

# SOUTH END MARKET

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



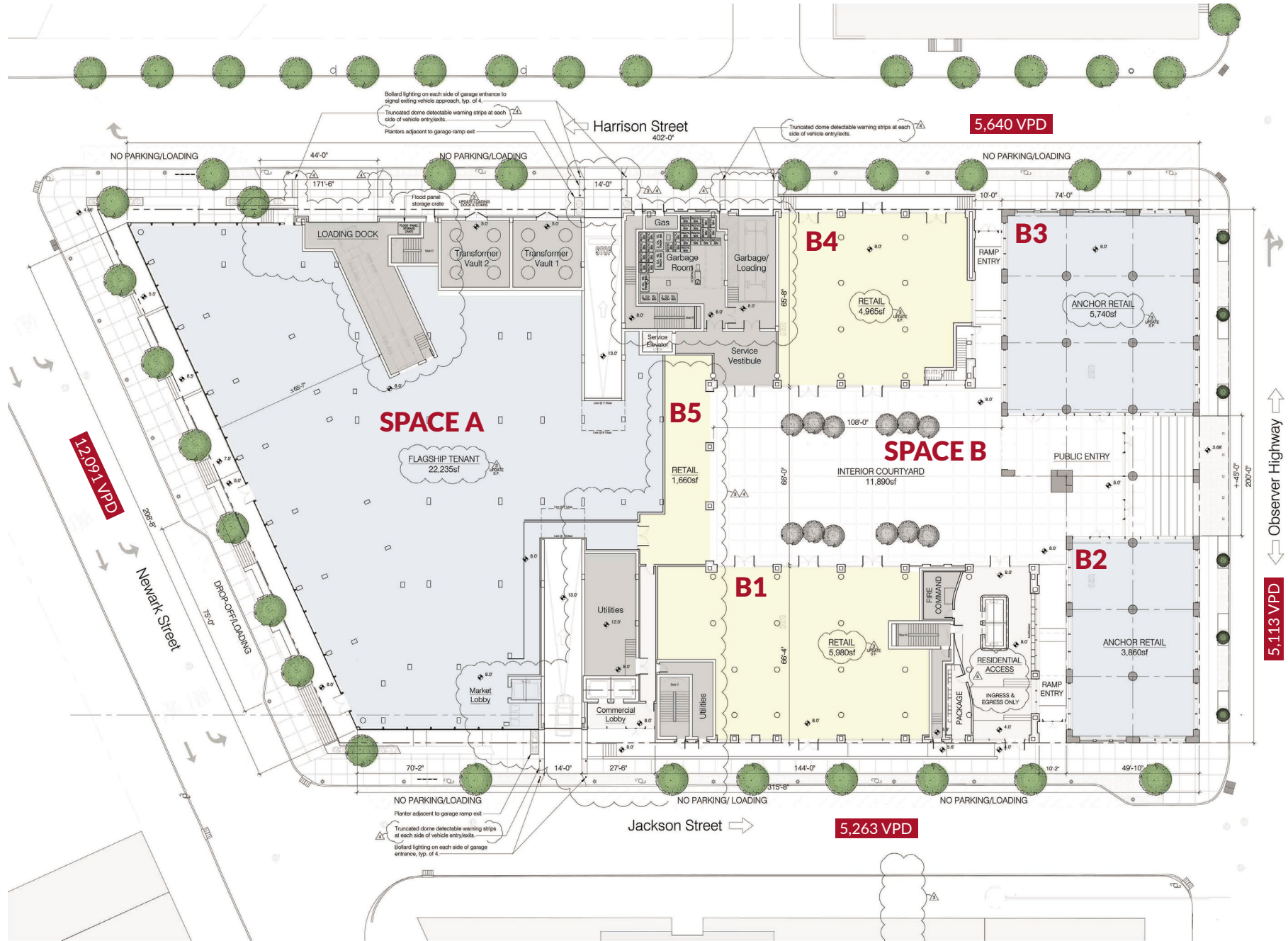
HOBOKEN  
BUSINESS  
CENTER

501 LEGACYPARK BLVD, 11

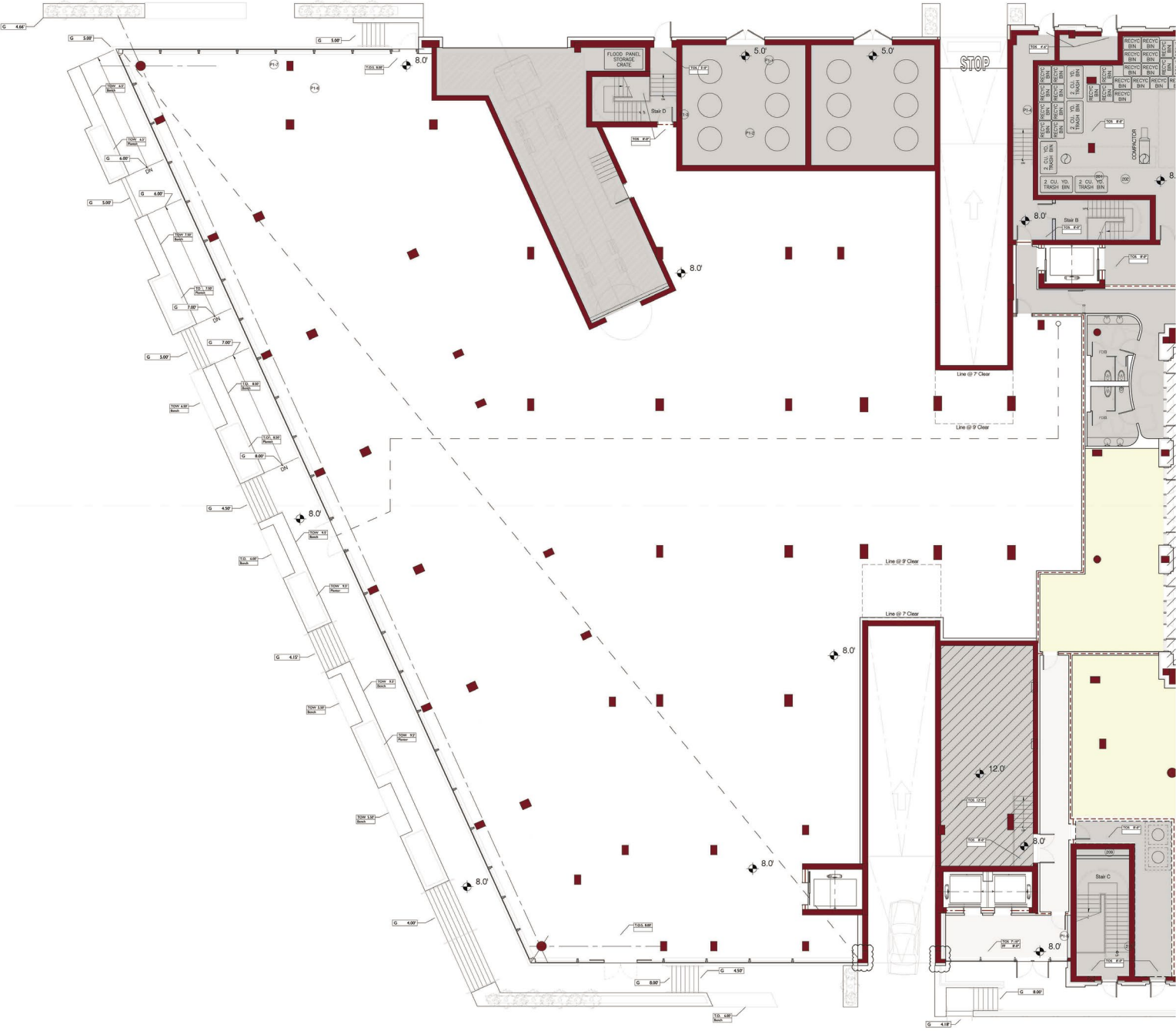
# PROPERTY AERIAL



# FLOOR PLAN

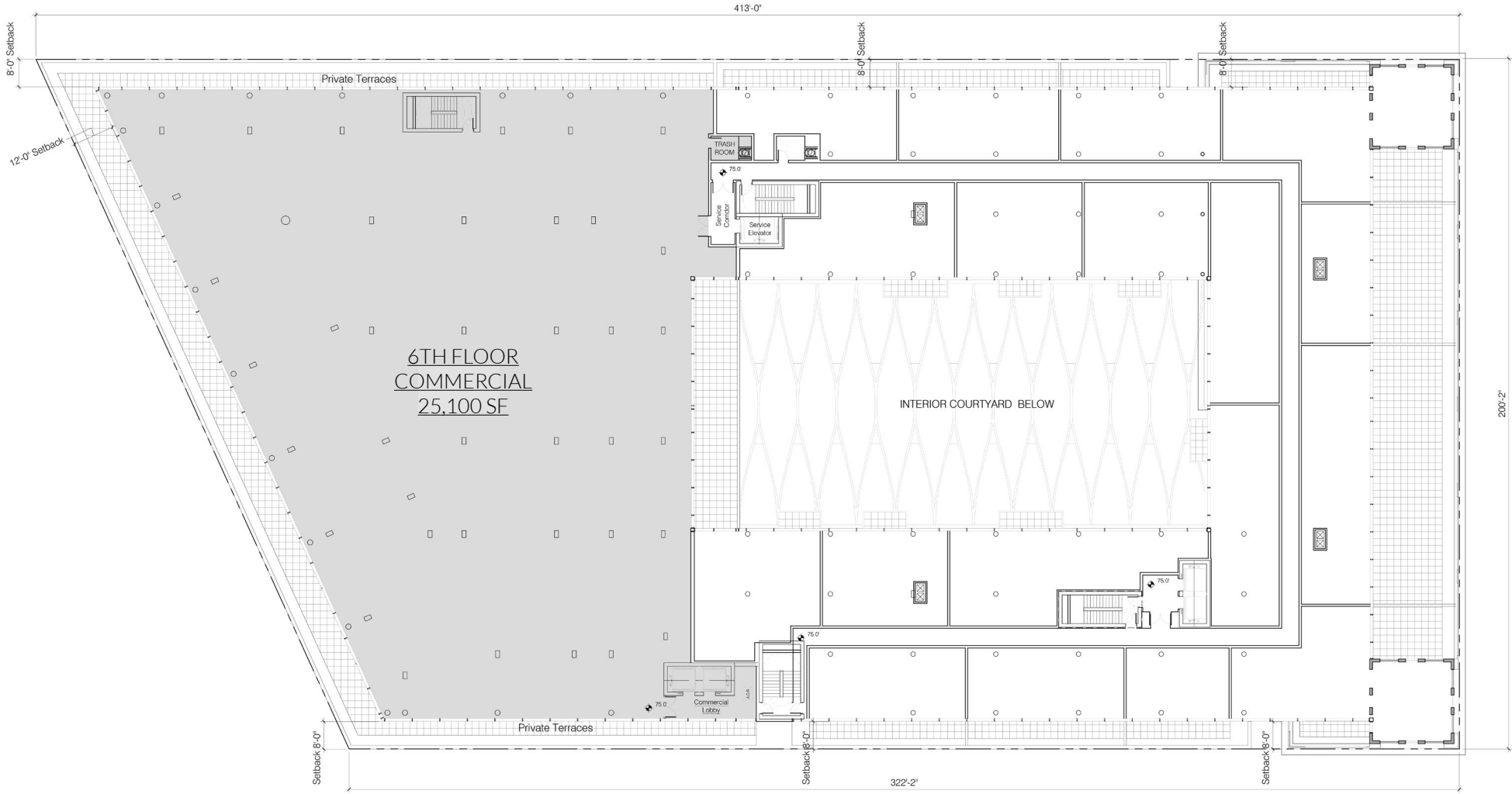


