

252-258 MAIN STREET

HACKENSACK, NJ 07601



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Available SF: | 1,200 - 2,400 SF |
| Lease Rate: | \$22.50 SF/yr (MG) |
| Lot Size: | 0.17 Acres |
| Year Built: | 1986 |
| Building Size: | 7,501 SF |
| Market: | Bergen East |
| Submarket: | Hackensack |

PROPERTY OVERVIEW

Located on busy Main St. in the middle of the Hackensack Rehabilitation Zone. 5 storefronts from a new 140 luxury unit apartment building that is expected to be completed in 2018 and 1 block from a new 254 luxury apartment project that broke ground in fall of 2017.

Near Bergen County Courthouse, HUMC and major highways (Rts. 80, 46, 4 & 17).

PROPERTY HIGHLIGHTS

- High volume foot traffic
- 2,400 sf space can be divided into to 1,200 sf spaces
- Basement storage
- Fresh paint and leveled floors
- In Hackensack Downtown Rehabilitation Zone
- 5 storefronts from new 140 luxury residential unit project that is being built
- 2 blocks from new 254 luxury residential unit project that is underway

BRENDAN QUINN

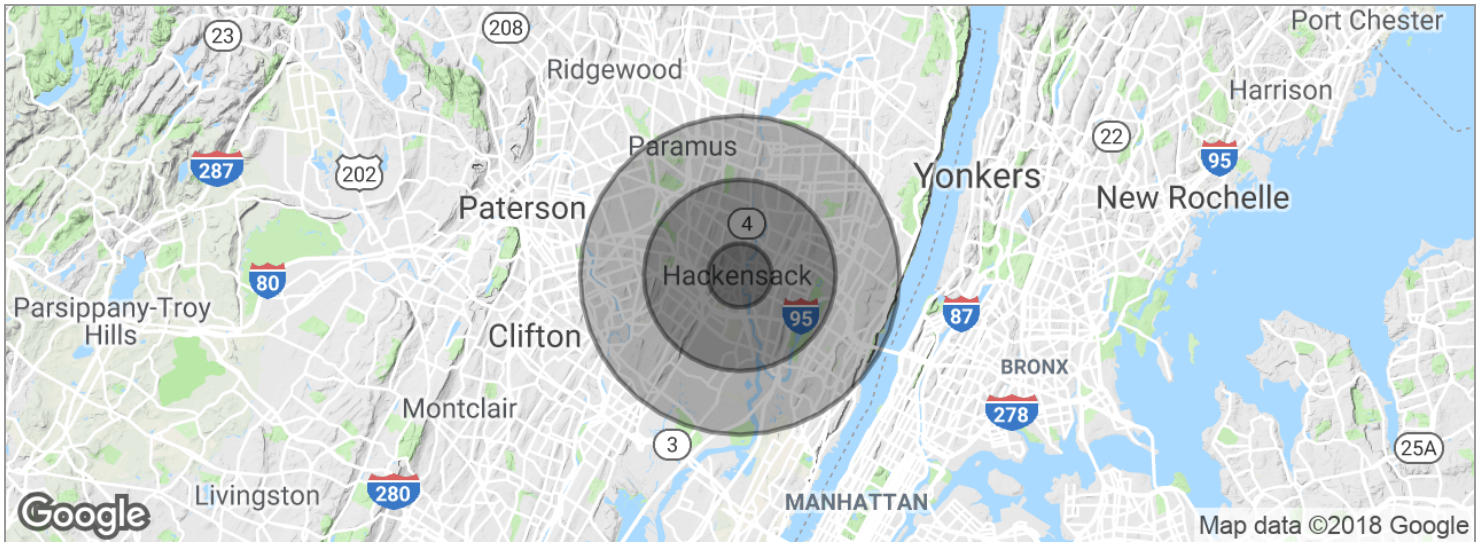
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ERIC ANDERSON

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 29,985 | 195,117 | 495,010 |
| Median age | 36.6 | 38.9 | 39.4 |
| Median age (Male) | 34.8 | 37.1 | 37.7 |
| Median age (Female) | 38.6 | 40.5 | 41.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 12,209 | 75,634 | 187,160 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$69,610 | \$89,316 | \$87,748 |
| Average house value | \$355,707 | \$439,994 | \$455,180 |

