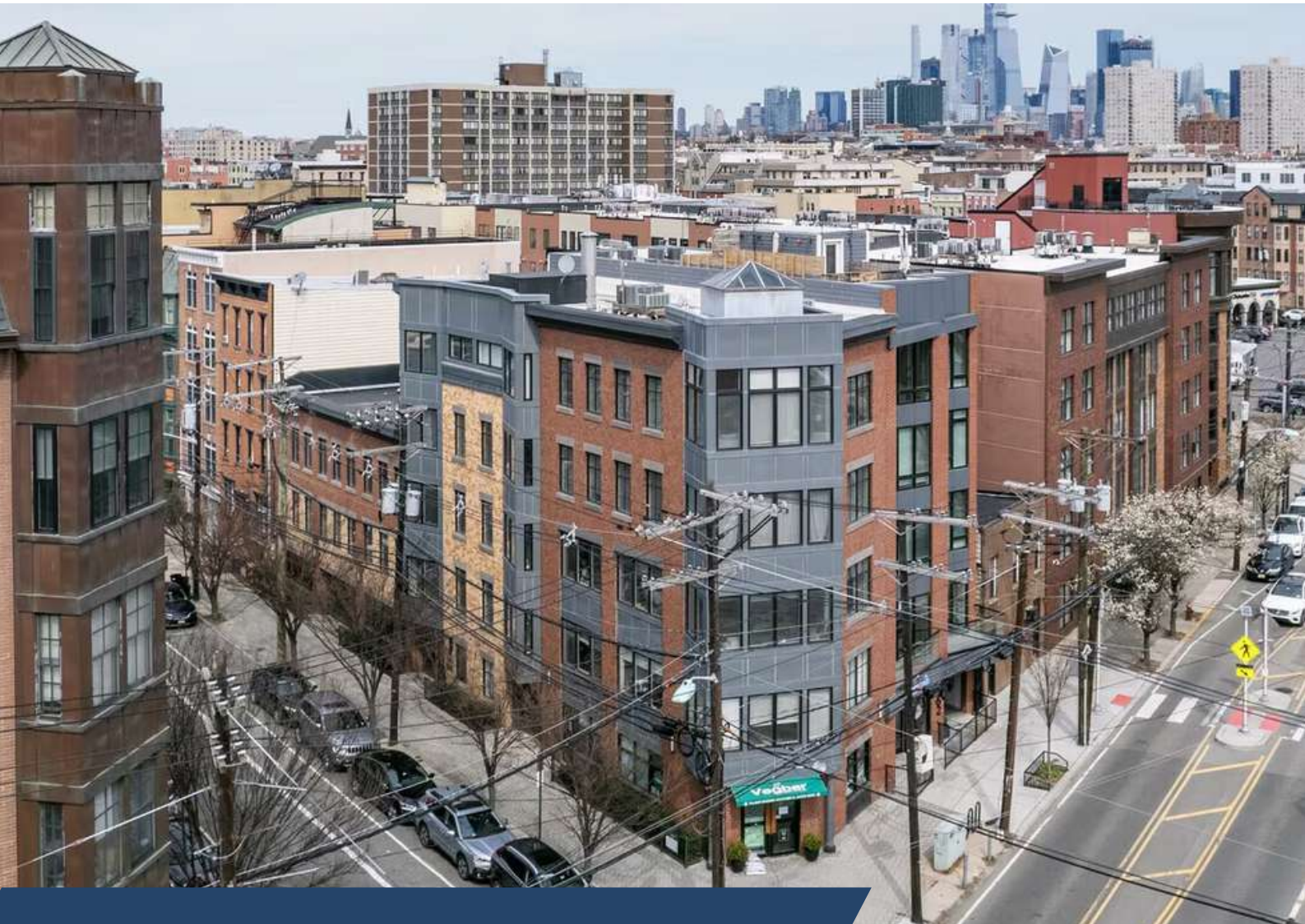


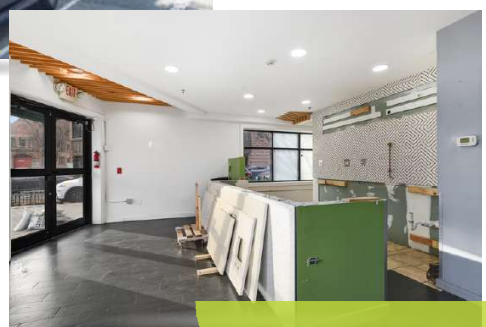
464 NEWARK STREET



RETAIL SPACE AVAILABLE

464 Newark Street
Hoboken, NJ 07030

NEIGHBORING DEVELOPMENTS:





464 NEWARK STREET

Hoboken, NJ 07030



• Vanilla Box Delivery

HIGHLIGHTS:

- Ground floor retail/medical at the base of a high profile, luxury residential development
- Outdoor seating potential subject to condo approval and City of Hoboken approval
- ShopRite & Amazon close in proximity
- 9th St | Congress St NJ Transit Station

SPACE AVAILABLE:

- 788 SF

LOCATION:

- 62 Jefferson St Condominium
- Skyline Condo
- 700 Grove Condominium Assoc.
- 72 Monroe Street Condo Assoc.

LEASE TYPE:

- NNN

STATUS OF PREMISES

- Built out as a restaurant
- Cooking to be done using all electrical
- Evaluating venting potential

TERM:

- 5 years minimum

ASKING RENT:

- Upon Request

NEIGHBORING TENANTS:



MORE INFORMATION

Bobby Antonicello Jr.
 Bobby@gridrealestate.biz
