

Commercial Condo For Sale
Current Buildout: Yoga Studio/Standard Retail (Delivered Vacant)

411 Jefferson Street, Hoboken, NJ 07030

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PROPERTY DETAILS



THE OFFERING	
Property Address	411 Jefferson Street, Hoboken, NJ 07030
Type of Ownership	Condo Interest
Occupancy	Delivered Vacant
Size	1,112 SF
Floor 1	1,012 SF
Outdoor Area (Private)	200 SF
Taxes (2025)	\$9,067/Yearly
HOA (2025)	\$481.54/Monthly (Includes building insurance, flood insurance, building maintenance/management)
Commercial Condo Asking Price	\$899,999.00



2015
Year Built

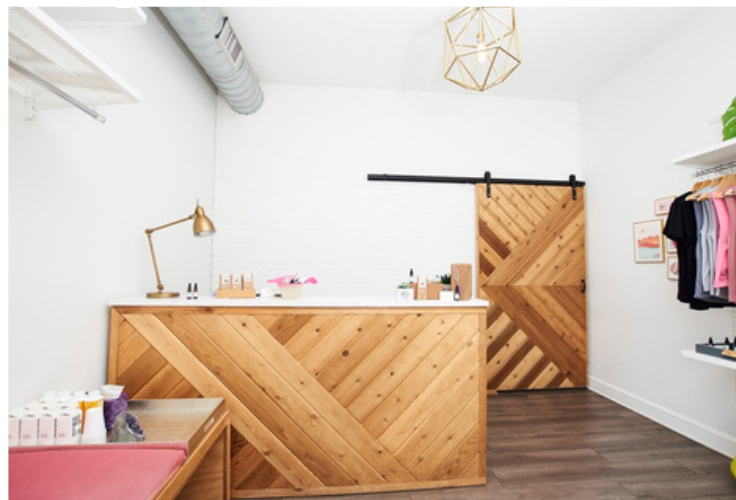
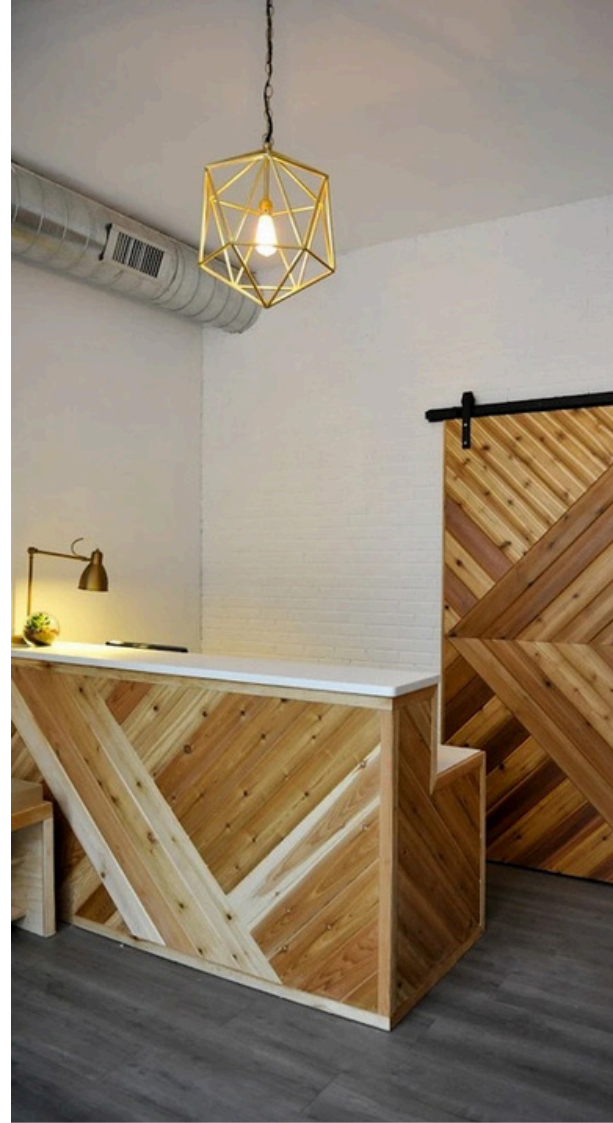


