



**460 SF**

**YOUR SIGN HERE**

**460 SF**

Available

**RETAIL/OFFICE SPACE**

# **303 FIRST STREET**

Between First Street and Willow Avenue

**HOBOKEN**

HUDSON COUNTY | NEW JERSEY

**RIPCO**  
REAL ESTATE

## SPACE DETAILS



### SIZE

460 SF

### POSSESSION

Immediate

### TAXES/CAM

Base Year for Insurance & Taxes

### RENT

Upon Request

### PARKING

Downtown On-Street Parking

Nonresident parking available via Park Mobile App

### NEIGHBORS

Sub Master, Taqueria, A1 Hoboken Liquors, Trim Hoboken, The Nail Story, Prompt MD Urgent Care Center, Tony Baloney's, SOHO Flower & Garden, Purely Juiced, Organic AAA Dry Cleaners

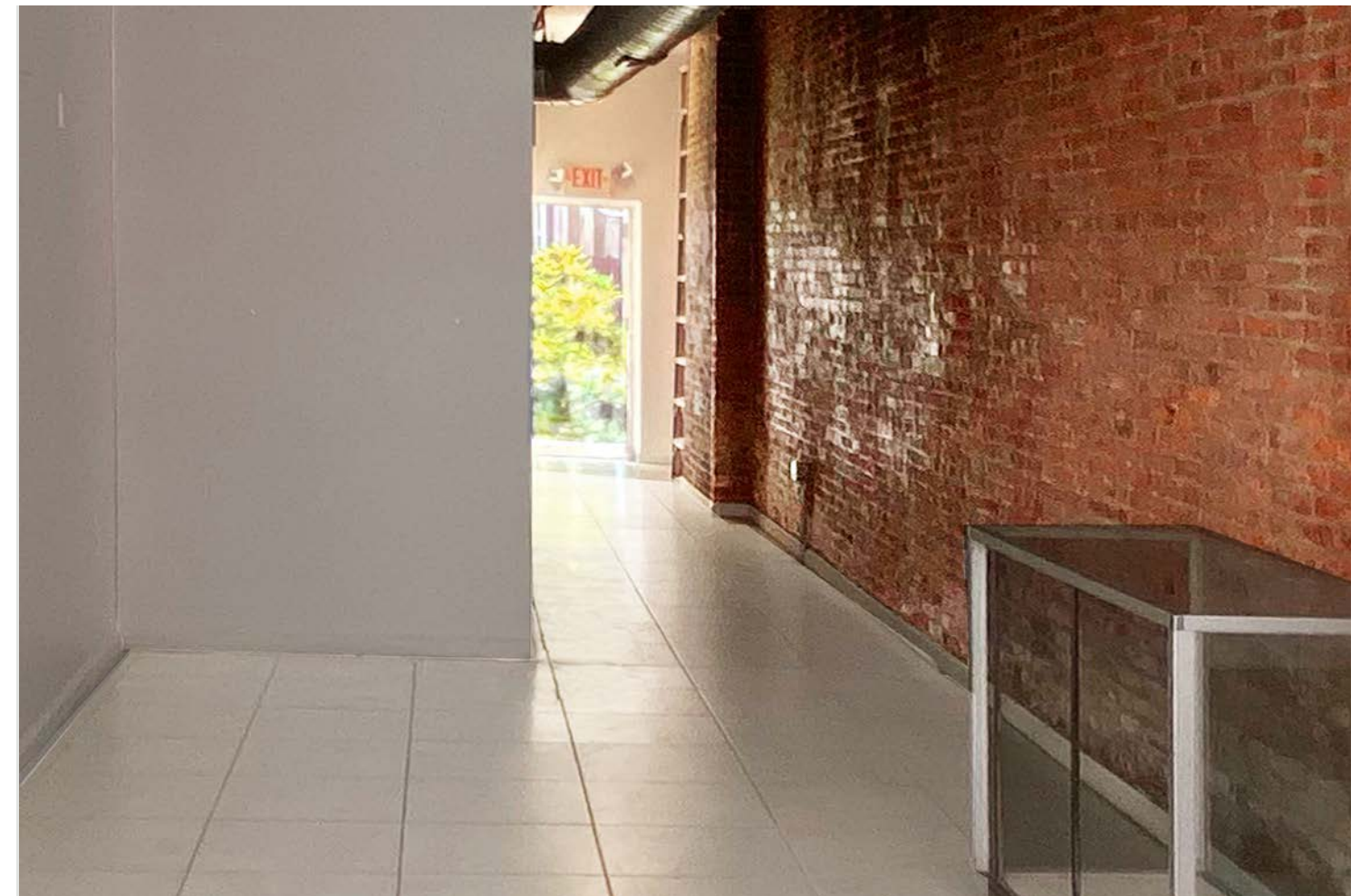
### COMMENTS

3 Tons of HVAC

100 amps @ 208 volts - 2 phase electric

High foot traffic near Hoboken Path Train Station

Population 250,000+ in 2 mile radius



# MARKET AERIAL



**303 FIRST STREET  
460 SF**

**STEVENS  
INSTITUTE OF  
TECHNOLOGY  
4,092 STUDENTS**

**HOBOKEN  
UNIVERSITY  
MEDICAL CENTER  
190 BED HOSPITAL**

**FORMER  
Capital One  
FUTURE DEVELOPMENT  
BY FEDERAL**

**HOBOKEN  
CITY HALL**

**alfalfa  
(Coming Soon)**

**DUNKIN'**

**PromptMD**

**just salad**

**at&t**

**COLD STONE  
CREAMERY**

**ACE  
Hardware**

