

**SPACE AVAILABLE FROM 1,500 SF - 25,000 SF**

**LEASES OUT FOR - SPACE A: 24,285 SF | SPACE B: 4 SPACES TOTALING 21,510 SF | SPACE C: 6TH FLOOR 25,100 SF**

# SOUTHEND

## HOBOKEN

38 JACKSON STREET, HOBOKEN, NJ 07030

RETAIL & COMMERCIAL SPACE FOR LEASE







# SOUTH END MARKET

## PROPERTY INFORMATION

This new, distinctive development on the southern border of Hoboken, consists of residential units, a grocery store, five retail units, two floors of above ground commercial space, and an interior courtyard.

■ ■ ■ ■

The developer is actively engaging in bringing a grocery store to accommodate the underserved residential community.

■ ■ ■ ■

All quality uses will be considered for the retail units, with the ability to vent.

■ ■ ■ ■

Retail units will have the unique benefit of access to, and use of, the retail atrium.

■ ■ ■ ■

The South End Market location provides access to a growing population in JC Cast Iron District.

■ ■ ■ ■

Restaurants / other food service businesses are a preferred tenant for locations across from the park on the north side of the project.

■ ■ ■ ■

Thousands of units under construction and/or approved for development within 0.5 miles.

## AVAILABLE SPACE

### Space A

+/- 24,285 SF - **Lease Out**

■ ■ ■ ■

### Space B

Retail Atrium

All logical divisions will be considered

4 spaces – totaling 21,510 SF

Ranging from +/- 1,500 SF - 12,700 SF

Plus an 11,780 SF Interior atrium - **Leases Out**

■ ■ ■ ■

### Space C

Commercial Space: 25,000 SF – 51,000 SF

6th floor has 12.2' ceiling height - **Lease Out**

7th floor has 10.10' - 14.6' ceiling height - **Targeting Medical of Office uses**

