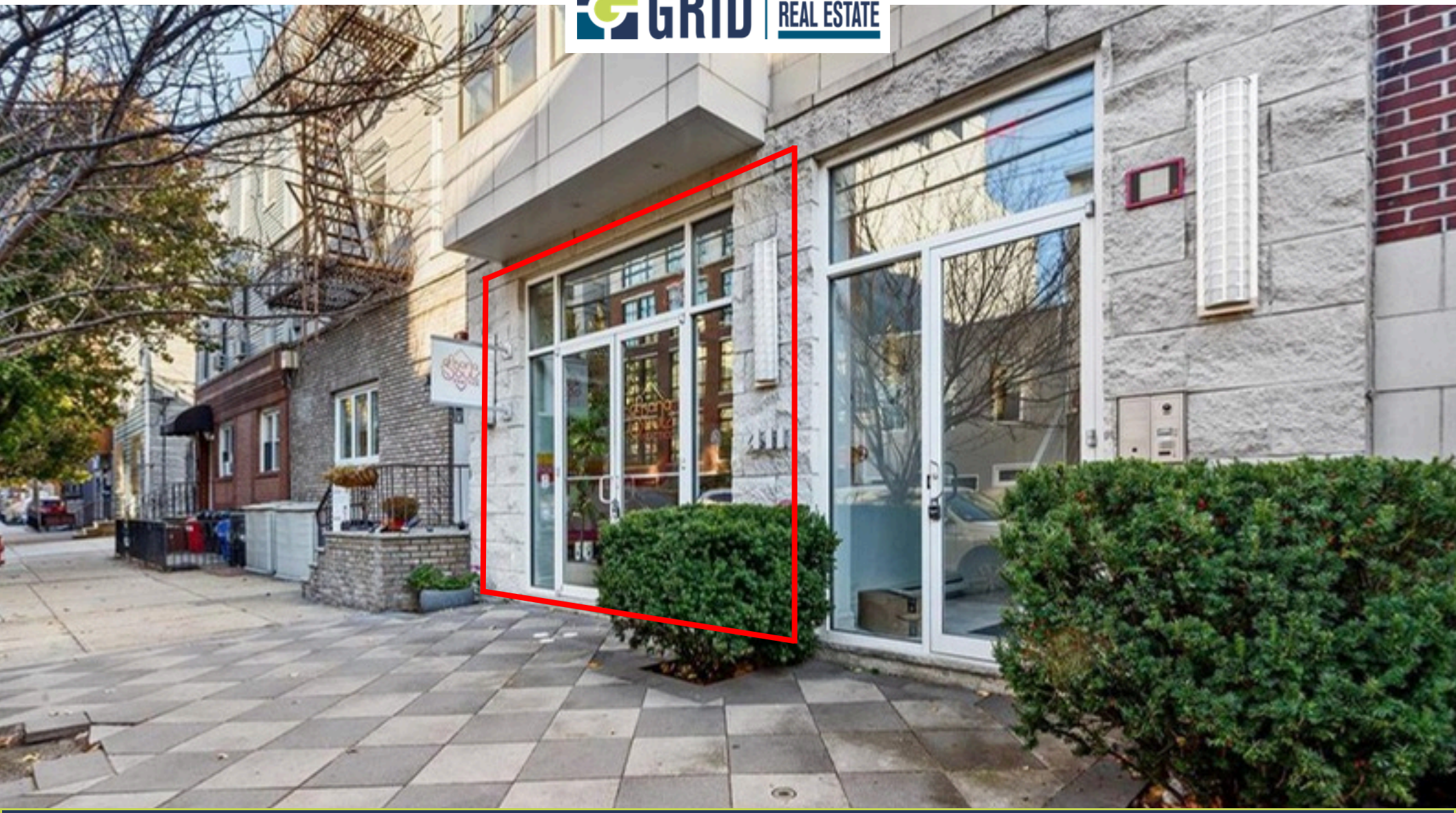


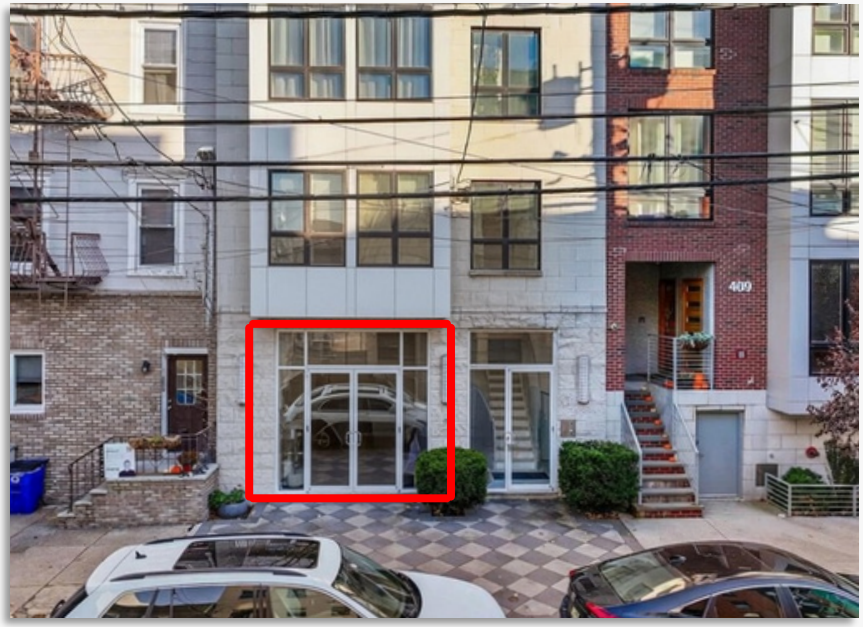
Commercial Condo For Sale or For Lease
Current Buildout: Fitness Studio/Standard Retail (Delivered Vacant)

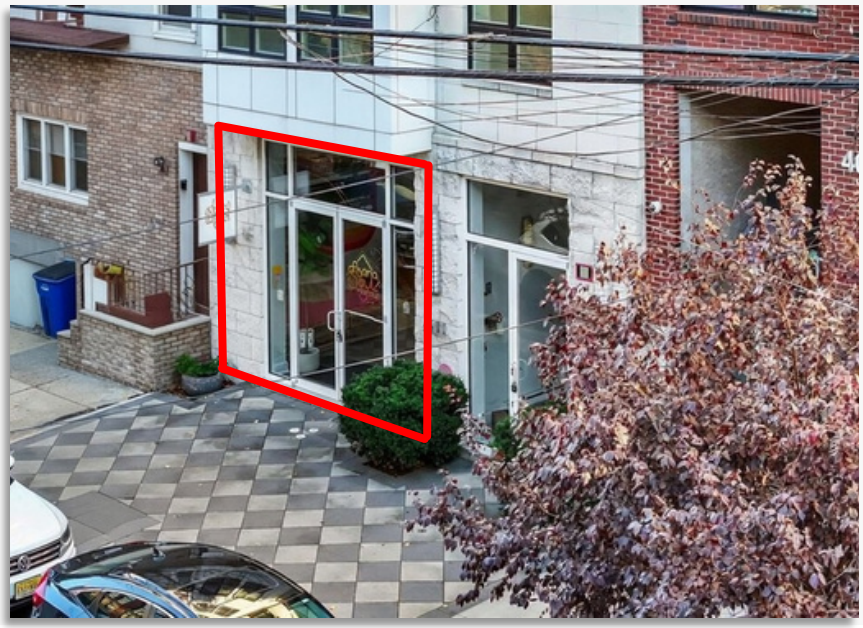
411 Jefferson Street, Hoboken, NJ 07030

BOBBY ANTONICELLO JR., CCIM
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
O: (201) 300 - 6489
www.gridcre.com

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	$775,000 ~~$899,999.00~~
Asking Rent	Upon Request