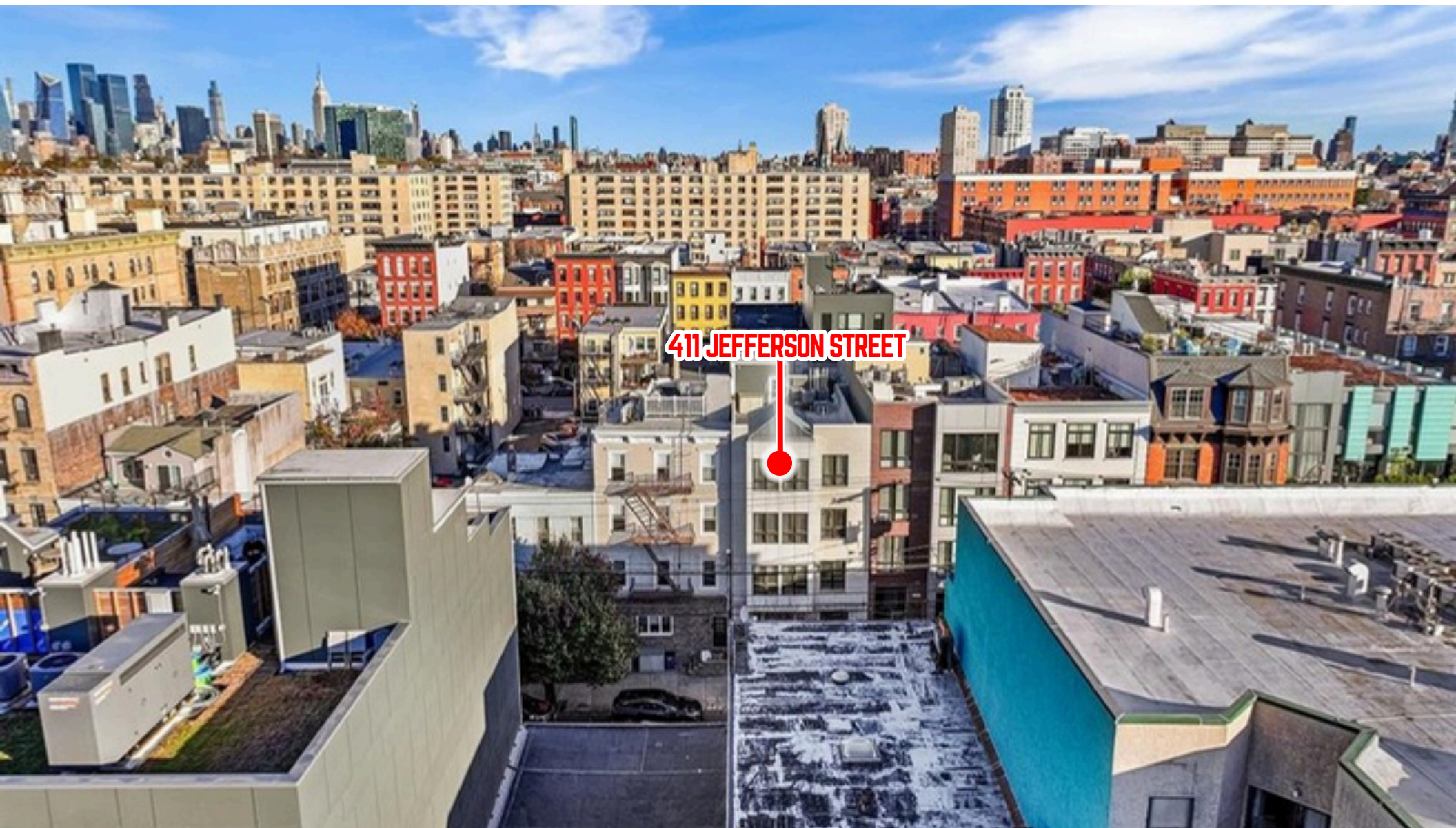
ZONING
Commercial



4,405 ADT
Jefferson Street

GROUND FLOOR





411 JEFFERSON STREET

NEIGHBORHOOD RETAILERS:



OFFERING HIGHLIGHTS

- **1,012 SF Brand-New Ground Floor Retail Condo** — Available in just 60 days
- **Rare Private Outdoor Patio** — Ideal for dining, events, or seasonal activation
- **Prime Midtown Hoboken Location** with exceptional street visibility and high foot traffic
- **Highly Versatile Space** — Perfect for boutique fitness, medical/wellness, café, specialty retail, or professional services
- **Dense, Affluent Residential Neighborhood** — Surrounded by 37,500+ people within ½ mile and average household incomes exceeding \$200K
- **Strong Daytime Population & Walkable Foot Traffic** — Steps from major residential buildings, parks, and daily needs retailers
- **Excellent Signage Opportunity** — Prominent corner exposure on Jefferson Street
- **Easy Access & Parking** — Abundant street parking + just 1 block from the Midtown Parking Garage
- **Unbeatable Location Amenities** — Directly near Columbus Park, Church Square Park, and Mama Johnson Field
- **Superior Transportation Access** — Minutes to NJ Transit Light Rail, PATH, NY Waterway Ferry, major highways, and both Lincoln & Holland Tunnels
- **Positioned for Growth** — Blocks from the transformative Hoboken Westside Development

TRANSPORTATION

WALK SCORE

91

BIKE SCORE

92

TRANSIT SCORE

88

HOBOKEN PATH STATION

15 minute walk

FERRY TERMINALS

Shipyard - 18 minute walk

LIGHT RAIL

Just 2 Blocks from the 2nd Street light rail stop - the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City and North Bergen



NEWARK
20 MIN

LAGUARDIA
51 MIN

JFK
1 HR.



NY PENN
28 MIN



HOLLAND TUNNEL
10 MIN

HOBOKEN WATERFRONT

POPULATION

58,668 residents

AVERAGE RETAIL RENT

\$72/sq ft.