# GROUND FLOOR ANCHOR LAYOUT - SPACE A: 22,235 SF





# 6TH FLOOR - COMMERCIAL: 25,100 SF

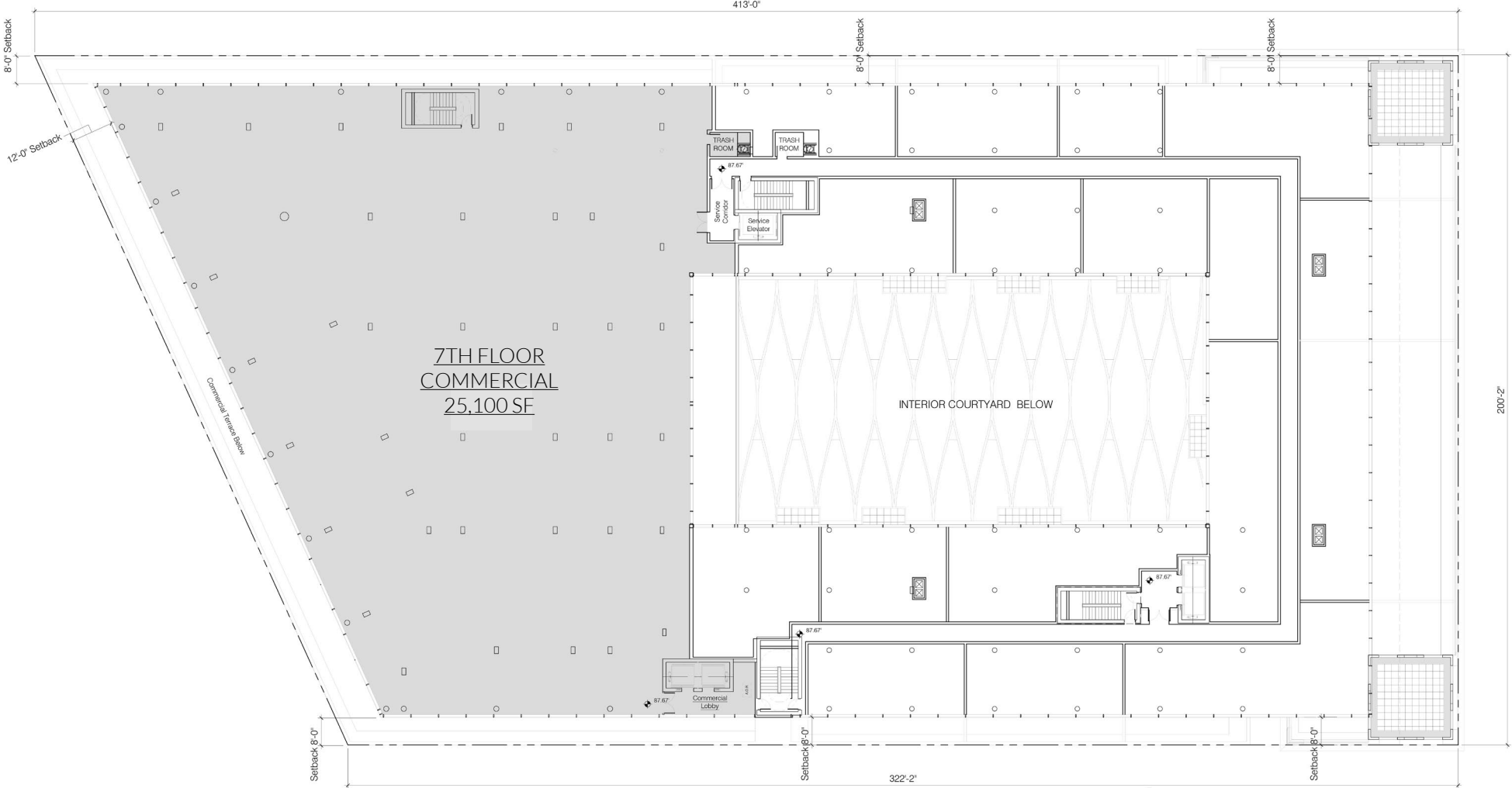


6TH FLOOR  
COMMERCIAL  
25,100 SF

INTERIOR COURTYARD BELOW



# 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