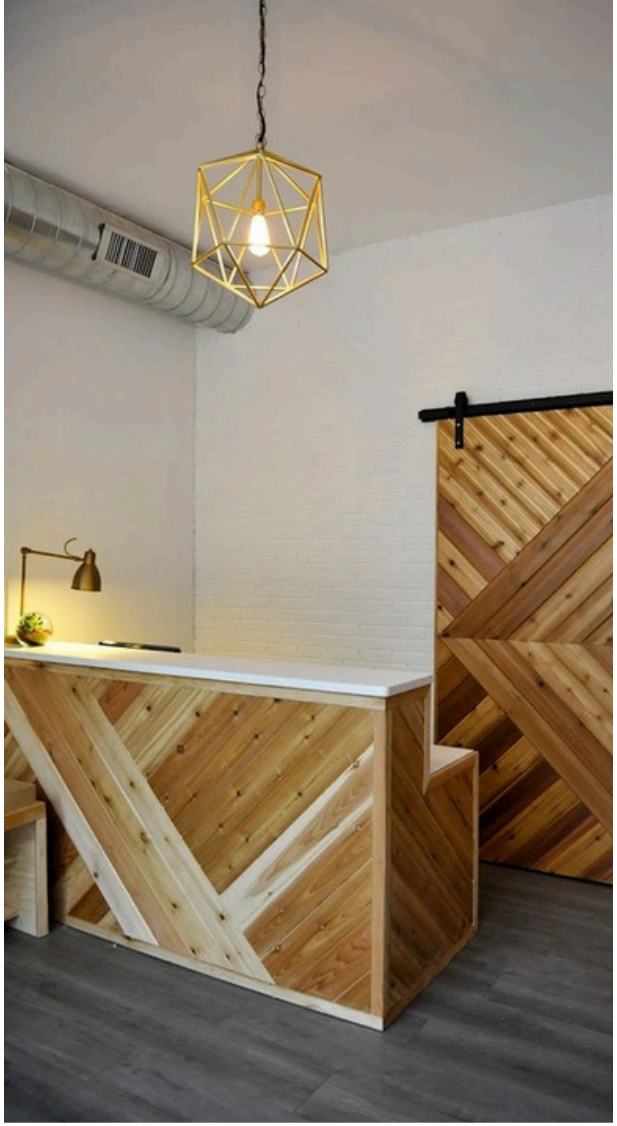
2015
Year Built

ZONING
Commercial

4,405 ADT
Jefferson Street

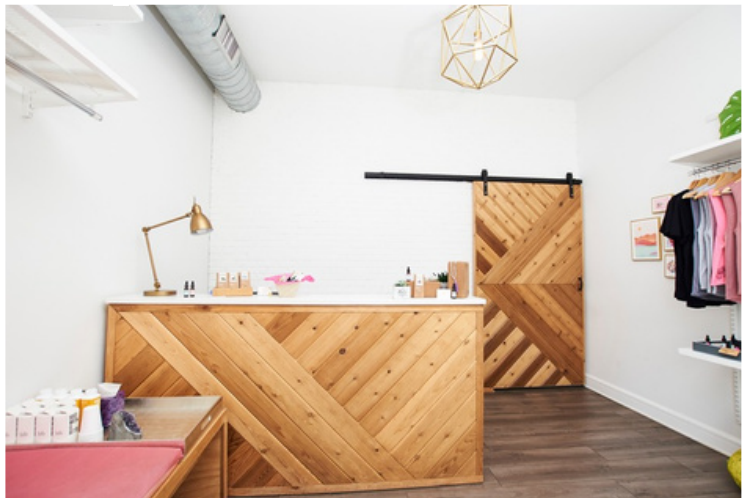
GROUND FLOOR













EAST AERIAL



NEIGHBORHOOD RETAILERS:

SNACK BAR HOBOKEN · the little LOCAL · GV GRAND VIN · KUMON · FIORE'S HOUSE OF QUALITY Famous For Our Mozzarella · flour · DUNKIN' DONUTS · ALESSIO'S A