* Demographic data derived from 2010 US Census

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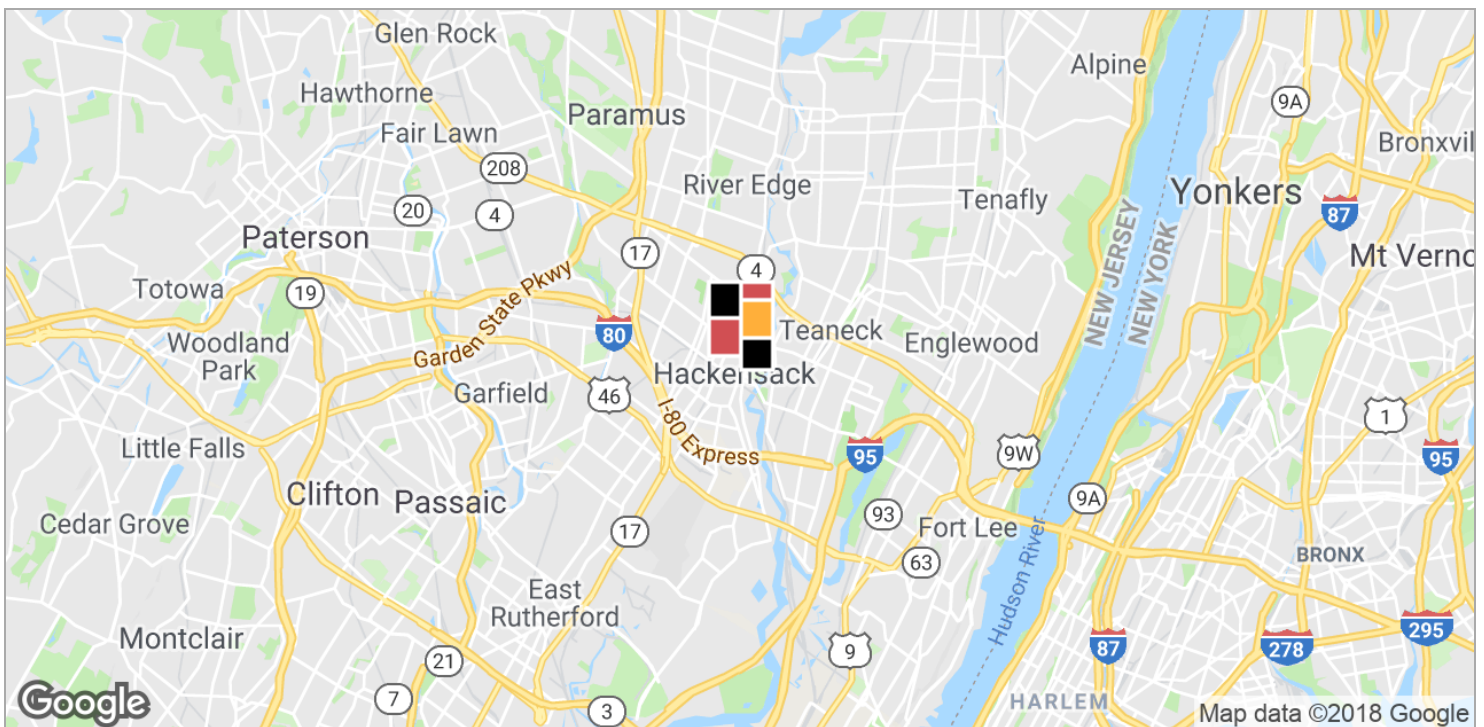
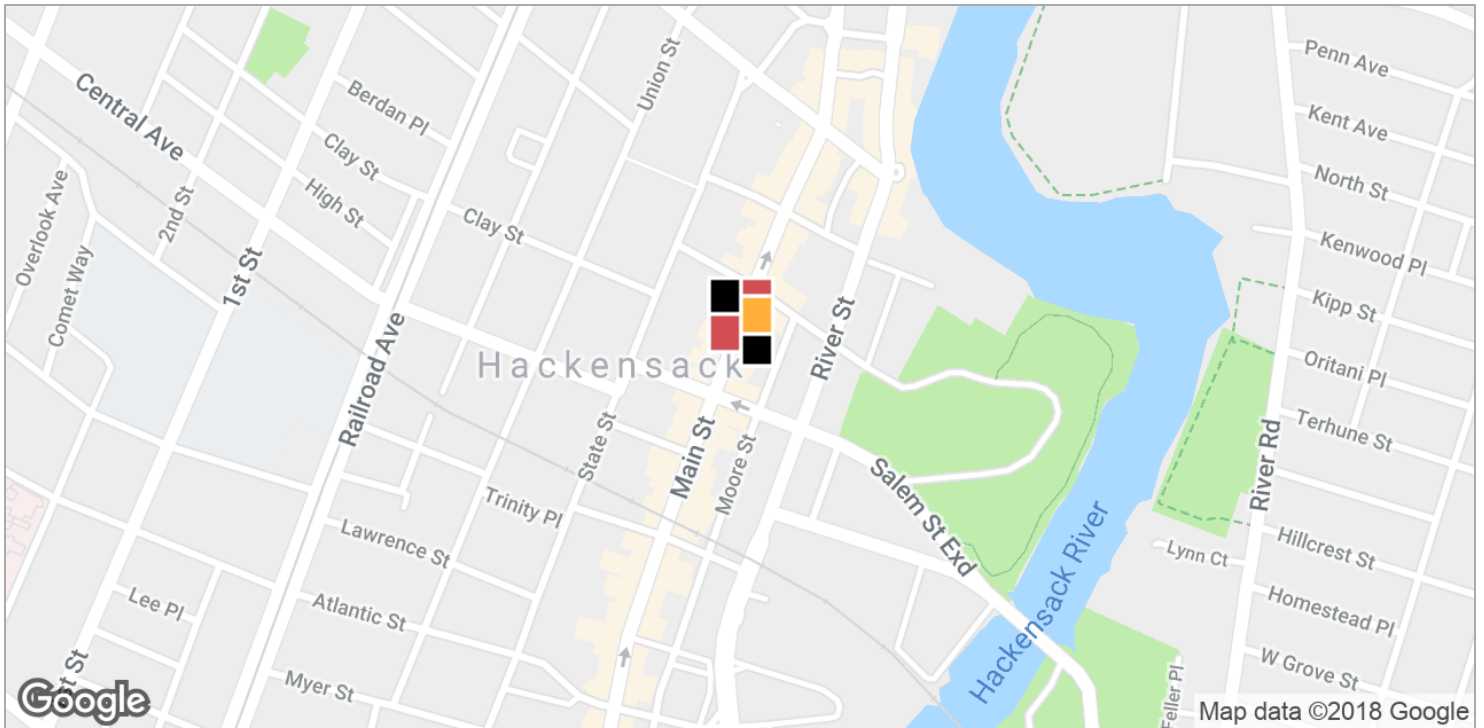
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