### Asking Rent:

Please inquire

### Site Status:

Active redevelopment

### Possession:

Third Quarter, 2025

### Lease Type:

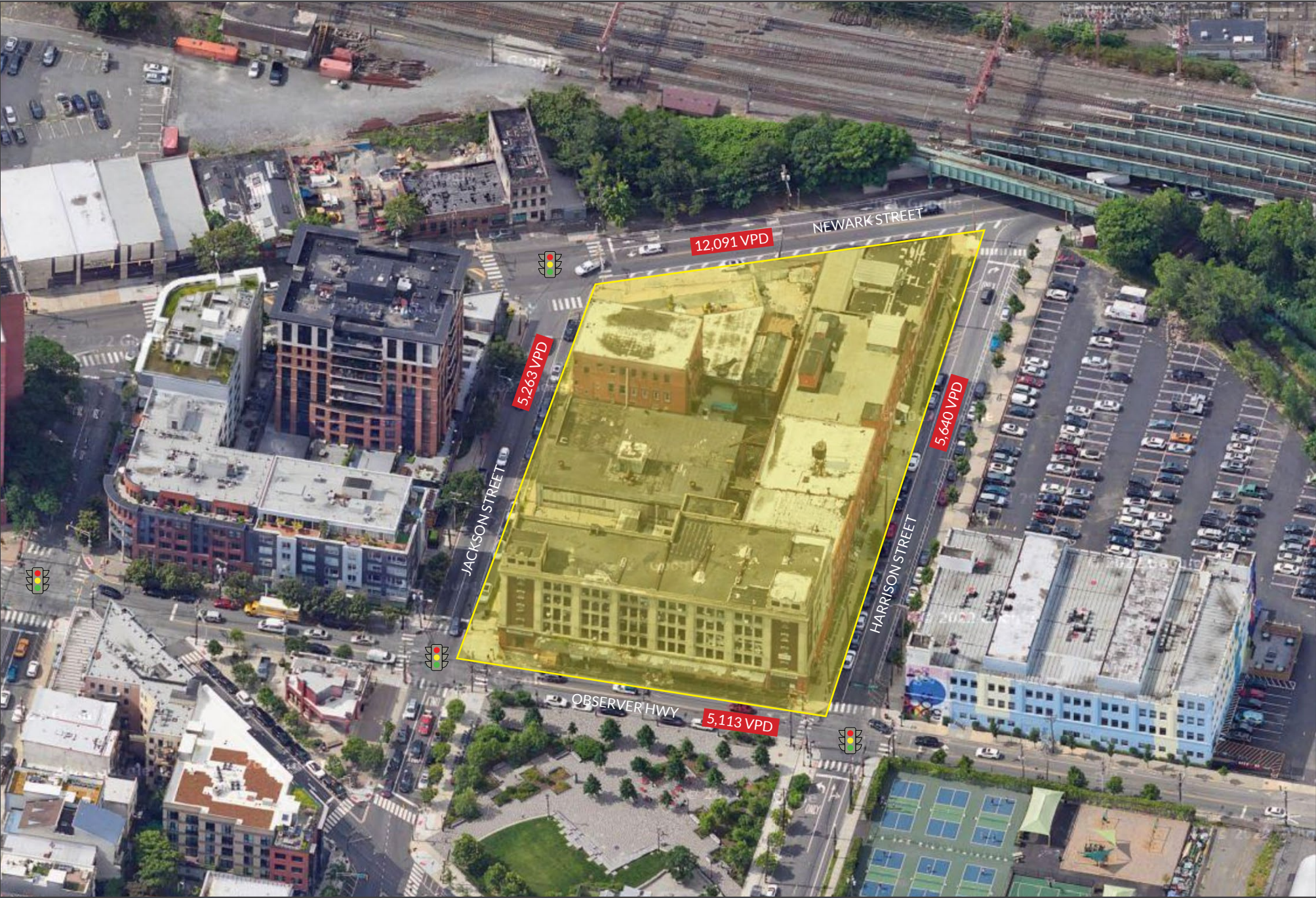
Long term NNN lease







# PROPERTY AERIAL

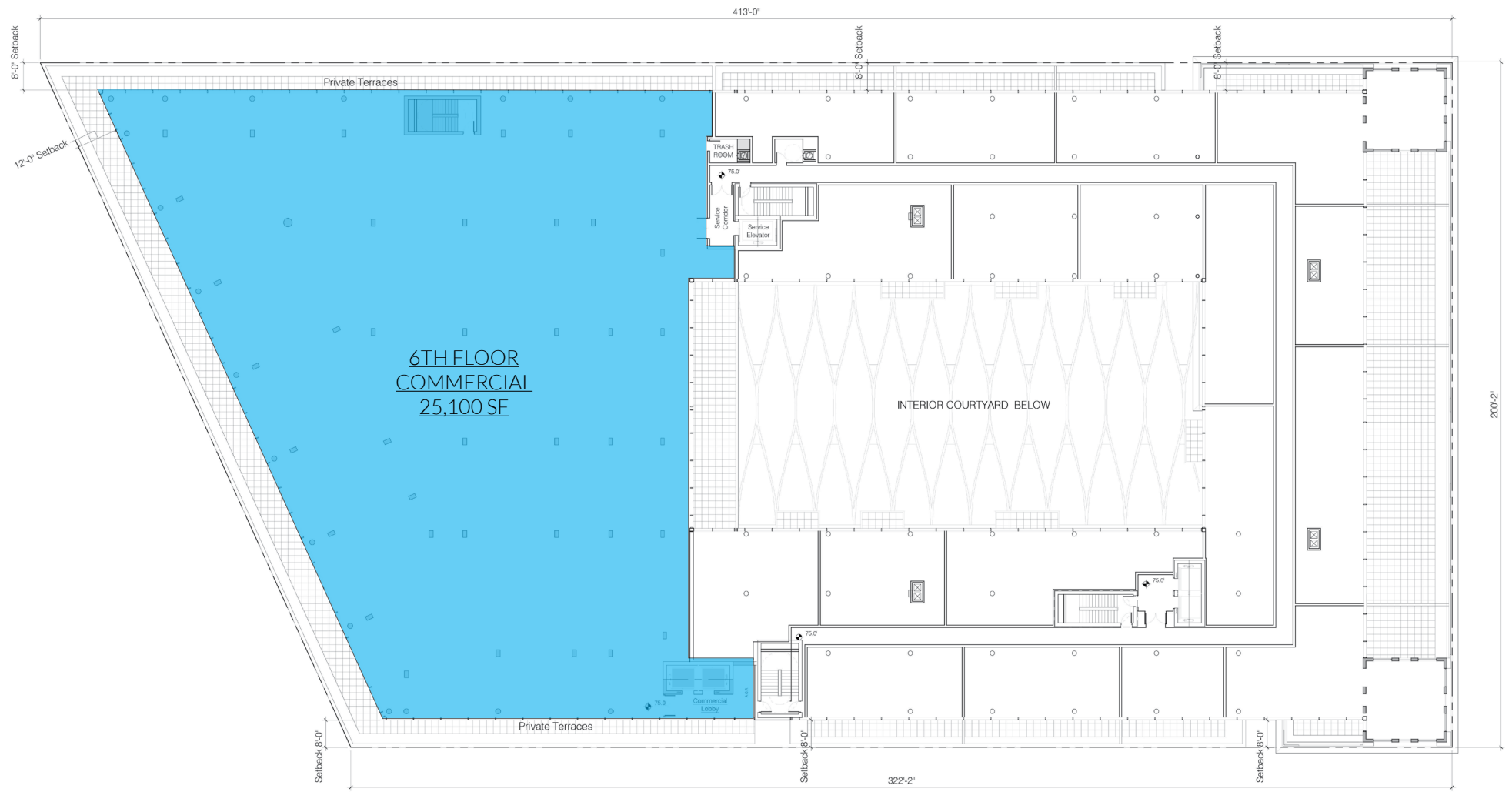








# 6TH FLOOR - COMMERCIAL: 25,100 SF

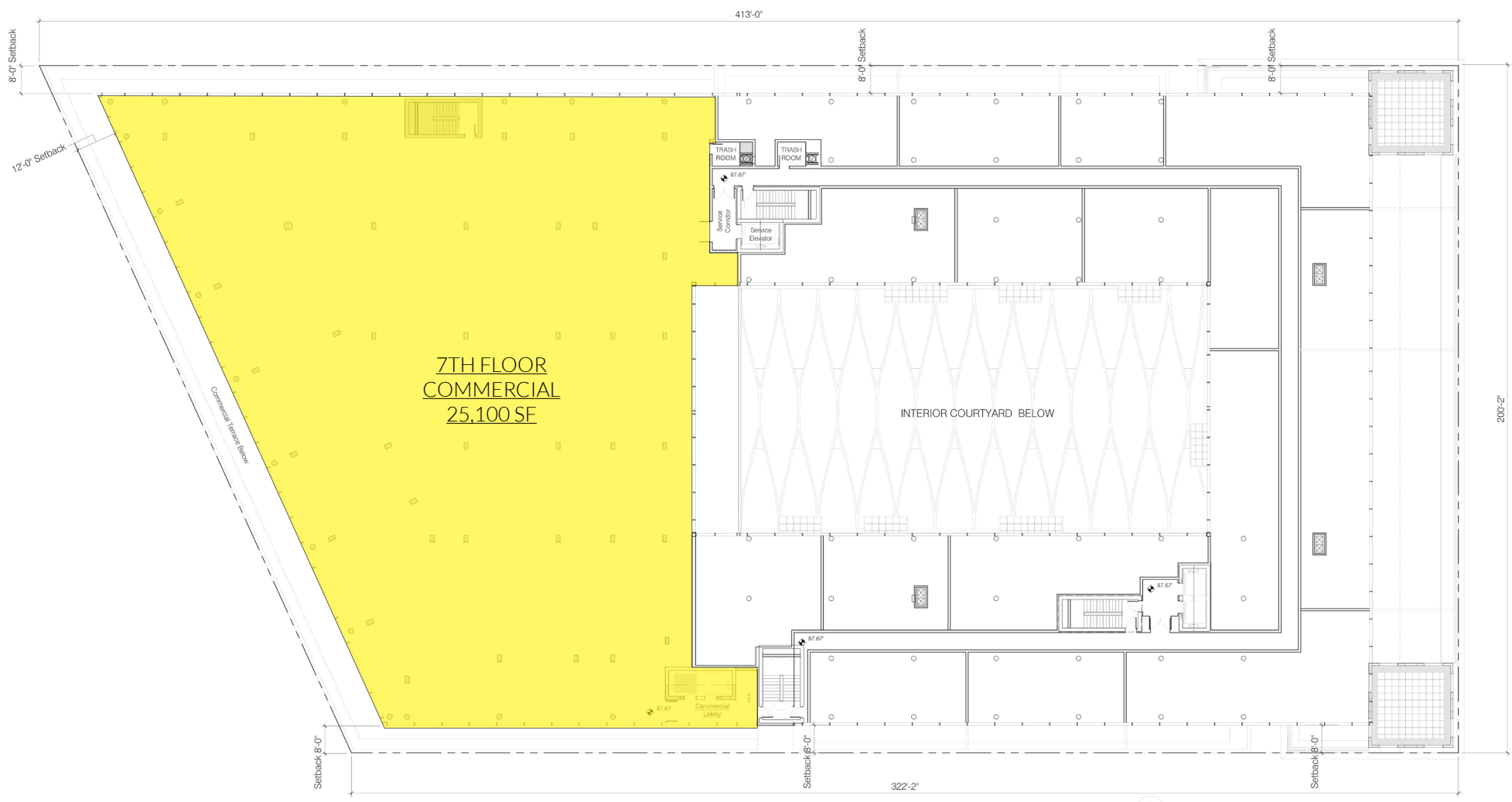


Available   Lease Out   Occupied



# 7TH FLOOR - COMMERCIAL: 25,100 SF

TARGETING MEDICAL OR OFFICE USES





# 7TH FLOOR - POTENTIAL DIVISIONS

TARGETING MEDICAL OR OFFICE USES





# ELEVATION





# SURROUNDING RETAIL





# DEMOGRAPHICS AT .5, 1 AND 1.5 MILE RADIUS

## 0.5 MILE RADIUS:



Total Population: **25,158**