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

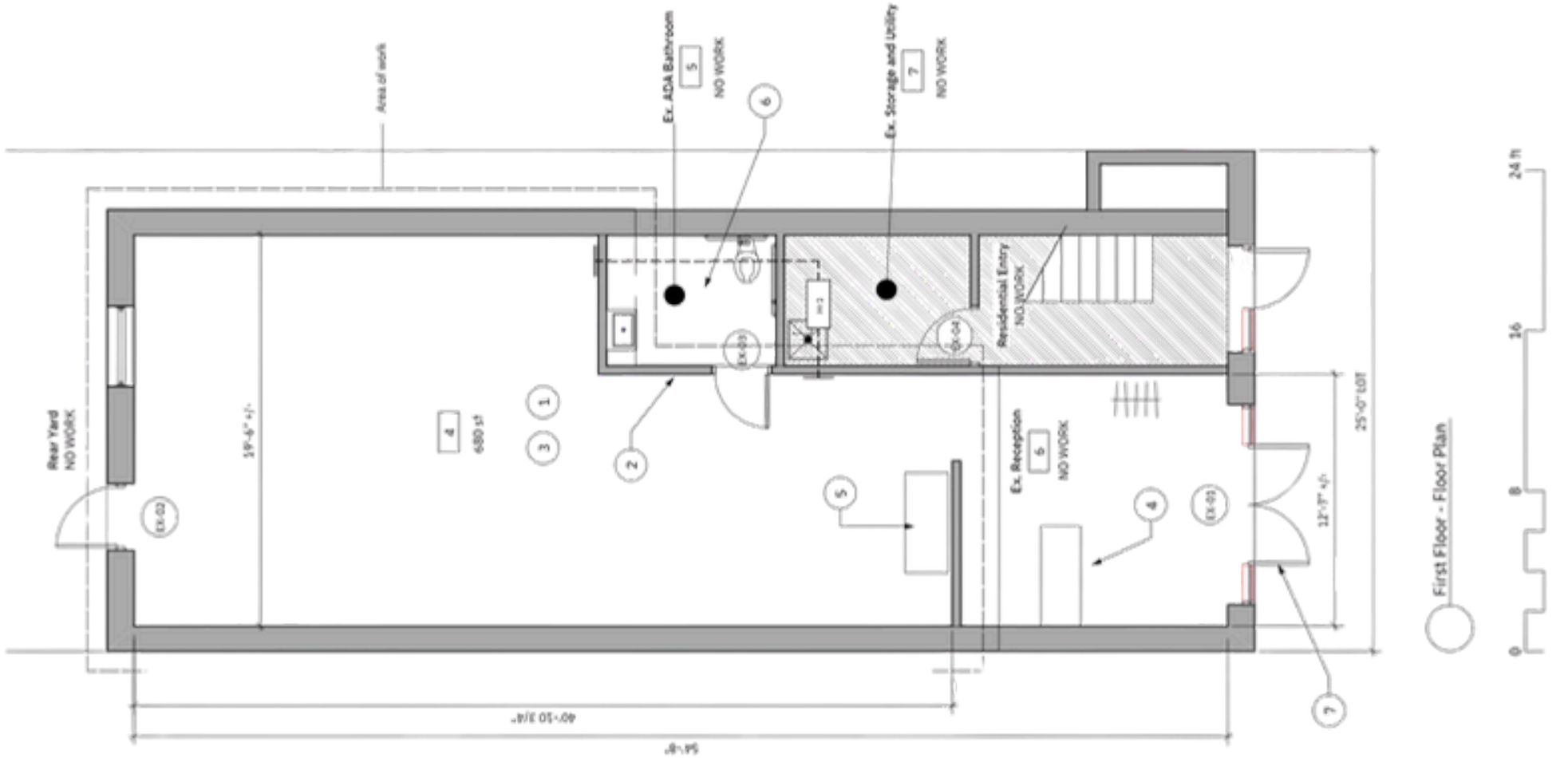
AVERAGE RETAIL RENT
$72/sq ft.