 (201) 300 - 6489

201 Marin Blvd Unit 106, Jersey City, NJ 07302
 www.gridrealestate.biz
 Licensed Real Estate Broker



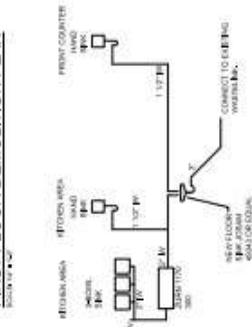
Notes

1. All work shall be in accordance with the approved plans and specifications and shall be subject to the approval of the Authority Having Jurisdiction.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the Authority Having Jurisdiction.
3. The contractor shall be responsible for protecting all existing work and utilities that are not to be removed.
4. The contractor shall be responsible for maintaining access to all existing work and utilities that are not to be removed.
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PLUMBING NOTES

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PLUMBING RISER DIAGRAM

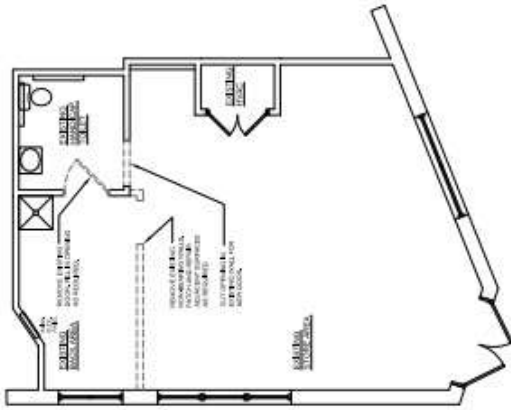


CODE INFORMATION

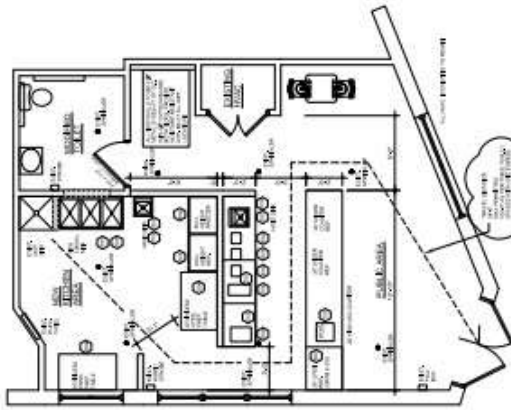
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Current Codes