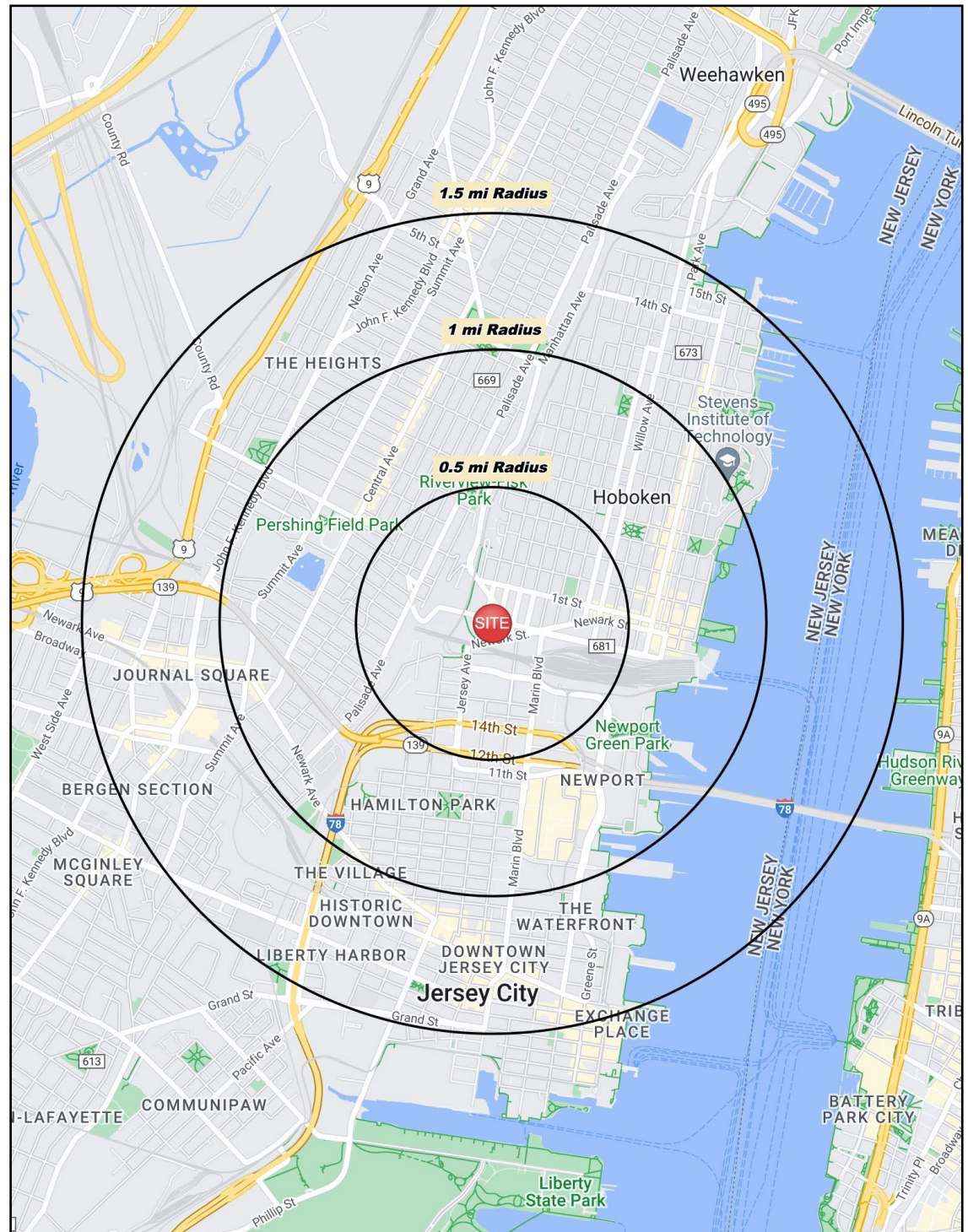
Daytime Population: 119,304

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

37,486 Households

#### Socioeconomic Traits

Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.

#### Household Types

Predominantly singles with low average household size of 1.87.

#### Typical Housing

High-Density Apartments

### Diverse Convergence

29,320 Households

#### 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%.

#### Household Types

Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.

#### Typical Housing

High-Density Apartments;  
Single Family

### Trendsetters

21,984 Households

#### Socioeconomic Traits

Residents are young and well educated; more than half have a bachelor's degree or more. Well paid, with little financial responsibility.

