

SOUTHEND

HOBOKEN

38 JACKSON STREET, HOBOKEN, NJ 07030

RETAIL & COMMERCIAL SPACE FOR LEASE

1,000 SF - 50,000 SF





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.

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

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

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

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

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

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

AVAILABLE SPACE

Space A
Grocery - 22,235 SF

Asking Rent:
Please inquire

■ ■ ■ ■

Space B
Retail Atrium
All logical divisions will be considered
5 spaces – totaling 22,205 SF
Ranging from 1,000 SF - 5,980 SF
Plus an 11,780 SF Interior atrium

Site Status:
Active redevelopment

Possession:
Second Quarter, 2025

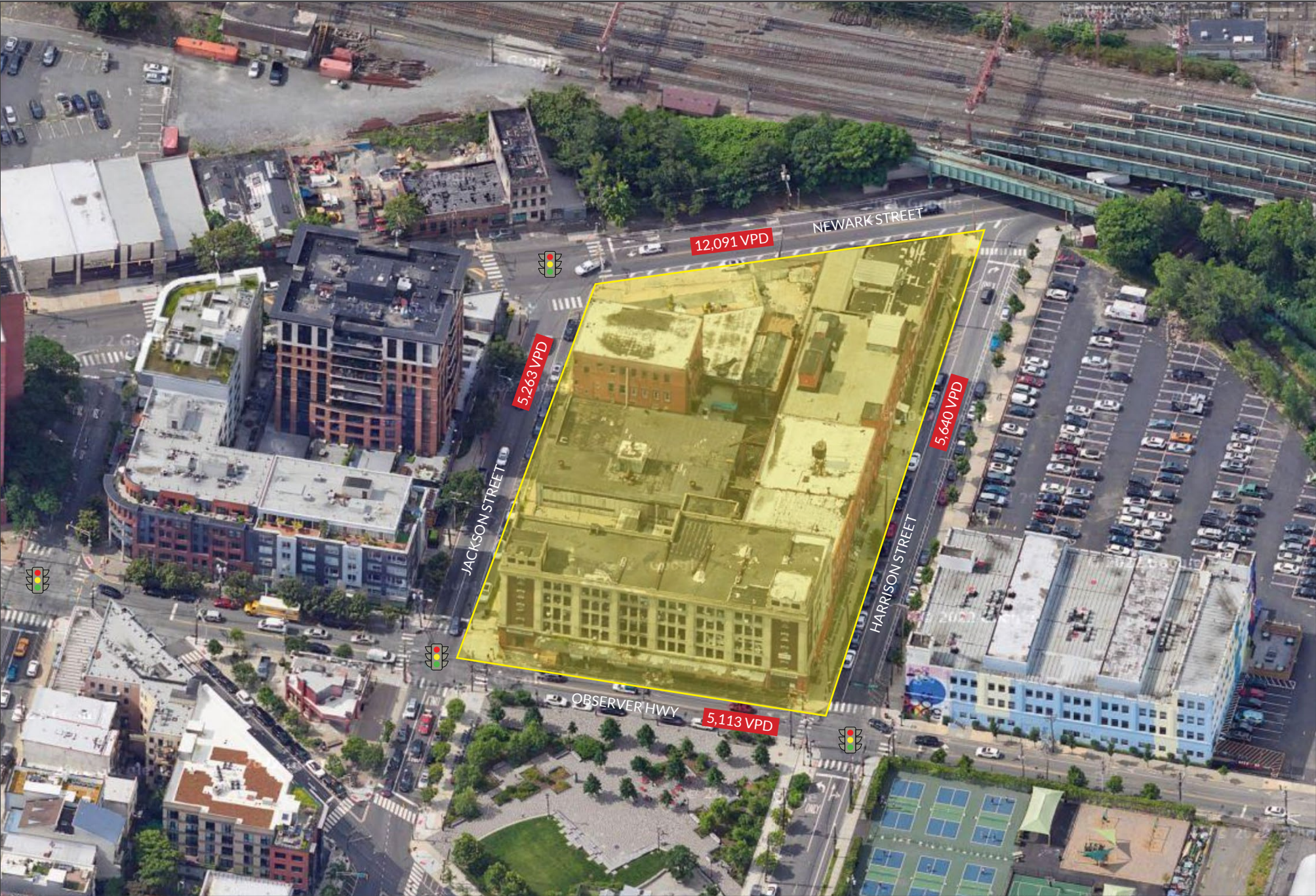
Lease Type:
Long term NNN lease

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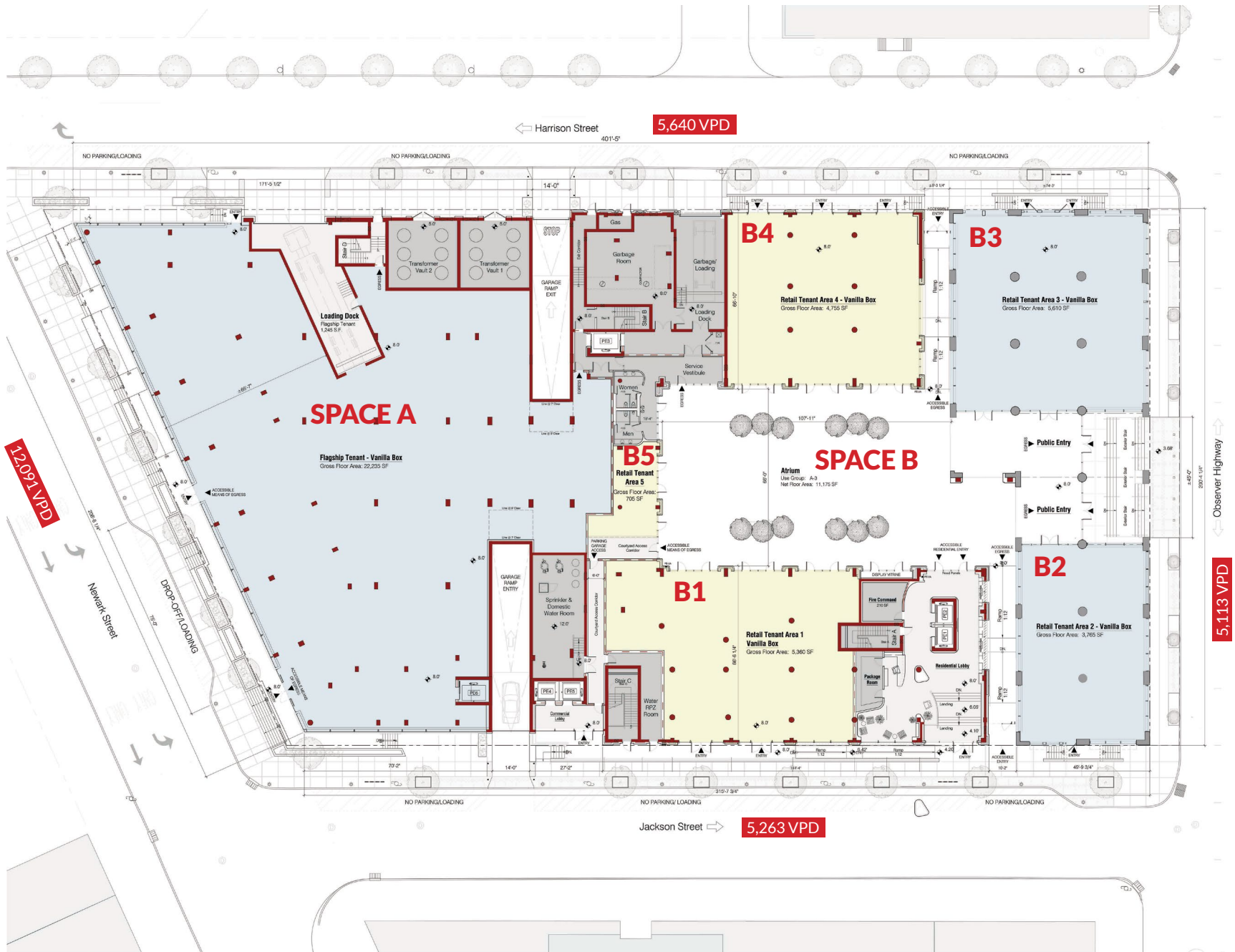
Space C
Commercial Space: 25,000 SF – 51,000 SF
6th floor has 12.2' ceiling height
7th floor has 10.10' - 14.6' ceiling height



