

For Lease

RIPCO
RETAIL LEASING

1332 Bernard McFeeley Shipyard Lane

Hoboken, NJ

North Vangaurd

IRONSTATE

967 SF Retail Space

Ideal for service, food & beverage, and lifestyle uses

Space Details





Size	Ground Floor	967 SF
Possession	Immediate	
Rent	Upon request	
Co-Tenants	Kings, Walgreens, Exchange Physical Therapy Group, Hoboken Historial Museum, Rumle Boxing, Starbucks, Sparrow Wine & Liquor Co, 4Ever Young Med Spa	
Neighbors	The Little Bar, City Bistro, Bond Vet, Club Pilates, Toastique, Pier 13, Urban Market, Little House of Play, Hand & Stone	
Comments	Positioned in the highly trafficked area serving one of Hoboken's most affluent and densely populated neighborhoods Being at the base of The Vangaurd residential building provides a built-in customer base with consistent daily foot traffic High-income consumer base with strong spending power, supported by Hoboken's dense residential population and proximity to Manhattan commuters Located steps from the Hudson River waterfront, parks, walking trails, and neighborhood amenities that attract residents, visitors, and recreational traffic throughout the day	

Transportation

Hoboken 14th Street Ferry Terminal

14th Street at Bloomfield Street Bus Stop

PATH Station
1.3 miles

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Contact Exclusive Agents

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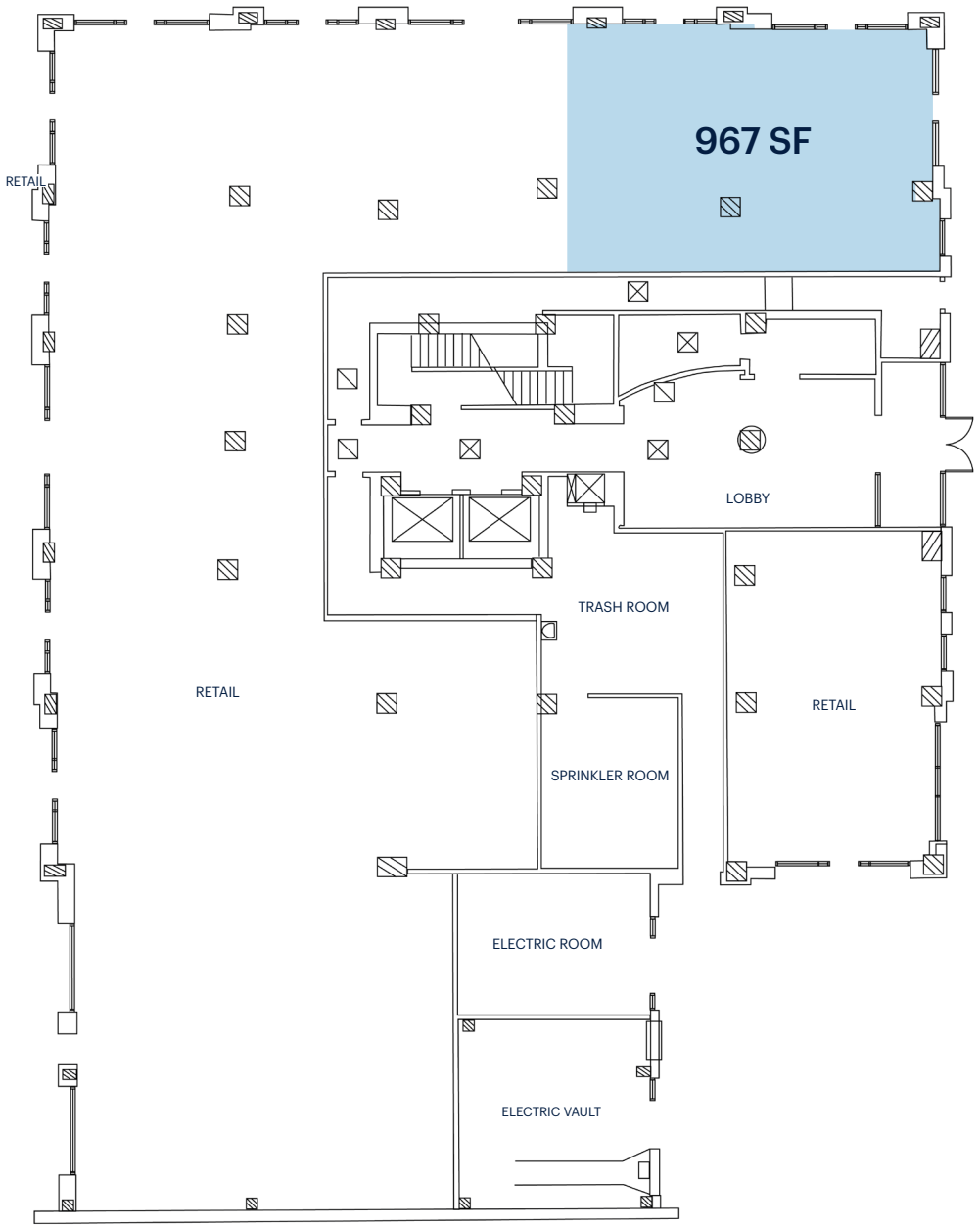
Jenna Bucino
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Site Plan

