

246 MAIN ST

HACKENSACK, NJ 07601



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.04 Acres
Year Built:	1986
Building Size:	5,400 SF
Market:	Bergen East
Submarket:	Hackensack

PROPERTY OVERVIEW

Store-front property, in the heart of downtown in the Hackensack Rehabilitation Zone.

PROPERTY HIGHLIGHTS

- High volume foot traffic
- 1,500 SF space, open layout
- In Hackensack Downtown Rehabilitation Zone
- High volume foot traffic
- Located near new 140 luxury residential units
- Blocks from new 254 luxury residential units

ERIC ANDERSON

eanderson@alexander-anderson.com

# 246 MAIN ST

HACKENSACK, NJ 07601

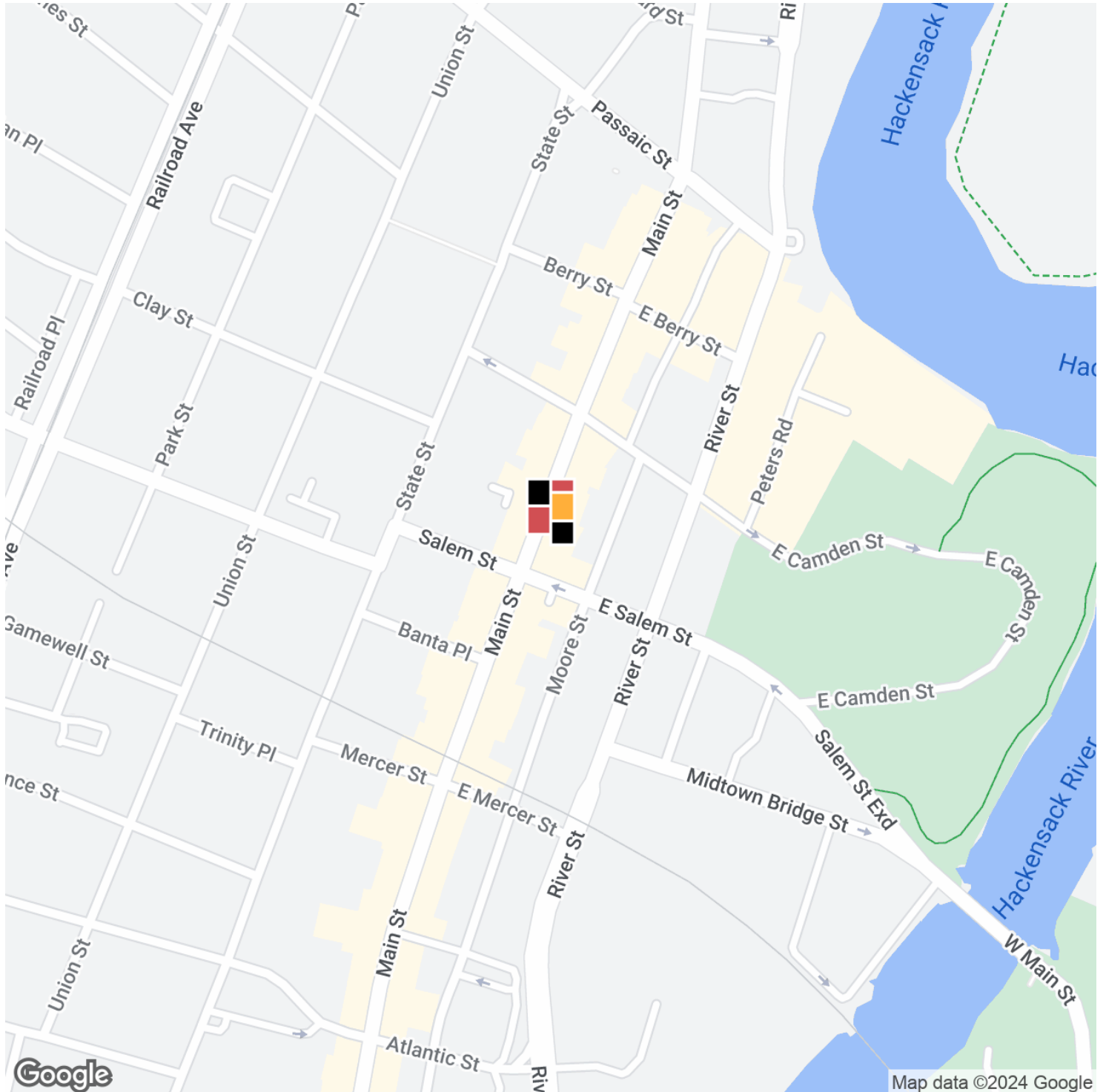


**ERIC ANDERSON**

[eanderson@alexander-anderson.com](mailto:eanderson@alexander-anderson.com)