PROPERTY AERIAL



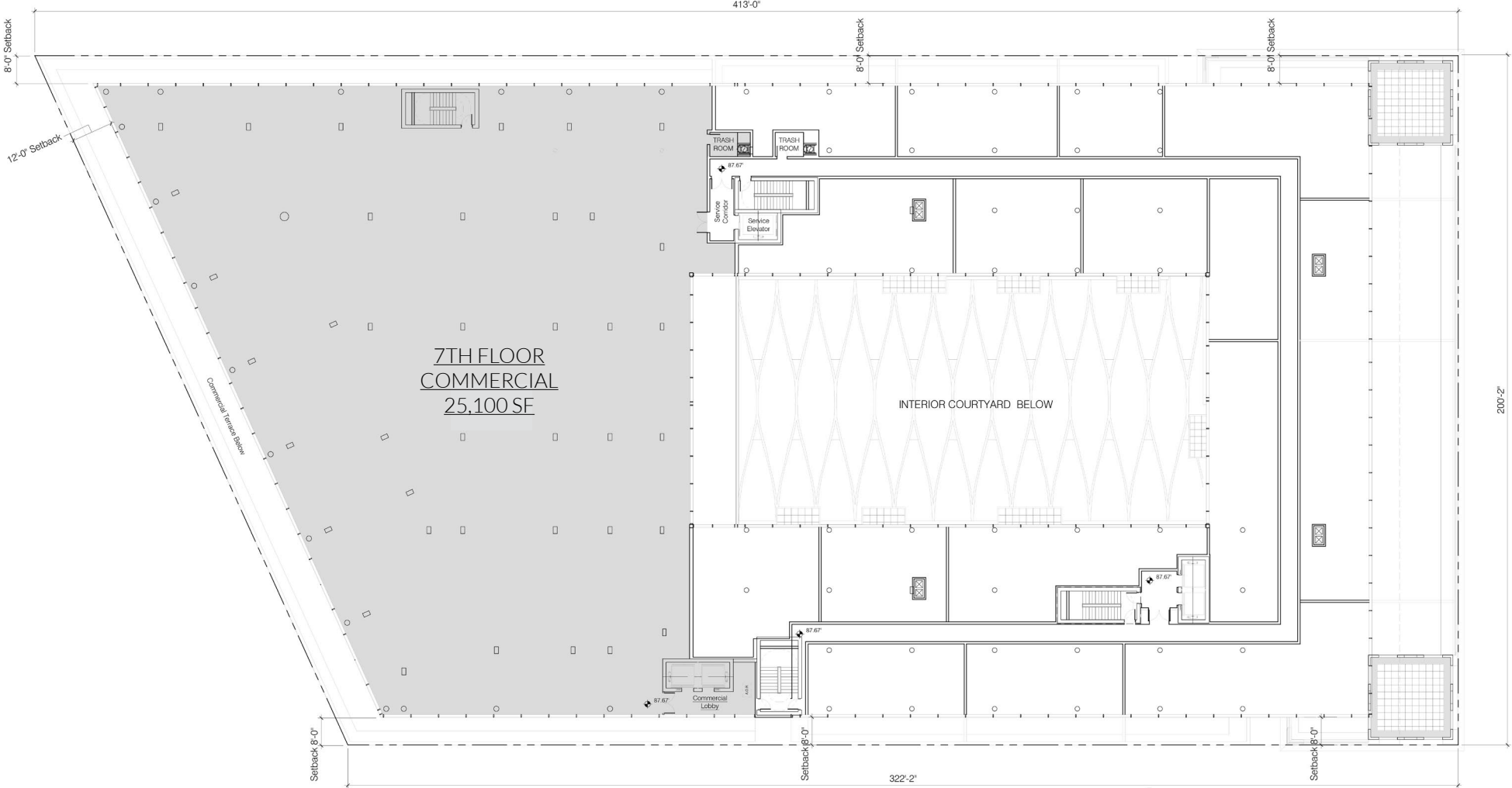
FLOOR PLAN



GROUND FLOOR ANCHOR LAYOUT - SPACE A: 22,235 SF



7TH FLOOR - COMMERCIAL: 25,100 SF



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**

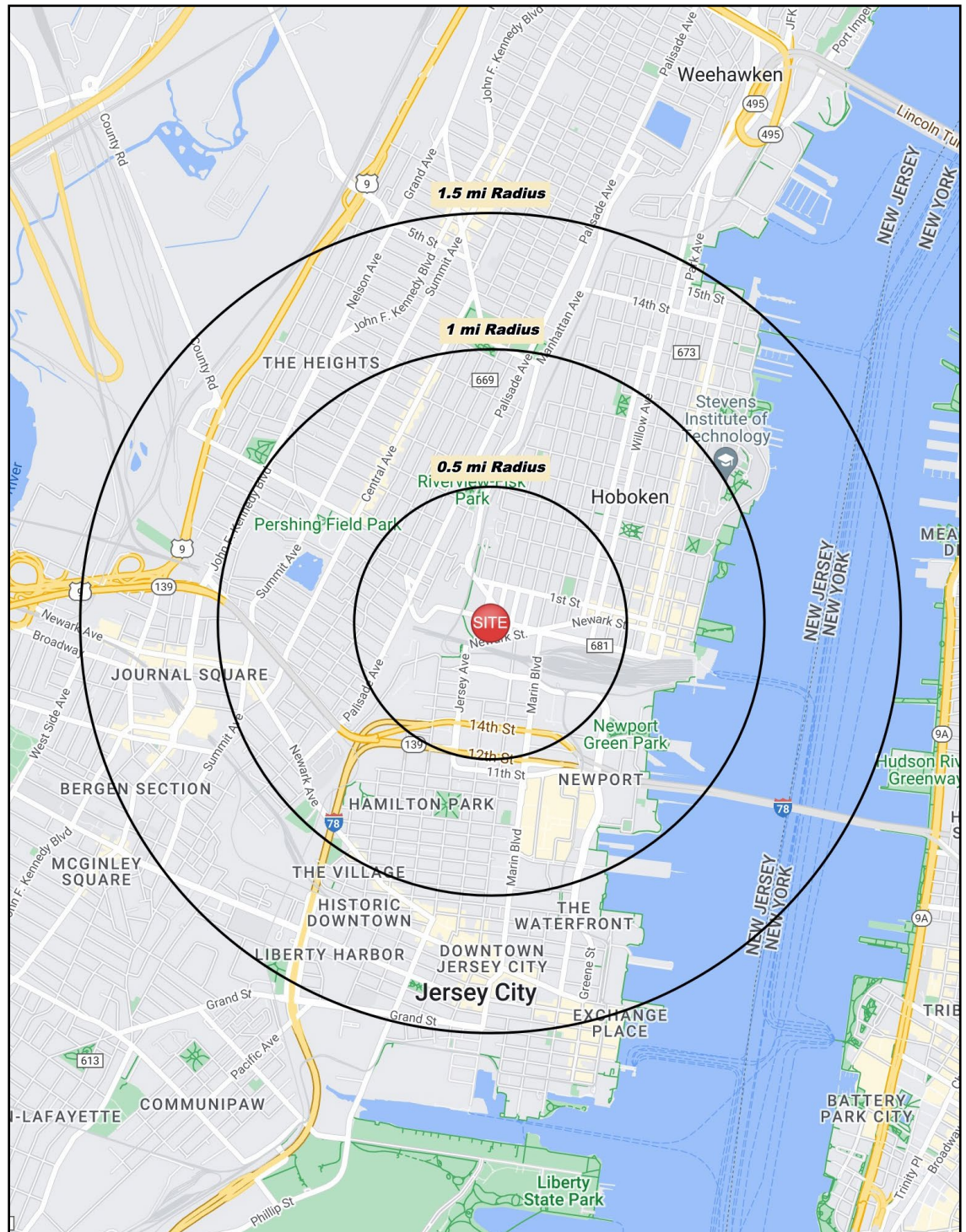
1.5 MILE RADIUS:



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



KEY FACTS

291,973

Population

35.7

Median Age

\$111,914

Median Household Income

291,899

Daytime Population

TAPESTRY SEGMENTS

Laptops & Lattes <i>37,486 Households</i>	Diverse Convergence <i>29,320 Households</i>	Trendsetters <i>21,984 Households</i>
<p>Socioeconomic Traits Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.</p>	<p>Socioeconomic Traits 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%.</p>	<p>Socioeconomic Traits Residents are young and well educated; more than half have a bachelor's degree or more. Well paid, with little financial responsibility.</p>
<p>Household Types Predominantly singles with low average household size of 1.87.</p>	<p>Household Types Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.</p>	<p>Household Types Singles— living alone or with roommates or partners.</p>
<p>Typical Housing High-Density Apartments</p>	<p>Typical Housing High-Density Apartments; Single Family</p>	<p>Typical Housing High-Density Apartments</p>