DAYTIME POPULATION
51,000–52,000

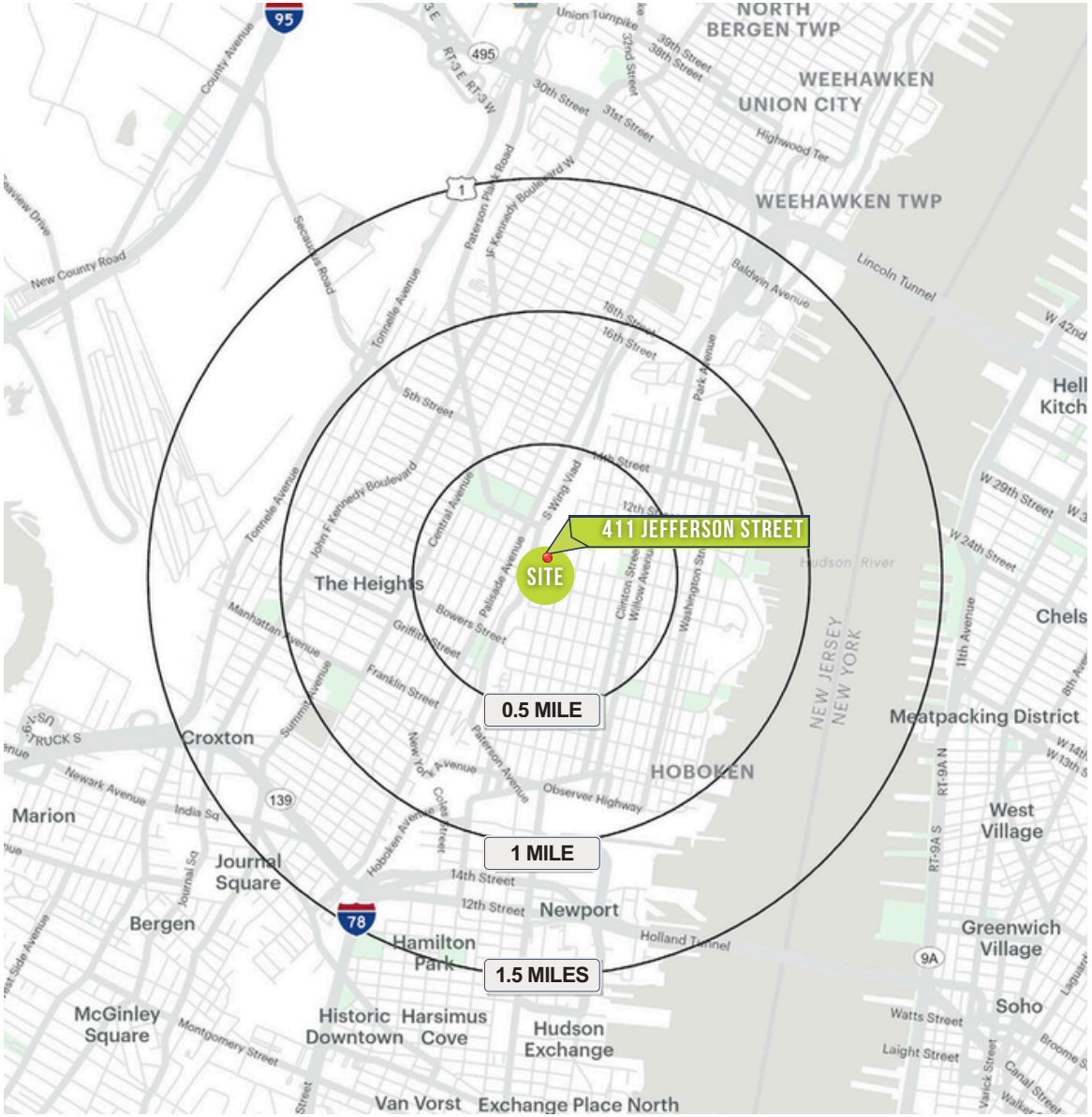
EMPLOYEES
39,670 people


AERIAL (NORTH WEST)
411 JEFFERSON STREET

FLOOR PLAN


Area of work
Ex. ADA Bathroom
5
NO WORK
6
Ex. Storage and Utility
7
NO WORK
Residential Entry
NO WORK
Rear Yard
NO WORK
Ex. Reception
6
NO WORK
680 sf
First Floor - Floor Plan
24 ft
16
8
0

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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GRID COMMERCIAL REAL ESTATE ADVISORS

RETHINK
REBUILD
RENEW

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