DAYTIME POPULATION

51,000–52,000

EMPLOYEES

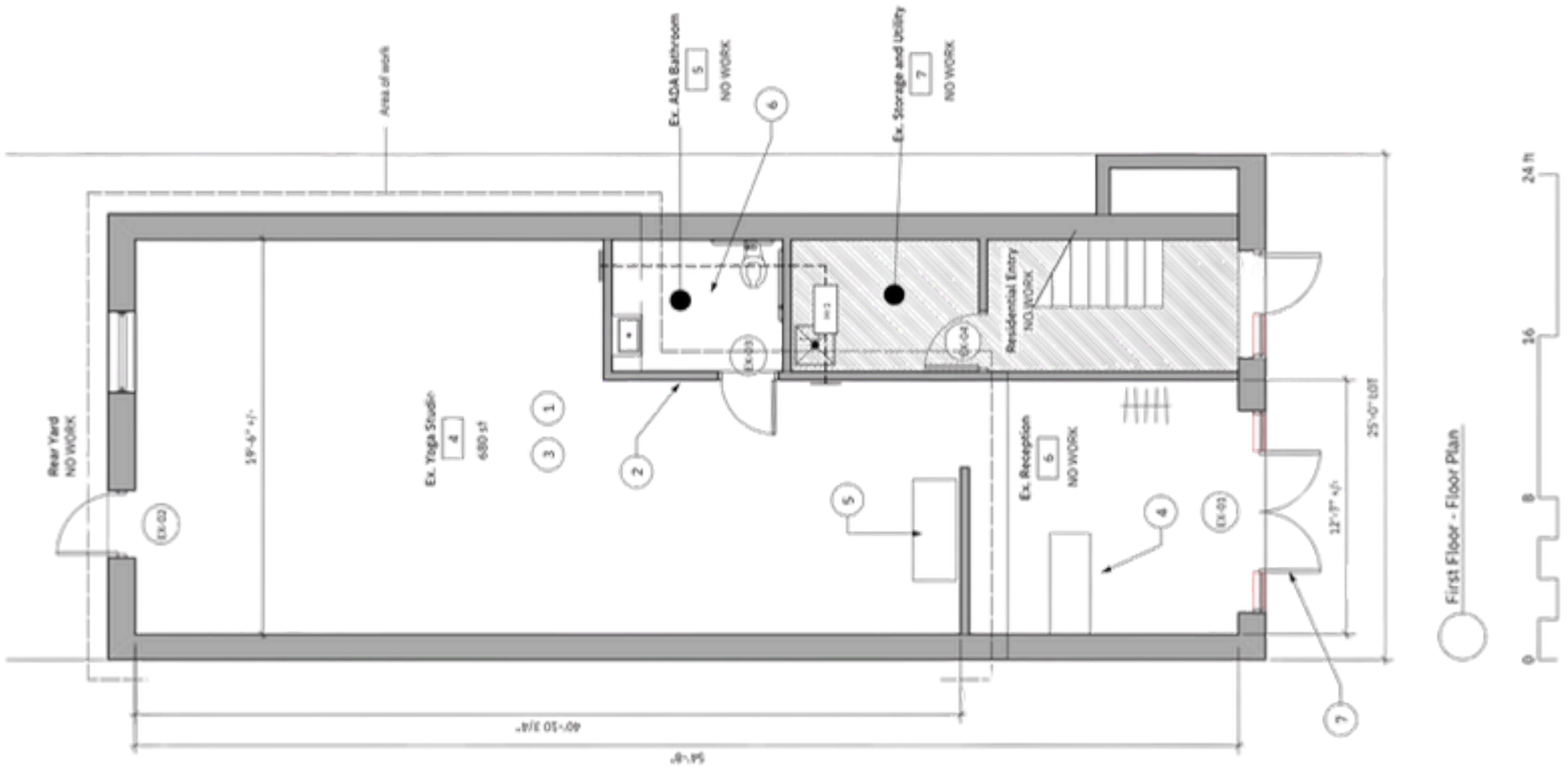
39,670 people

AERIAL (NORTH WEST)



411 JEFFERSON STREET

FLOOR PLAN



DEMOGRAPHICS



5 MILE RADIUS

POPULATION	35,283	TOTAL BUSINESSES	660
HOUSEHOLDS	15,696	TOTAL EMPLOYEES	10,671
MEDIAN AGE	33.9	AVERAGE HOUSEHOLD INCOME	\$200,172
COLLEGE GRADUATES (Bachelor's +)	18,754 - 72.1%		

1 MILE RADIUS *excludes NYC

POPULATION	128,943	TOTAL BUSINESSES	3,286
HOUSEHOLDS	54,344	TOTAL EMPLOYEES	52,910
MEDIAN AGE	34.4	AVERAGE HOUSEHOLD INCOME	\$176,962
COLLEGE GRADUATES (Bachelor's +)	58,585 - 62.2%		

1.5 MILE RADIUS*excludes NYC

POPULATION	189,350	TOTAL BUSINESSES	4,661
HOUSEHOLDS	78,495	TOTAL EMPLOYEES	94,795
MEDIAN AGE	34.6	AVERAGE HOUSEHOLD INCOME	\$167,208
COLLEGE GRADUATES (Bachelor's +)	81,920 - 59.1%		

*2025 estimates

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