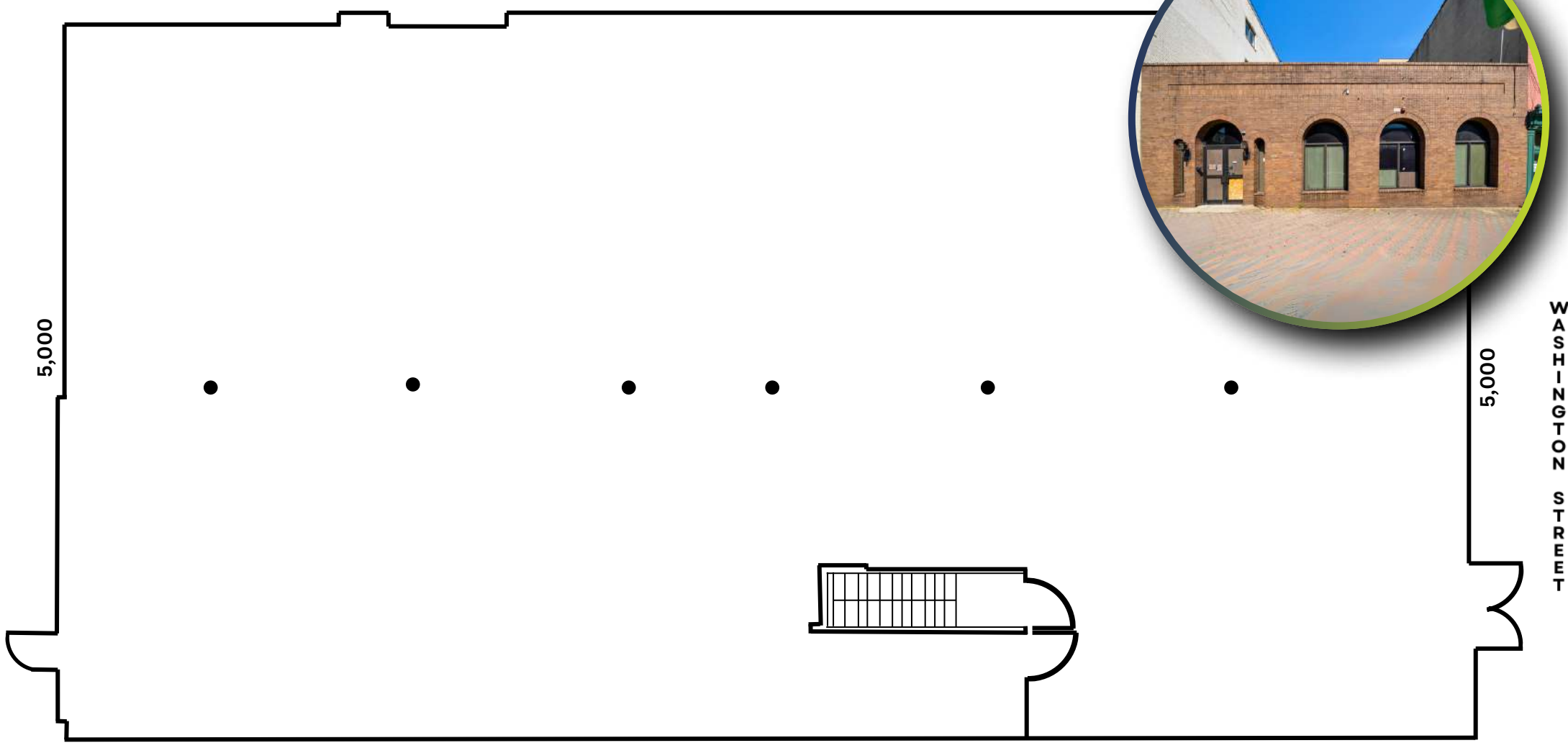
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INTERIOR IMAGES