Households: **11,808**

Daytime Population: **10,622**

Median Age: **33.0**



Average Household Income: **\$194,336**

Median Household Income: **\$149,876**

## 1 MILE RADIUS:



Total Population: **106,262**

Households: **48,320**

Daytime Population: **62,261**

Median Age: **33.7**



Average Household Income: **\$185,921**

Median Household Income: **\$139,107**

## 1.5 MILE RADIUS:



Total Population: **208,013**

Households: **92,794**

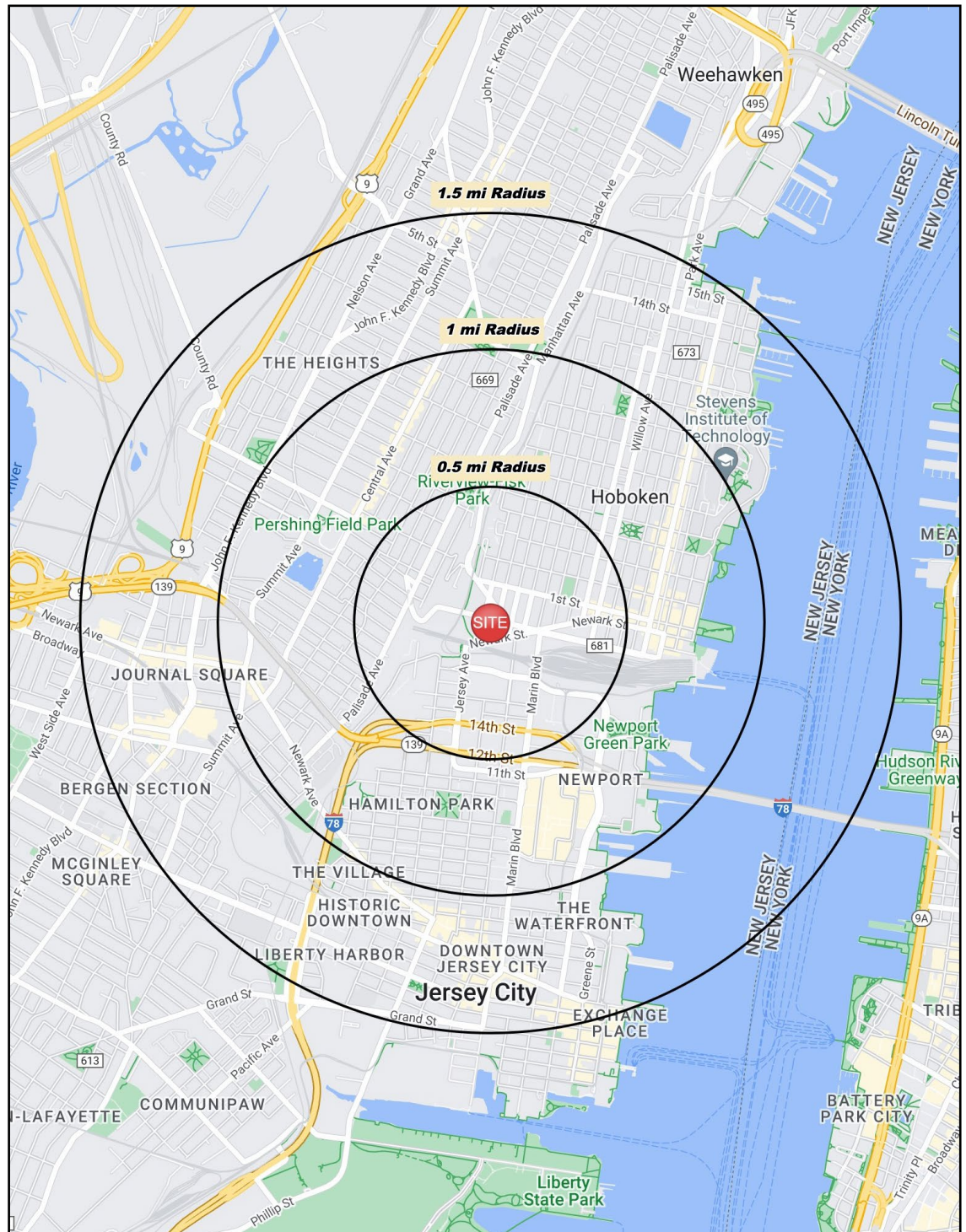
Daytime Population: **119,304**

Median Age: **33.9**



Average Household Income: **\$187,695**

Median Household Income: **\$140,601**





# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B

## EDUCATION

Bachelor's Degree  
or Higher

## OWNER OCCUPIED HOME VALUE

Average



\$4,935,588,447



65%



\$809,958

## KEY FACTS

291,973

Population

35.7

Median Age

\$111,914

Median Household Income

291,899

Daytime Population

## TAPESTRY SEGMENTS

Laptops & Lattes 37,486 Households	Diverse Convergence 29,320 Households	Trendsetters 21,984 Households
<b>Socioeconomic Traits</b> Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.	<b>Socioeconomic Traits</b> Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.	<b>Socioeconomic Traits</b> Residents are young and well educated; more than half have a bachelor's degree or more. Well paid, with little financial responsibility.
<b>Household Types</b> Predominantly singles with low average household size of 1.87.	<b>Household Types</b> Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.	<b>Household Types</b> Singles— living alone or with roommates or partners.
<b>Typical Housing</b> High-Density Apartments	<b>Typical Housing</b> High-Density Apartments; Single Family	<b>Typical Housing</b> High-Density Apartments