**Madswell**

**DUNKIN'**

**Tucosria**

**bluemercury**

**NIKE**

**McDonald's**

**LOVESAC**

**Starbucks**

**ATHLETA**

**The UPS Store**

**QDOBA  
MEXICAN EATS**

**Jun's Macaron Gelato**

**ANTHROPOLOGIE**

**il laboratorio del gelato**

**East LA**

**Brooklyn Dumpling Shop**

**Robongi Hoboken**

**Muteki Ramen**

**Gong cha**

**Bareburger**

**Karma Kafe**

**PAPER+SOURCE**

**BLUESTONE LANE**

**francesca's**

**SEPHORA**

**lululemon**

**Quality PIZZA**

**CITYMD  
URGENT CARE**

**QUALITY FILMS**

**CHIPOTLE  
MEXICAN BURRITOS**

**Prato Bakery**

**T Mobile**

**Rita's**

**SHAKE SHACK**

**Bank of America**

**Carlo's Bakery**

**GREGORYS**

**WELLS FARGO**

**CVS  
pharmacy**

**Starbucks**

**DUNKIN'**

**TACO BELL**

**Bank of America**

**PATH  
HOBOKEN PATH STATION**

**ANSWORTH**

**THE WOODHOUSE  
day spa  
HOTELS**

**Wonder**

**investorsBank**

**CHASE**

**Bank of America**

**GREGORYS**

**WELLS FARGO**

**CVS  
pharmacy**

**Starbucks**

**DUNKIN'**

**TACO BELL**

**Bank of America**

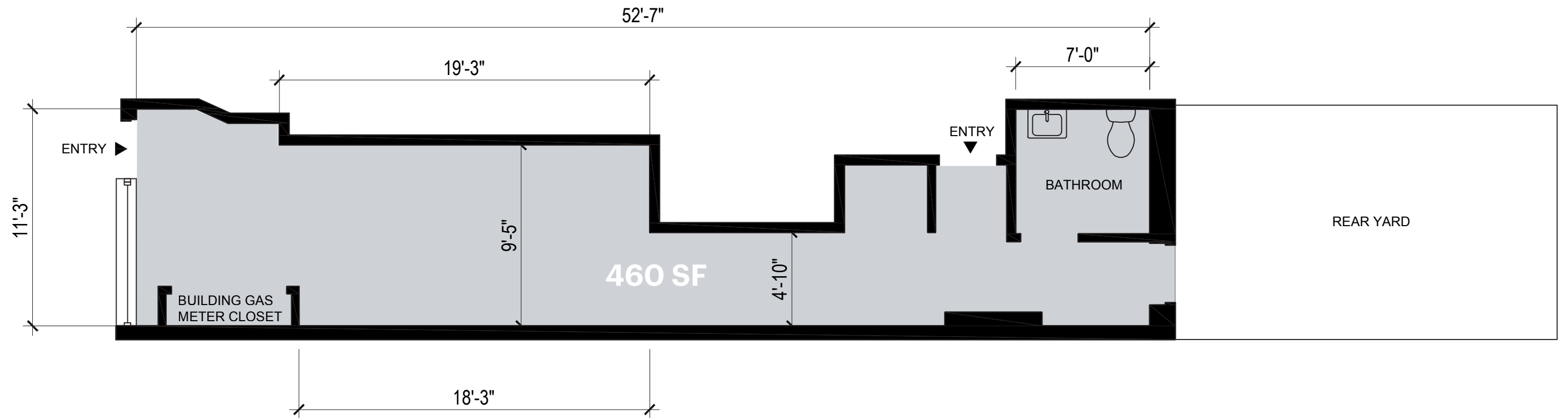
**PATH  
HOBOKEN PATH STATION**

**LOW-LEVEL AERIAL**

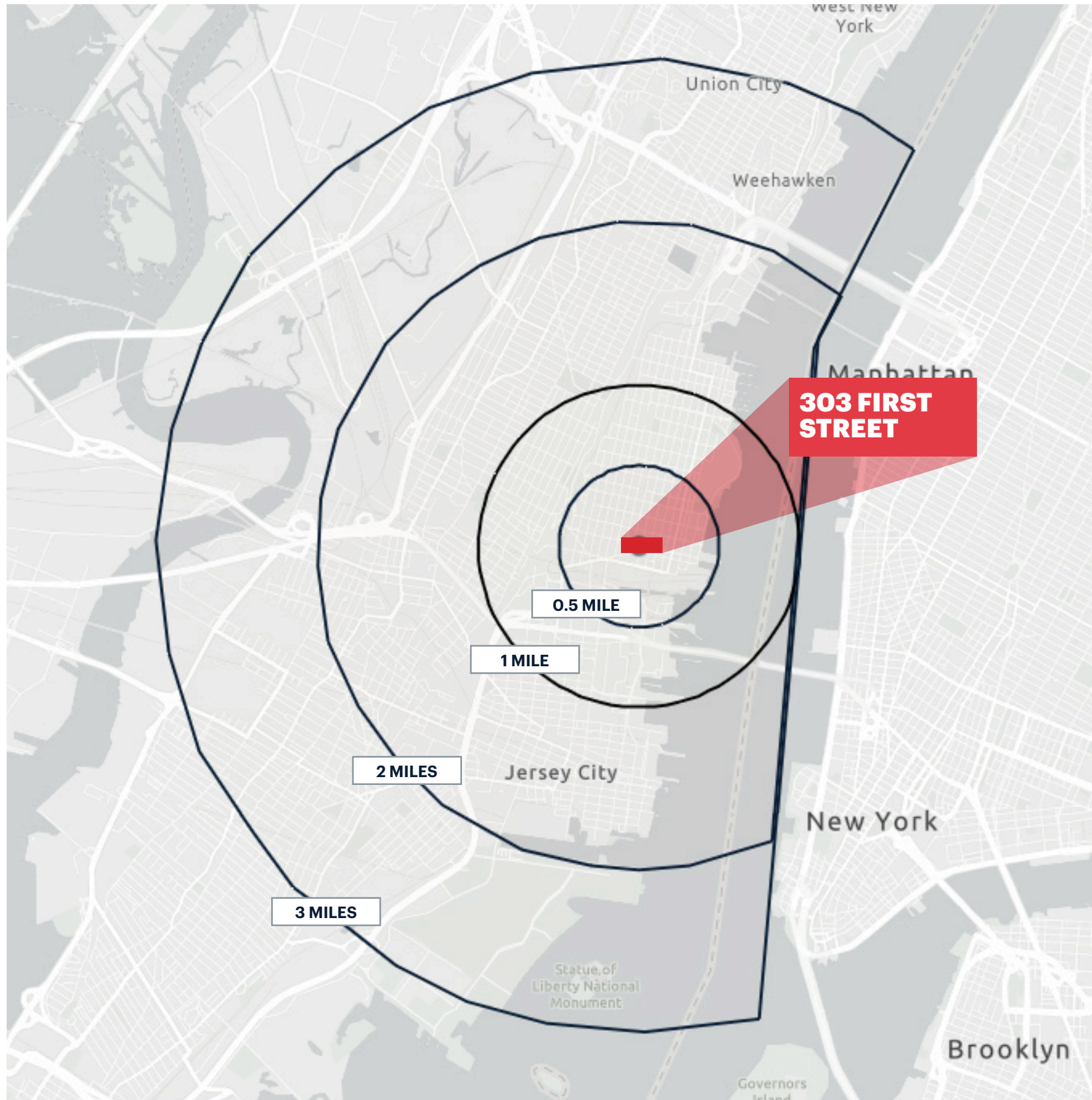


# FLOOR PLAN

FIRST STREET