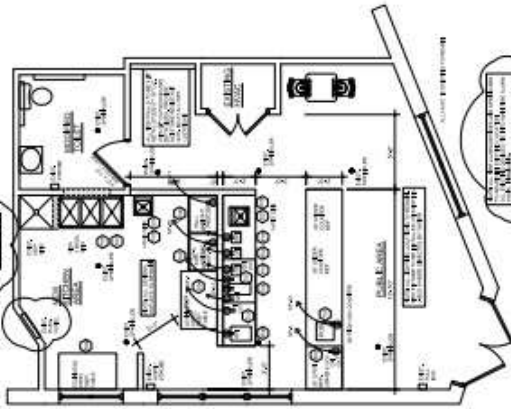
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FIRST FLOOR DEMOLITION PLAN



PARTIAL FIRST FLOOR PLAN



PARTIAL FIRST FLOOR ELECTRICAL PLAN



EXISTING PANEL

NO.	DESCRIPTION	QTY	UNIT
1	1/2" RIGID EMT	100	FT
2	1/2" RIGID EMT	100	FT
3	1/2" RIGID EMT	100	FT
4	1/2" RIGID EMT	100	FT
5	1/2" RIGID EMT	100	FT
6	1/2" RIGID EMT	100	FT
7	1/2" RIGID EMT	100	FT
8	1/2" RIGID EMT	100	FT
9	1/2" RIGID EMT	100	FT
10	1/2" RIGID EMT	100	FT

FEB. 1, 2021 - ADDITIONAL INFORMATION REQUIRED BY BUILDING DEPARTMENT.

Robert P. De Pippa Jr.
Professional Engineer
No. 11, 10018
464 Newark Street
Roseland, NJ

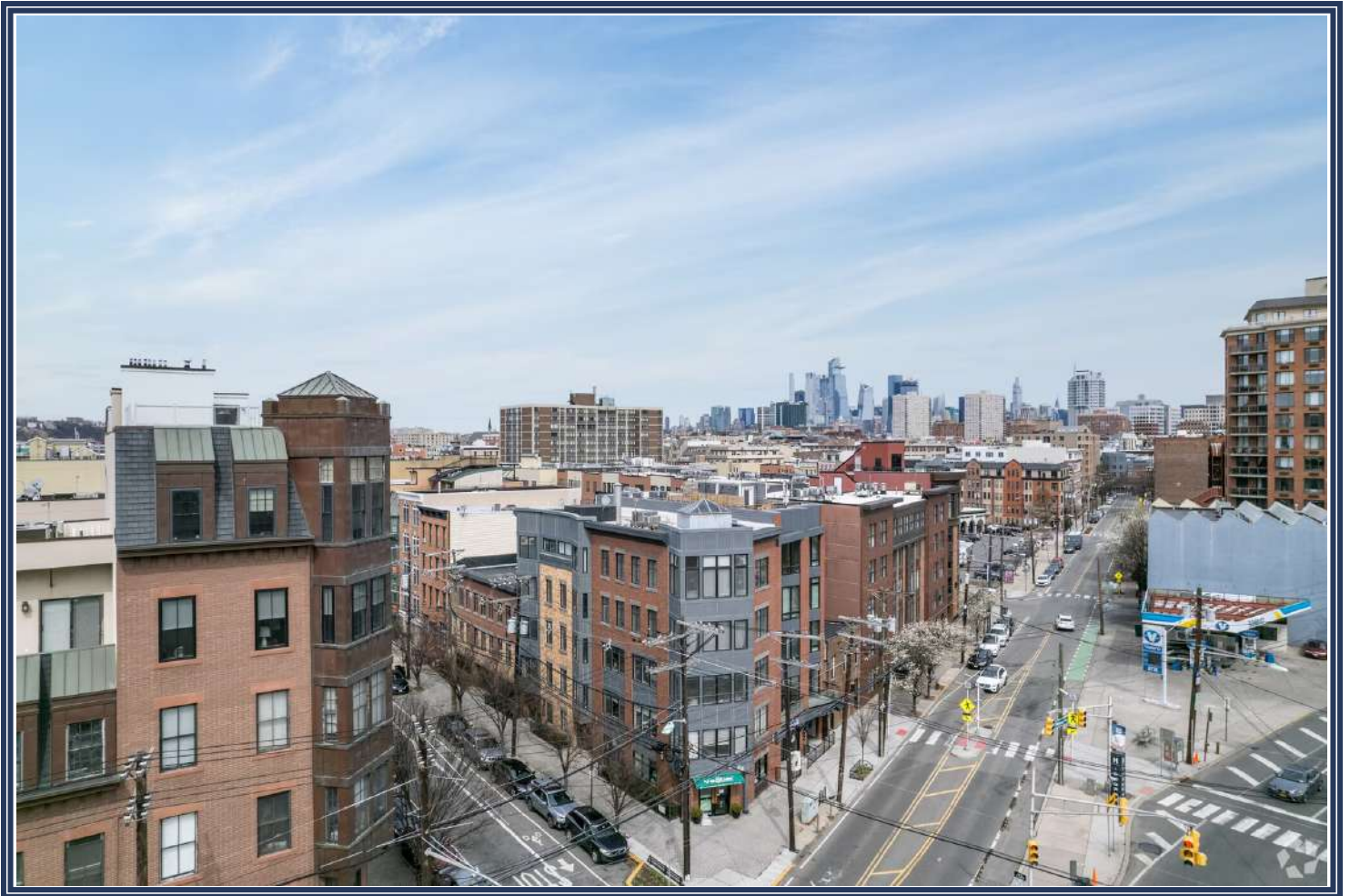
57 Madison Ave.
JFK Ferry, NJ 07033
908-480-0448