## ANNUAL HOUSEHOLD SPENDING

\$6,338

Eating  
Out

\$3,925

Apparel &  
Services

\$11,324

Groceries

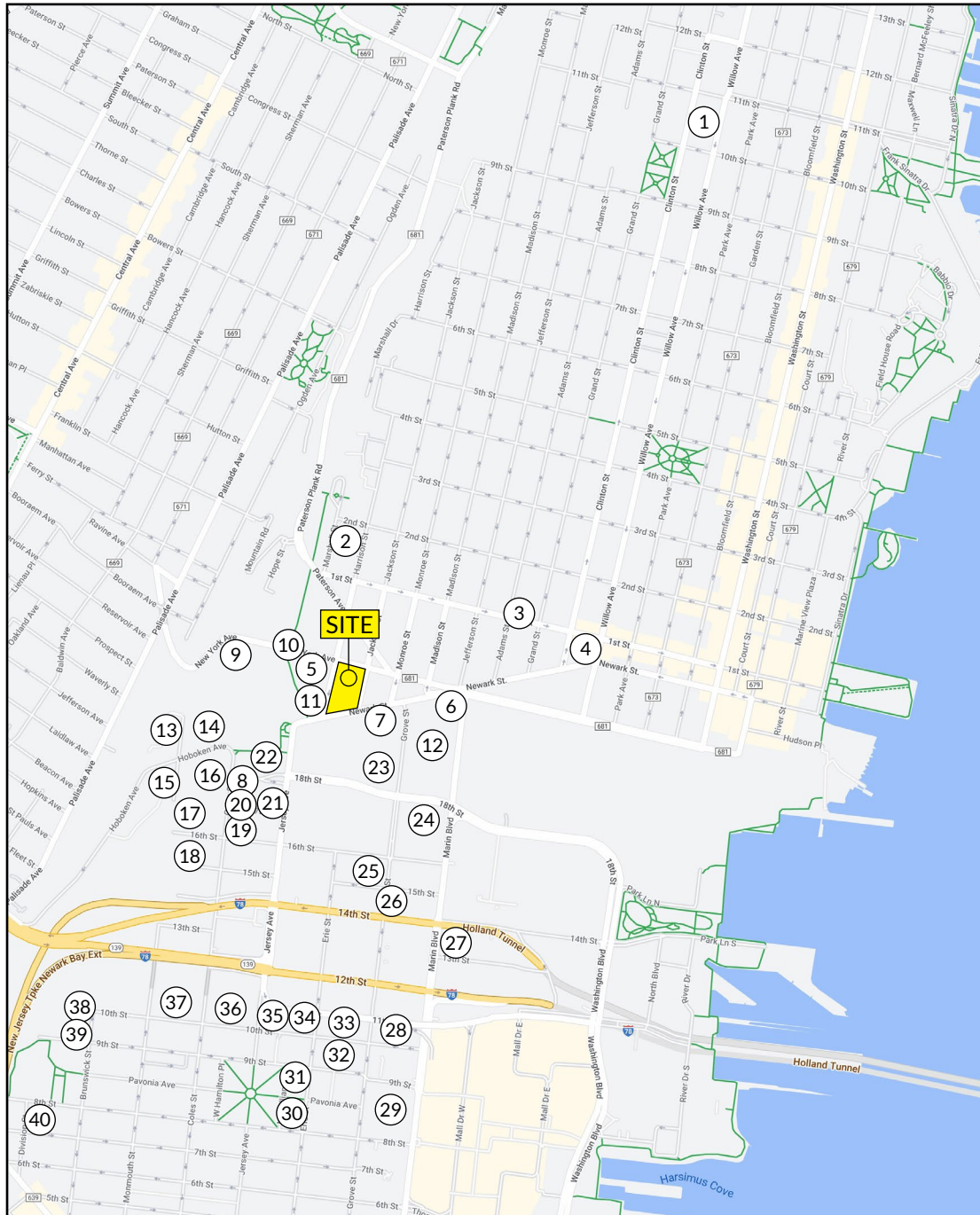
\$454

Computer &  
Hardware

\$9,935

Health  
Care

# OVER 8,369 NEW & PLANNED RESIDENTIAL UNITS WITHIN 0.5 MILES

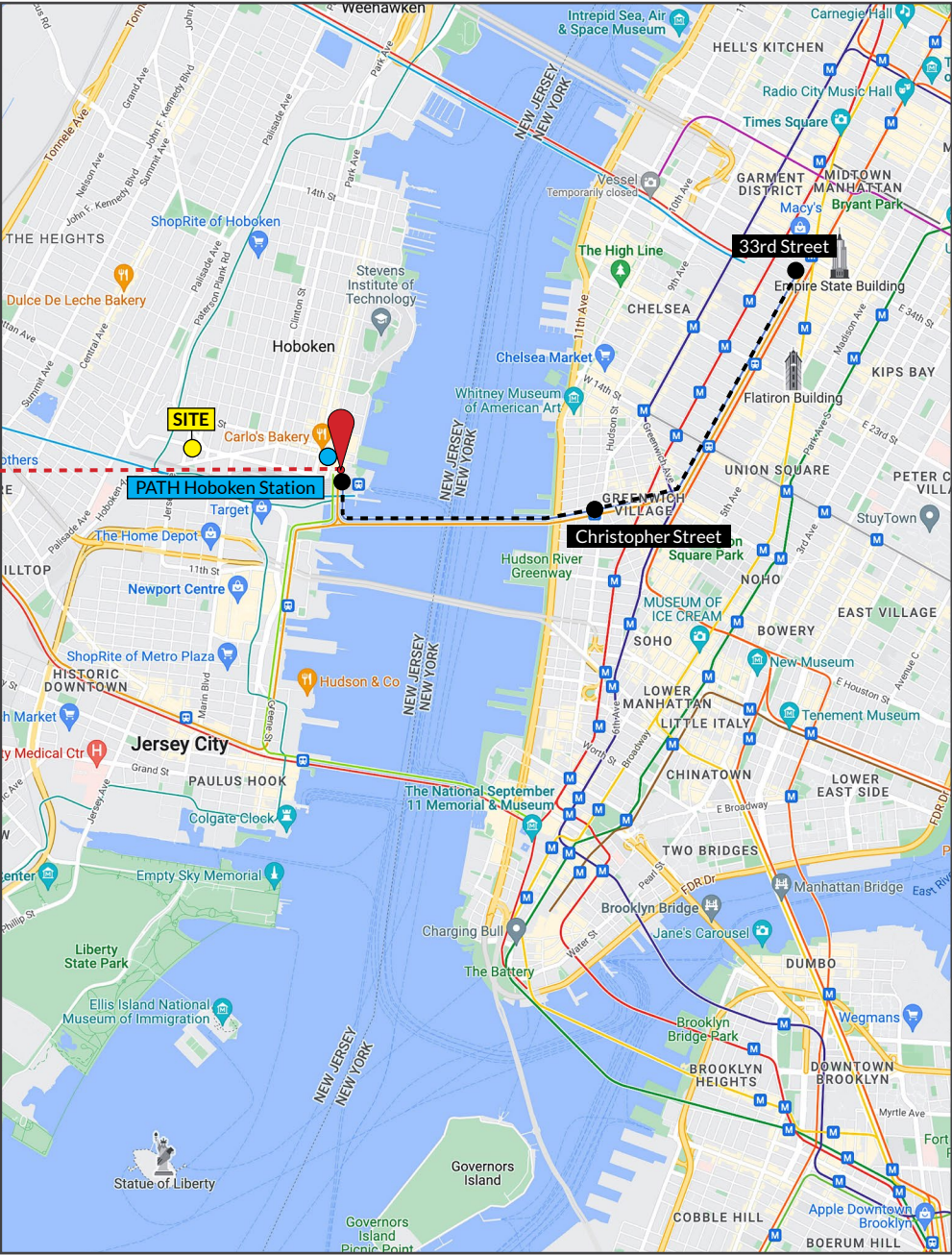


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| 01: 930 Monroe Street<br>675 Residential Units                       | 21: Cast Iron Lofts II / 833 Jersey Avenue<br>155 Units (complete)       |
| 02: Raven Road Development<br>650 Units (Half Under Construction)    | 22: Lefrak's Project / 858 Jersey Avenue<br>322 Units (approved)         |
| 03: 111 Paterson Avenue<br>439 Units (complete)                      | 23: 659 Grove Street<br>139 Units (approved)                             |
| 04: 300 Newark Street<br>375 Units (complete)                        | 24: 650 Grove Street<br>108 Units (under construction)                   |
| 05: 50 Harrison Street<br>190 Units (complete)                       | 25: 619, 610-620 Grove Street<br>444 Units (approved)                    |
| 06: 503-511 Newark Street<br>195 hotel Rooms (complete)              | 26: 182-184 14th Street<br>87 Units (hotel, complete)                    |