TOTAL RETAIL SALES

Includes F&B



\$4,935,588,447

EDUCATION

Bachelor's Degree or Higher



65%

OWNER OCCUPIED HOME VALUE

Average



\$809,958

ANNUAL HOUSEHOLD SPENDING

\$6,338

Eating Out

\$3,925

Apparel & Services

\$11,324

Groceries

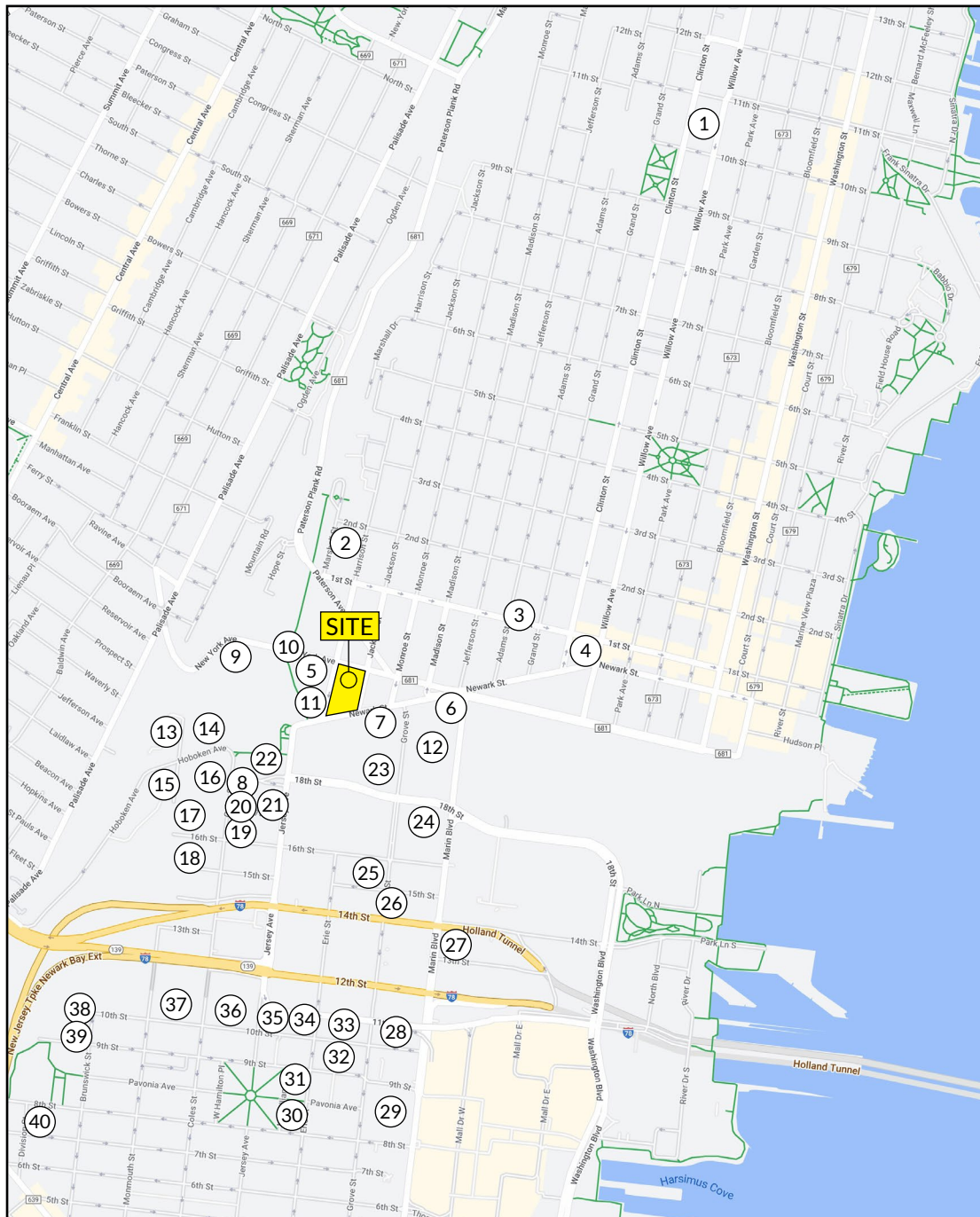