# DEMOGRAPHICS



## **.5 MILE RADIUS**

**POPULATION**  
32,709  
**HOUSEHOLDS**  
16,109  
**MEDIAN AGE**  
32.8  
**COLLEGE GRADUATES (Bachelor's +)**  
21,211 - 81.4%

**TOTAL BUSINESSES**  
1,526  
**TOTAL EMPLOYEES**  
28,475  
**AVERAGE HOUSEHOLD INCOME**  
\$220,183

## **1 MILE RADIUS**

**POPULATION**  
98,519  
**HOUSEHOLDS**  
45,300  
**MEDIAN AGE**  
33.1  
**COLLEGE GRADUATES (Bachelor's +)**  
57,752 - 75.6%

**TOTAL BUSINESSES**  
3,019  
**TOTAL EMPLOYEES**  
68,426  
**AVERAGE HOUSEHOLD INCOME**  
\$200,594

## **2 MILE RADIUS**

**POPULATION**  
286,891  
**HOUSEHOLDS**  
127,254  
**MEDIAN AGE**  
34.2  
**COLLEGE GRADUATES (Bachelor's +)**  
143,146 - 65.8%

**TOTAL BUSINESSES**  
7,793  
**TOTAL EMPLOYEES**  
160,817  
**AVERAGE HOUSEHOLD INCOME**  
\$178,209

## **3 MILE RADIUS**

**POPULATION**  
399,357  
**HOUSEHOLDS**  
169,943  
**MEDIAN AGE**  
34.6  
**COLLEGE GRADUATES (Bachelor's +)**  
173,886 - 58.5%

**TOTAL BUSINESSES**  
10,542  
**TOTAL EMPLOYEES**  
201,403  
**AVERAGE HOUSEHOLD INCOME**  
\$158,585

\*2024 estimates



## CONTACT EXCLUSIVE AGENTS

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REAL ESTATE

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