#### Household Types

Singles— living alone or with roommates or partners.

#### Typical Housing

High-Density Apartments

## 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

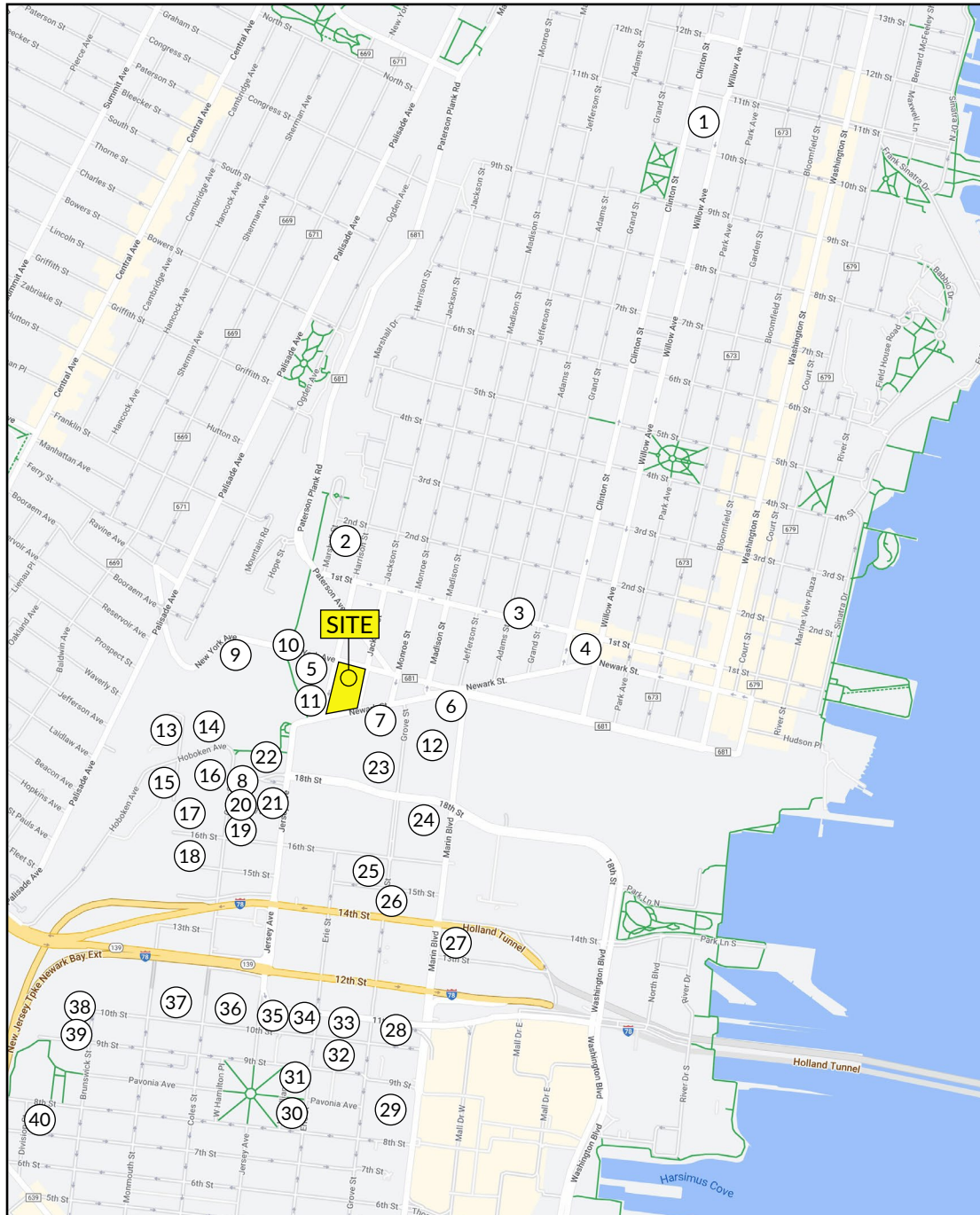
**\$454**

Computer & Hardware

**\$9,935**

Health Care

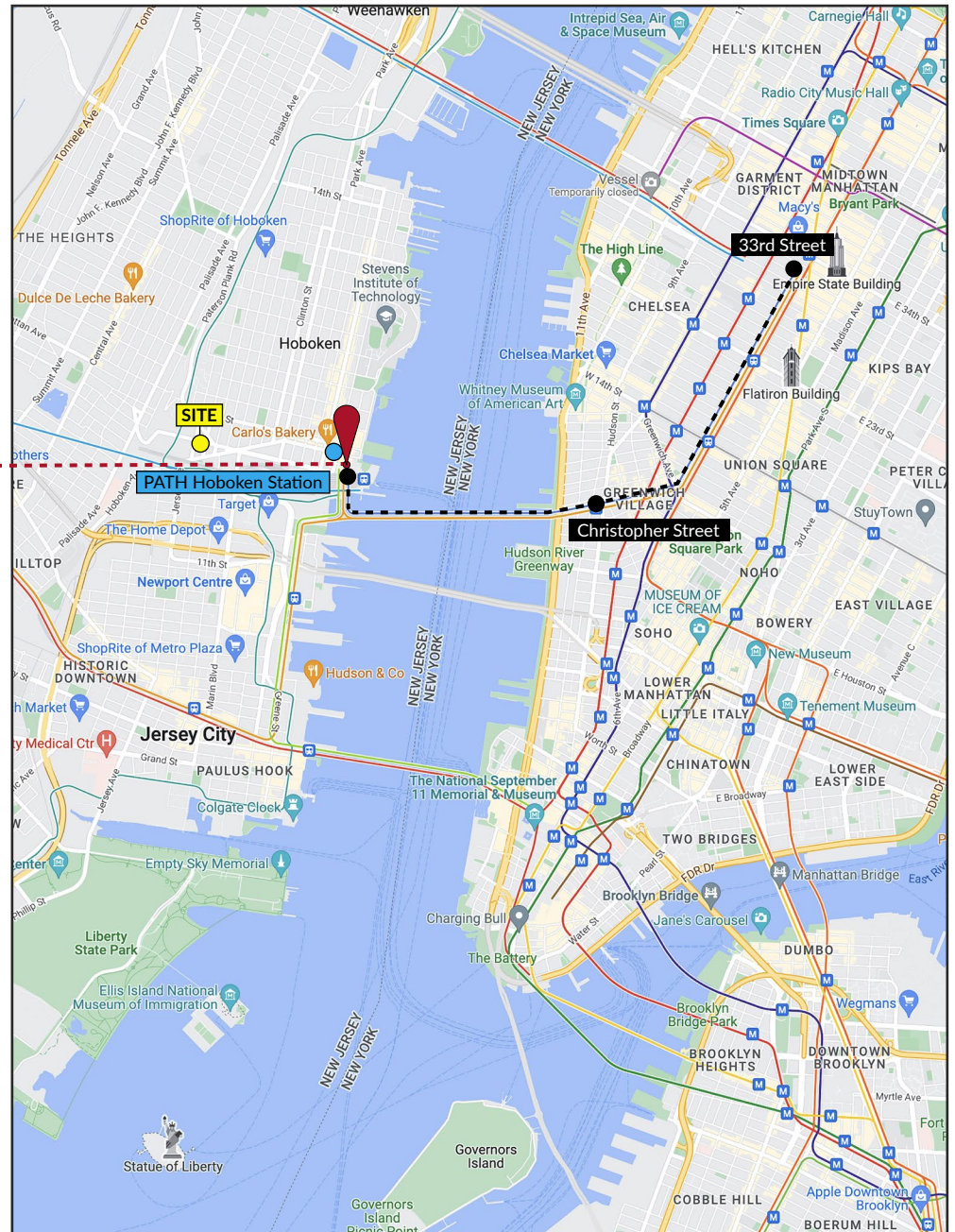
# OVER 8,369 NEW & PLANNED RESIDENTIAL UNITS WITHIN 0.5 MILES



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|--|--|
| 01: 930 Monroe Street<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





# SOUTH END MARKET



**EXCLUSIVE AGENT**

**CHARTER REALTY & DEVELOPMENT**

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