| 07: 601-609 Newark Street<br>40 Units (complete)                     | 27: 580 Marin Blvd<br>367 Units (approved)                               |
| 08: Cast Iron Lofts Complex<br>3k Units (complete) 3k Units on board | 28: 180 Tenth Street / Roosevelt<br>128 Units (complete)                 |
| 09: 39 New York Avenue<br>154 Units (under construction)             | 29: Unico Tower II<br>400 Units (complete)                               |
| 10: 3-25 New York Avenue<br>336 Units (under construction)           | 30: Hamilton Square II<br>99 Units (complete)                            |
| 11: 2 Hoboken Avenue<br>161 Units (approved)                         | 31: 25 McWilliams Place / Hamilton Square<br>127 Units (complete)        |
| 12: 700 Grove Street<br>230 Units (complete)                         | 32: 210 9th Street / Silverman<br>25 Units (complete)                    |
| 13: 110 Hoboken Ave/Van Leer<br>240 Units (complete)                 | 33: 204 Tenth Street<br>127 Units (complete)                             |
| 14: 100 Hoboken Avenue<br>140 Units (complete)                       | 34: 234 Tenth Street / Schoeder Lofts<br>56 Units (complete)             |
| 15: The Enclave<br>260 Units (complete)                              | 35: 242 Tenth Street / Hamilton Lofts<br>32 Units (complete)             |
| 16: 305 Coles Steet<br>1,181 Units (approved)                        | 36: 270 Tenth Street<br>163 Units (complete)                             |
| 17: 137-139 Hoboken Avenue<br>482 Units (complete)                   | 37: 310 Tenth Street<br>163 Units (complete)                             |
| 18: Emerson District<br>1,100 Units (under construction)             | 38: 367 Tenth Street<br>54 Units (approved)                              |
| 19: 286 Coles Street<br>670 Units (approved)                         | 39: 364 Ninth Street<br>75 Units (complete)                              |
| 20: Cast Iron Lofts II / 827 Jersey Avenue<br>232 Units (complete)   | 40: 387-389 8th Street<br>& 34-40 Division Street<br>75 Units (approved) |



PATH HOBOKEN STATION

11 MINUTES FROM PATH HOBOKEN STATION TO CHRISTOPHER STREET | 14 MINUTES TO 33RD STREET





# HOBOKEN RETAIL RENDERINGS





# VIEWS FROM THE 6TH FLOOR





# **SOUTHEND**

**HOBOKEN**



**EXCLUSIVE AGENT**

**CHARTER REALTY**

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