PROJECT: Veg Bar
464 Newark Street
Roseland, NJ

Notes / Floor Plans / Schedules

DRAWN BY: PD
DATE: Sep 26, 2020
JOB #: 19072
DRAWING #: 1

NO.	DESCRIPTION	QTY	UNIT
1	1/2" RIGID EMT	100	FT
2	1/2" RIGID EMT	100	FT
3	1/2" RIGID EMT	100	FT
4	1/2" RIGID EMT	100	FT
5	1/2" RIGID EMT	100	FT
6	1/2" RIGID EMT	100	FT
7	1/2" RIGID EMT	100	FT
8	1/2" RIGID EMT	100	FT
9	1/2" RIGID EMT	100	FT
10	1/2" RIGID EMT	100	FT



.5 MILE RADIUS

POPULATION: 28,289	TOTAL BUSINESSES: 1,182
HOUSEHOLD: 13,67	TOTAL EMPLOYEES: 17,659
MEDIAN AGE: 34.5	TOTAL DAYTIME POPULATION: 29,666
COLLEGE GRADUATES: (Bachelor's +) 17,400 - 77%	AVERAGE HOUSEHOLD INCOME: \$203,252

1 MILE RADIUS

POPULATION: 103,297	TOTAL BUSINESSES: 3,150
HOUSEHOLD: 46,816	TOTAL EMPLOYEES: 60,205
MEDIAN AGE: 34.4	TOTAL DAYTIME POPULATION: 107,916
COLLEGE GRADUATES: (Bachelor's +) 55,857 - 71%	AVERAGE HOUSEHOLD INCOME: \$183,432

1.5 MILE RADIUS

POPULATION: 207,778	TOTAL BUSINESSES: 6,386
HOUSEHOLD: 92,498	TOTAL EMPLOYEES: 113,805
MEDIAN AGE: 35.3	TOTAL DAYTIME POPULATION: 212,27
COLLEGE GRADUATES: (Bachelor's +) 107,016%	AVERAGE HOUSEHOLD INCOME: \$179,640

SPACE 1



SPACE 2



SPACE 3



AERIAL