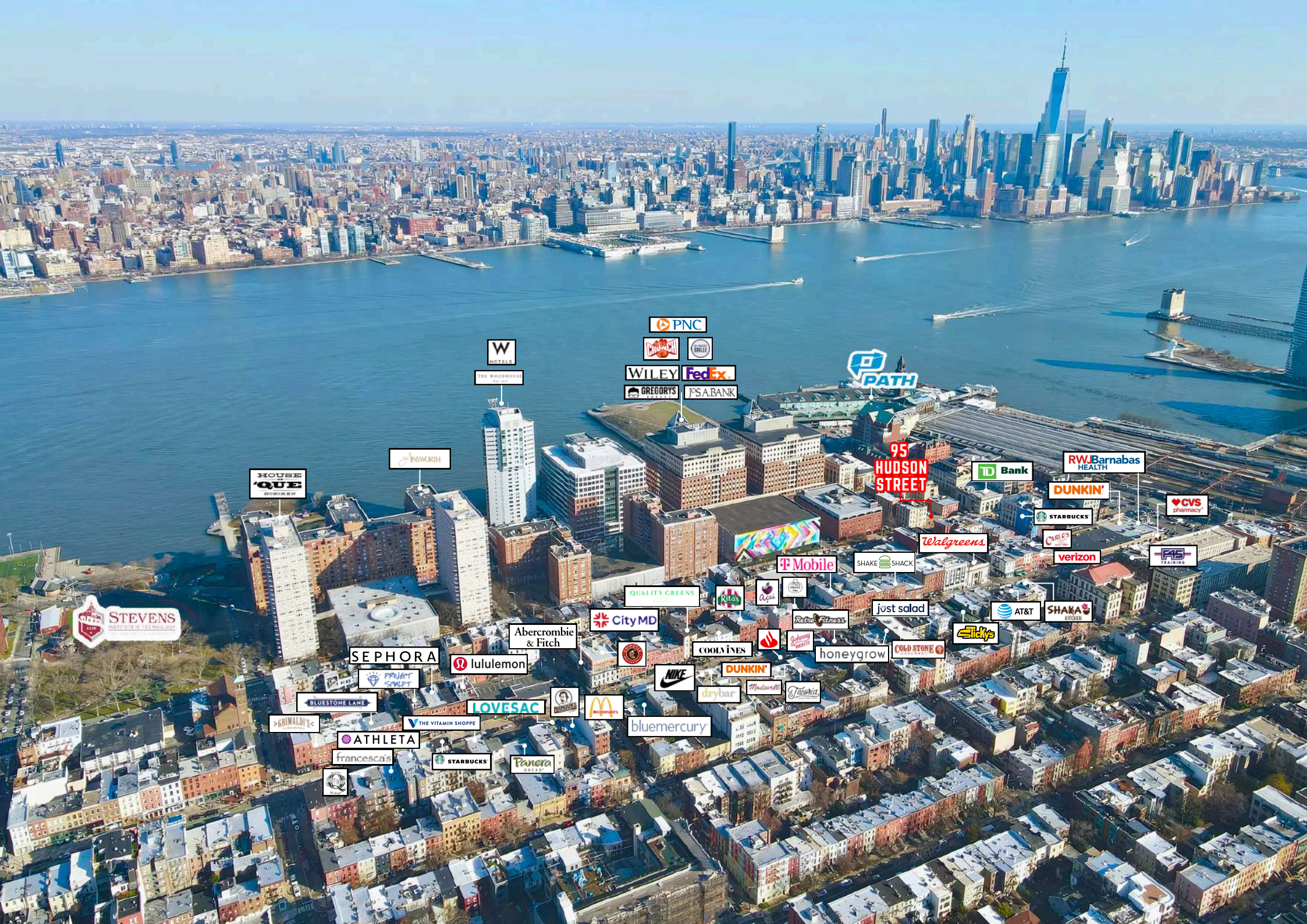


FLOOR PLAN



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PNC

W
HOTELS
THE WOODBRIDGE

WILEY
FedEx
GREGORYS
PS.BANK

PATH

95
HUDSON
STREET

TD Bank

RW.Barnabas
HEALTH

DUNKIN'

CVS
pharmacy

STARBUCKS

verizon

FAS
TRAINING

Walgreens

T-Mobile

SHAKE SHACK

just salad

AT&T

SHAKA
BREWERY

Abercrombie
& Fitch

CityMD

NIKE

DUNKIN'