\$454

Computer & Hardware

\$9,935

Health Care

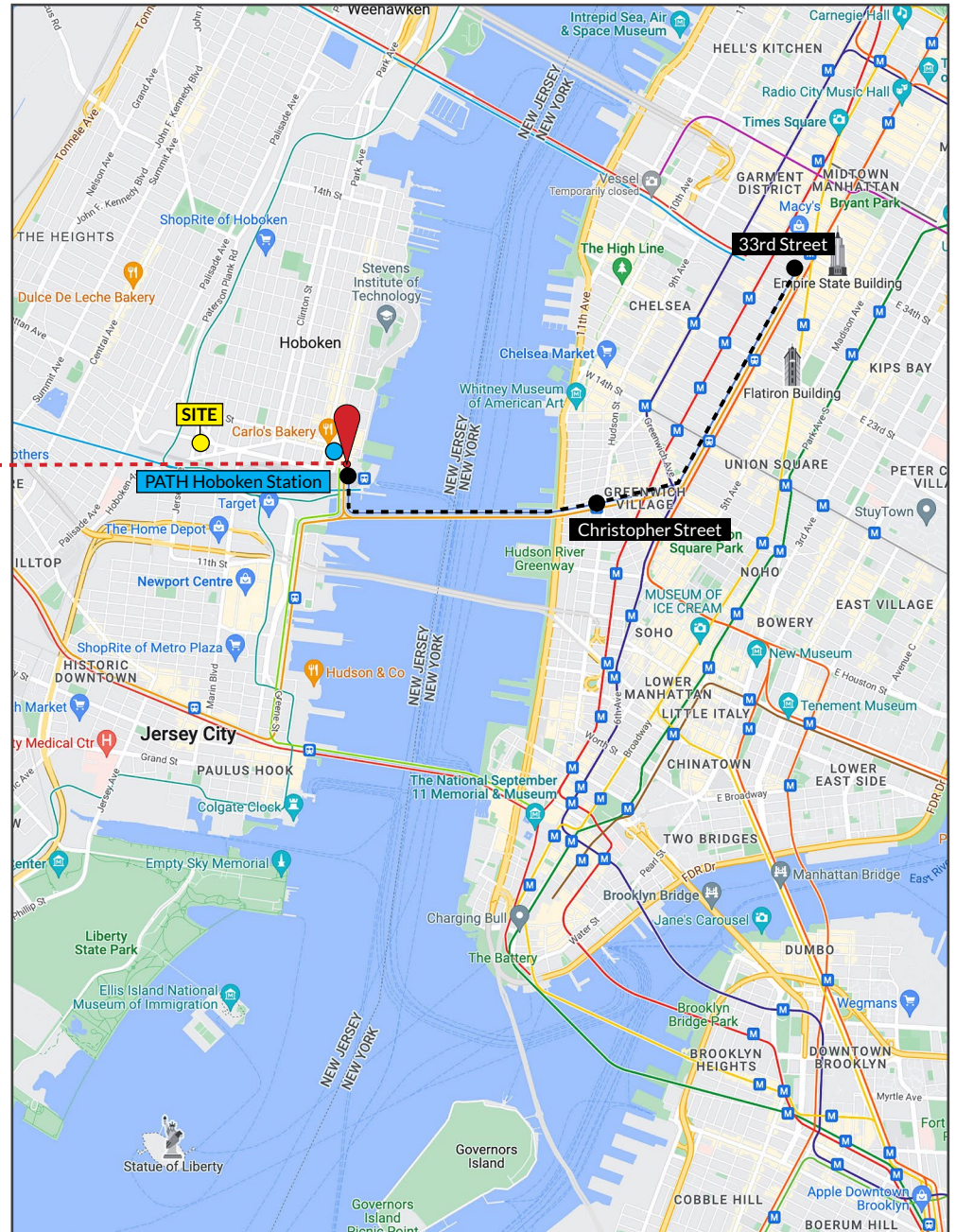
OVER 8,369 NEW & PLANNED RESIDENTIAL UNITS WITHIN 0.5 MILES



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

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