Vangaurd Partial North



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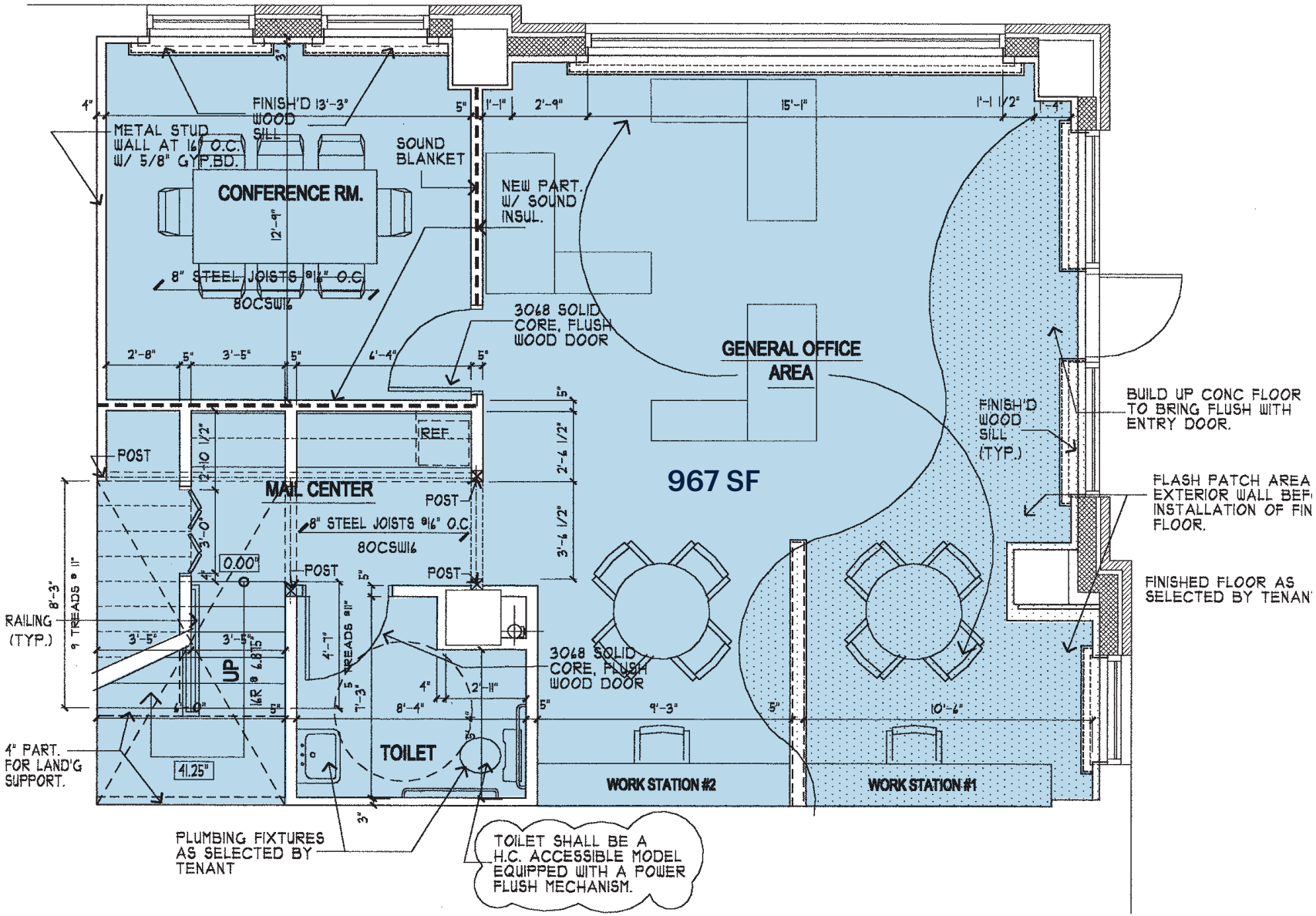
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Floor Plan

Ground Floor



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Property Imagery









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Hoboken's Downtown



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Area Demographics



*excludes NYC

	1 mile	3 miles	5 miles
Total Population	72,095	1,017,948	2,178,715
Total Households	31,782	499,912	1,035,314
Average Household Income	$222,192	$214,142	$207,853
% Population with Bachelors +	70.09%	71.71%	68.20%
Daytime Population	70,233	2,394,316	3,782,160
Total Daytime Employees	41,241	1,975,037	2,822,202
Total Businesses	1,727	102,591	152,687

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