# 246 MAIN ST

HACKENSACK, NJ 07601



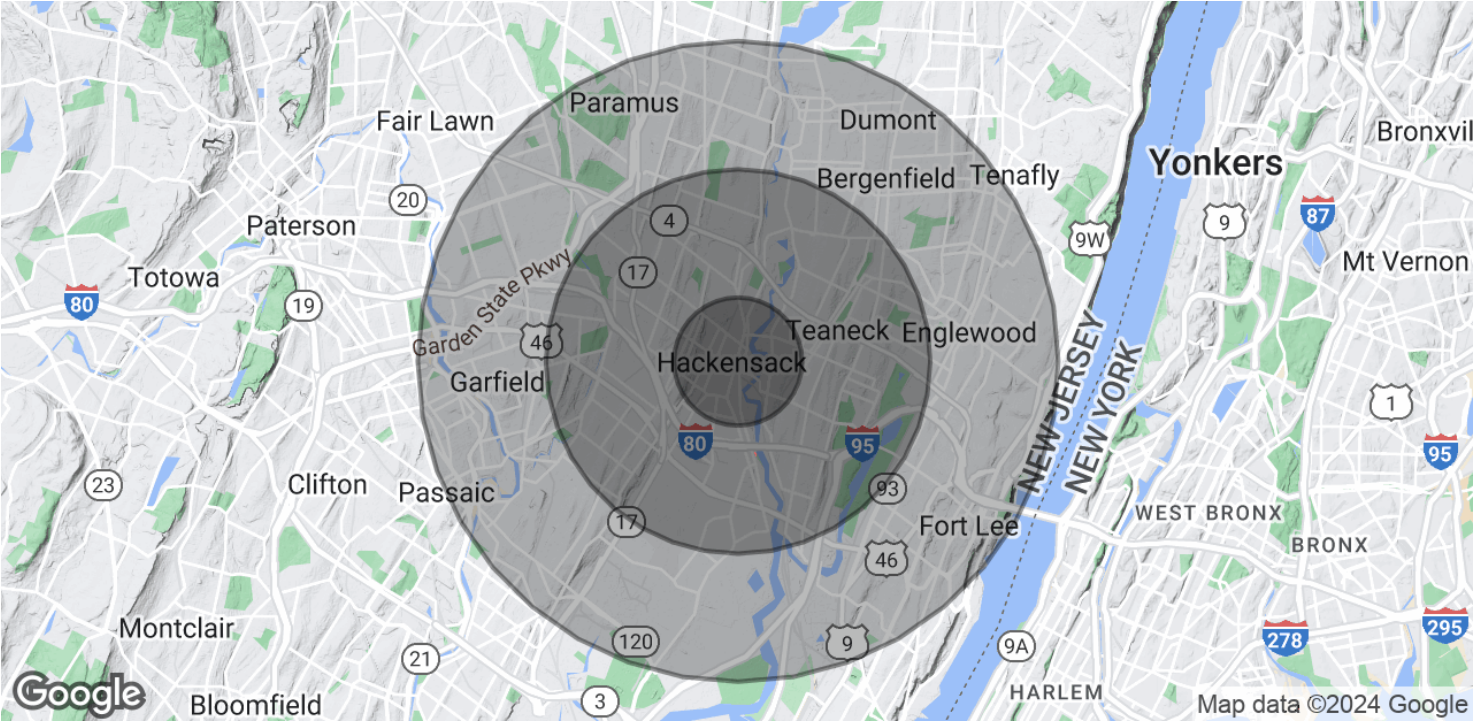
**ERIC ANDERSON**

[eranderson@alexander-anderson.com](mailto:eranderson@alexander-anderson.com)



# 246 MAIN ST

HACKENSACK, NJ 07601



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,992	194,441	495,353
Average age	36.6	38.8	39.4
Average age (Male)	34.8	37.1	37.7
Average age (Female)	38.6	40.5	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,193	75,363	187,218
# of persons per HH	2.5	2.6	2.6
Average HH income	\$69,340	\$89,158	\$87,627
Average house value	\$355,440	\$439,845	\$454,731

\* Demographic data derived from 2020 ACS - US Census

ERIC ANDERSON

eanderson@alexander-anderson.com