drybar

honeygrow

COLD STONE
CREAMERY

SEPHORA

lululemon

McDonald's

bluemercury

ATHLETA

francesca's

STARBUCKS

Panera
BREAD

GRIMALDI'S

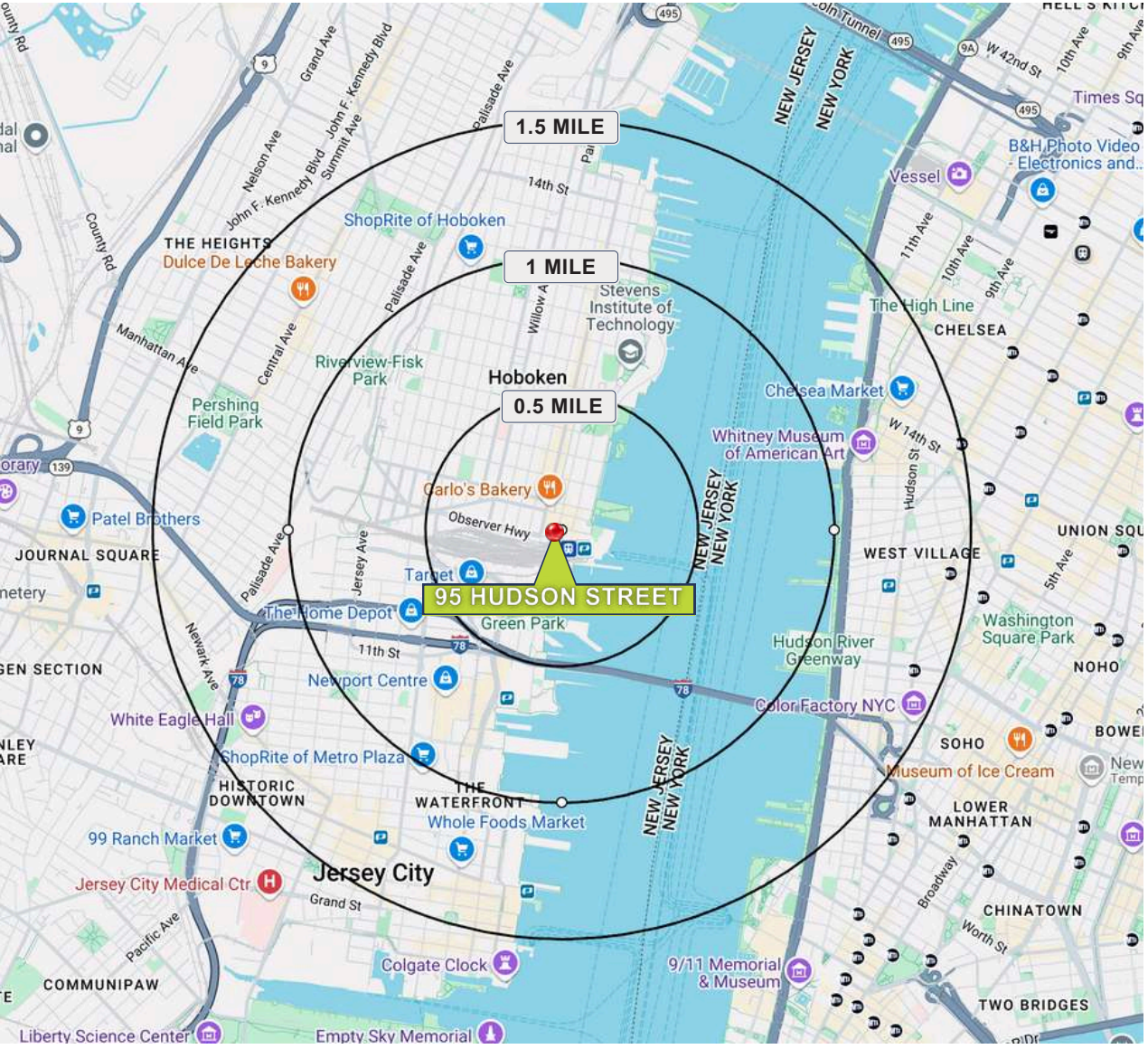
THE VITAMIN SHOPPE

BLUESTONE LANE

LOVESAC

STEVENS
INSTITUTE OF TECHNOLOGY

DEMOGRAPHICS



.5 MILE RADIUS

POPULATION	34,510	TOTAL BUSINESSES	714
HOUSEHOLDS	15,886	TOTAL EMPLOYEES	15,792
MEDIAN AGE	33.6	AVERAGE HOUSEHOLD INCOME	\$161,826
COLLEGE GRADUATES (Bachelor's +)	11,061 - 43%		

1 MILE RADIUS

POPULATION	123,081	TOTAL BUSINESSES	3,310
HOUSEHOLDS	52,087	TOTAL EMPLOYEES	60,466
MEDIAN AGE	34.3	AVERAGE HOUSEHOLD INCOME	\$151,614
COLLEGE GRADUATES (Bachelor's +)	33,852 - 38%		

1.5 MILE RADIUS

POPULATION	183,731	TOTAL BUSINESSES	4,845
HOUSEHOLDS	76,008	TOTAL EMPLOYEES	96,604
MEDIAN AGE	34.8	AVERAGE HOUSEHOLD INCOME	\$142,976
COLLEGE GRADUATES (Bachelor's +)	46,368 - 35%		

*2024 estimates

HOBOKEN - 2022 YEAR TO DATE

YTD AVG. DAILY COUNT	11,096	YTD SUNDAY COUNT	1,524,352
YTD WEEKEND COUNT	3,292,537	YTD WEEKEND COUNT	3,292,537
YTD SATURDAY COUNT	1,974,372	YTD HOLIDAY COUNT	4,049,029




GRID R E T H I N K
 COMMERCIAL R E B U I L D
 REAL ESTATE ADVISORS R E N E W

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Commercial Real Estate Advisor

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