

256 MAIN STREET

HACKENSACK, NJ 07601



OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	\$3,875.00 per month (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 and 1 block from a new 254 luxury apartment project.

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 apartment building
- 2 blocks from new 254 luxury residential unit project

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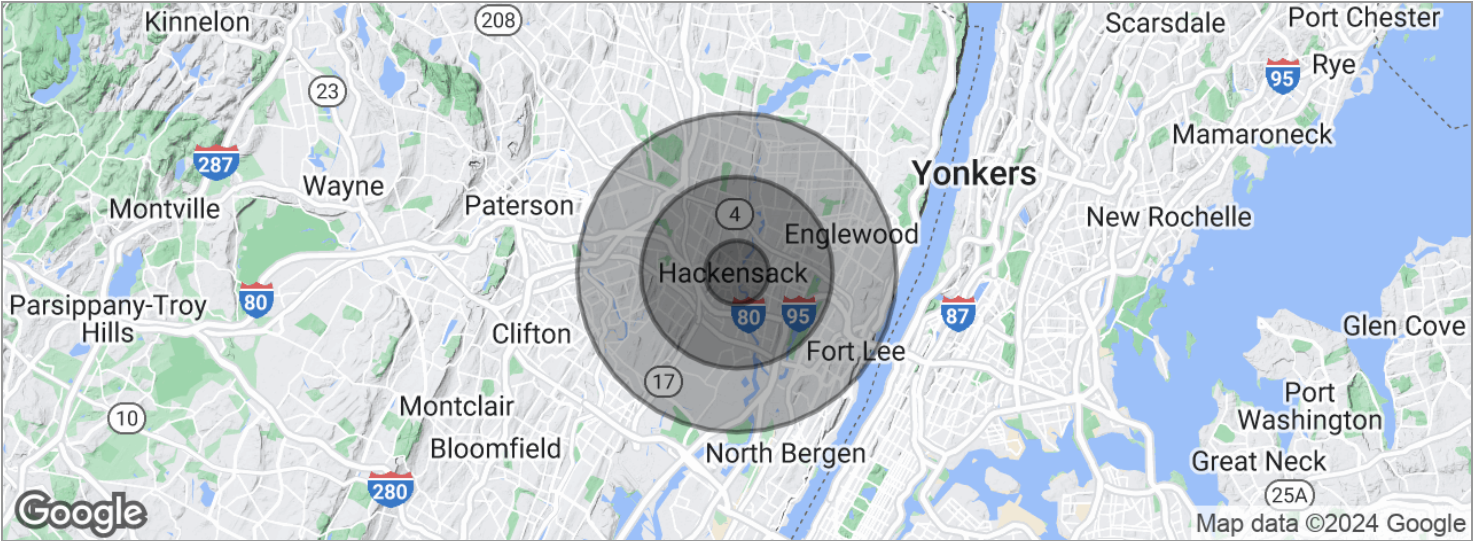
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	29,985	195,117	495,010
Median age	36.6	38.9	39.4
Median age (Male)	34.8	37.1	37.7
Median age (Female)	38.6	40.5	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,209	75,634	187,160
# 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 2020 ACS - US Census

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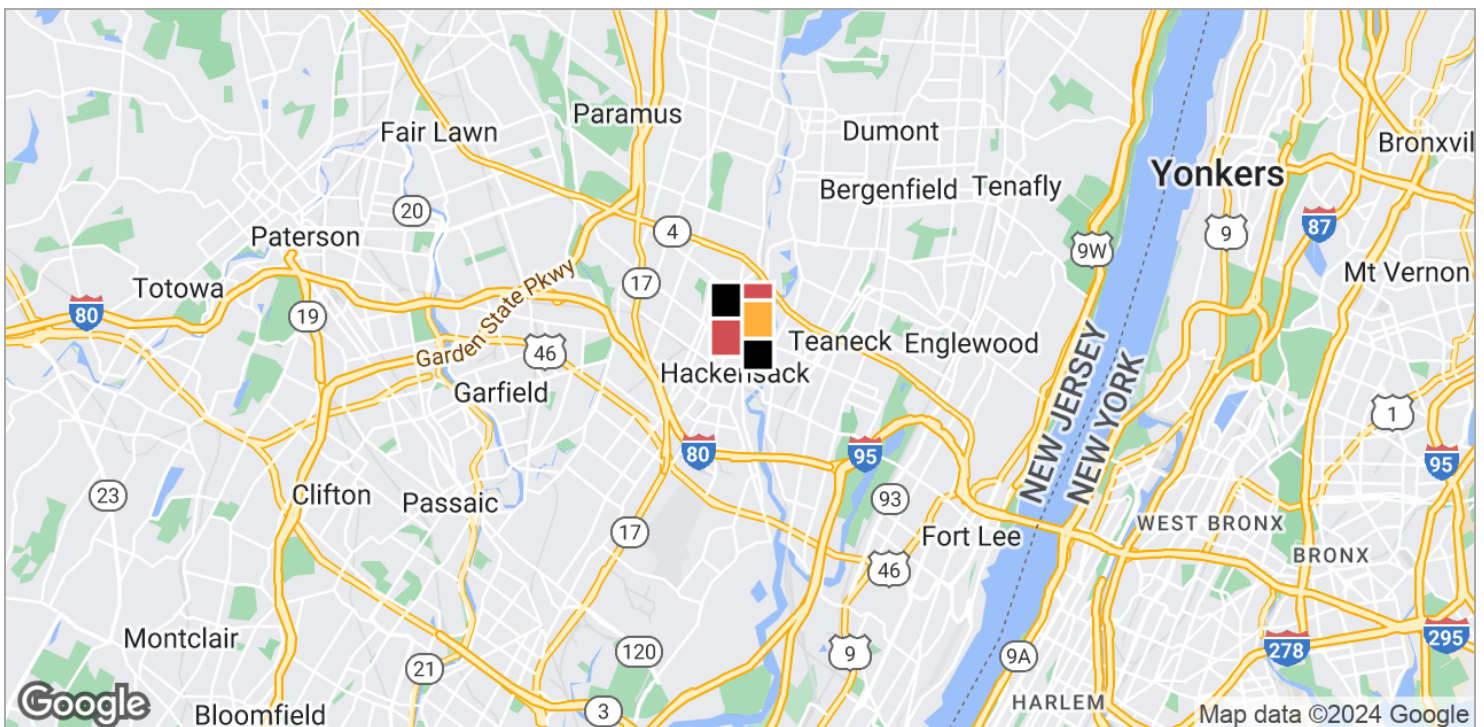
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