157-159 MAIN STREET

HACKENSACK, NJ 07601

ALEXANDER ANDERSON
REAL ESTATE GROUP

OFFERING SUMMARY

Available SF:	1,200 SF & 5,500
Lease Rate:	$30.00 SF/yr (MG)
Lot Size:	0.27 Acres
Building Size:	10,400 SF

PROPERTY OVERVIEW

UNIQUE STREET RETAIL SPACE PERFECT FOR RESTAURANT OR ANY USE THAT IS LOOKING FOR A SPOT WITH A CHILL VIBE ON THE INSIDE, AND A BUSTLING MAIN STREET ON THE OUTSIDE.
14 FT HIGH CEILINGS, EXPOSED BRICK WALL & OPEN SPACE -APPROX 17X68,1200 SQ FT, AND A FULL SIZE OPEN BASEMENT FOR ADDITIONAL WORK SPACE OR STORAGE. BACKS UP TO MUNICIPAL PARKING LOT. NEAR ALL REDEVELOPMENT, COURTHOUSE, HACKENSACK PERFORMING ARTS CENTER, HACKENSACK UNIVERSITY MEDICAL CENTER, TRANSPORTATION,. ACCESS TO ALL MAJOR ROUTES AND HIGHWAYS. SPACE IS CURRENTLY BEING RENOVATED- COME IN NOW AND GIVE YOUR INPUT ON FINISHES. 2 SPACES CAN BE COMBINED (6,700 TOTAL OR SEPARATELY)

PROPERTY HIGHLIGHTS

- High Ceilings
- Brick Wall
- Approx 17 x 68
- Busy Main St. Hackensack
- Near All Courthouse, Hackensack Performing Arts Center. HUMC
- All Major Routes 4,46,17,80 Tpke GSP

ERIC ANDERSON

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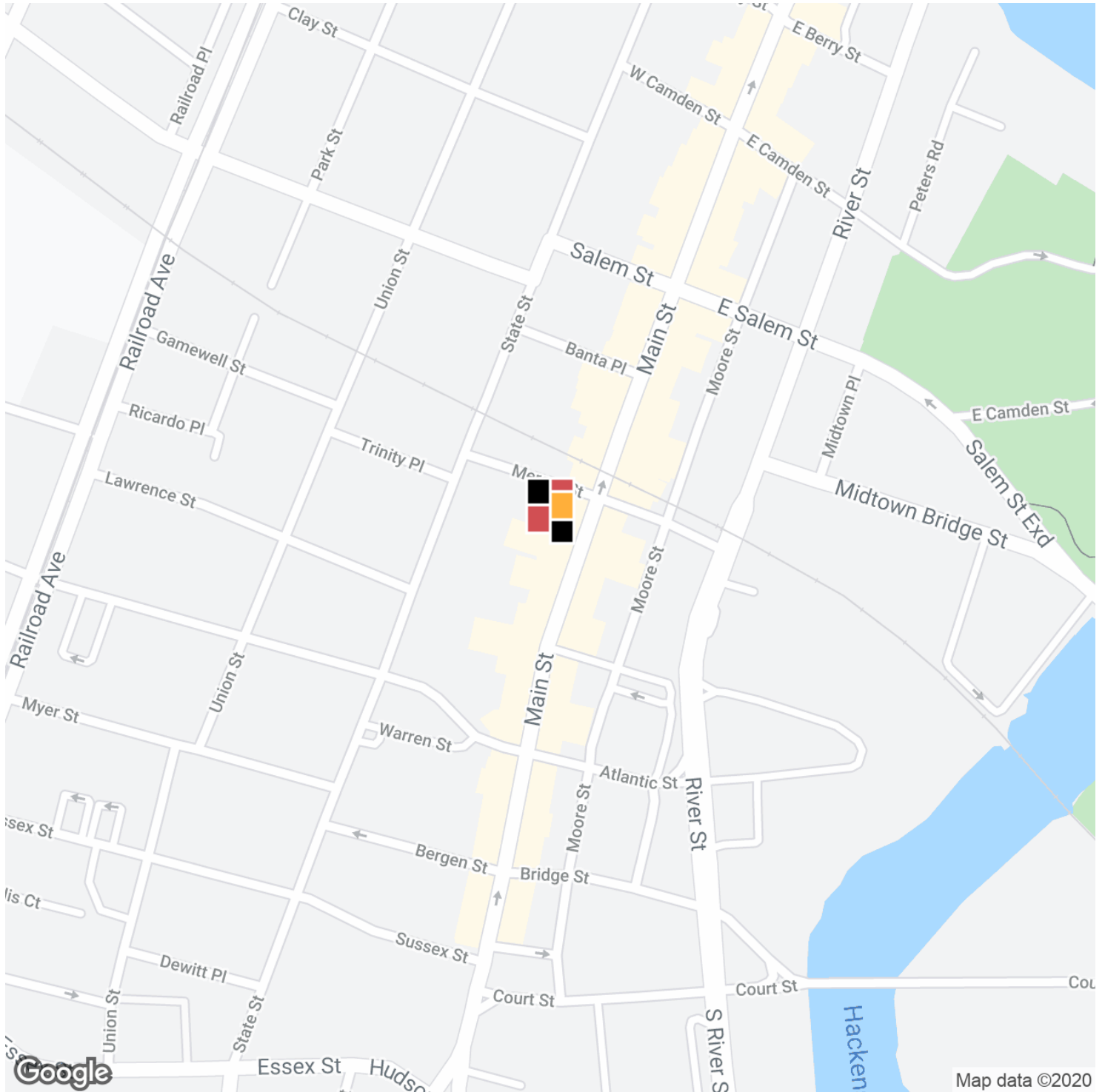**ALEXANDER ANDERSON**
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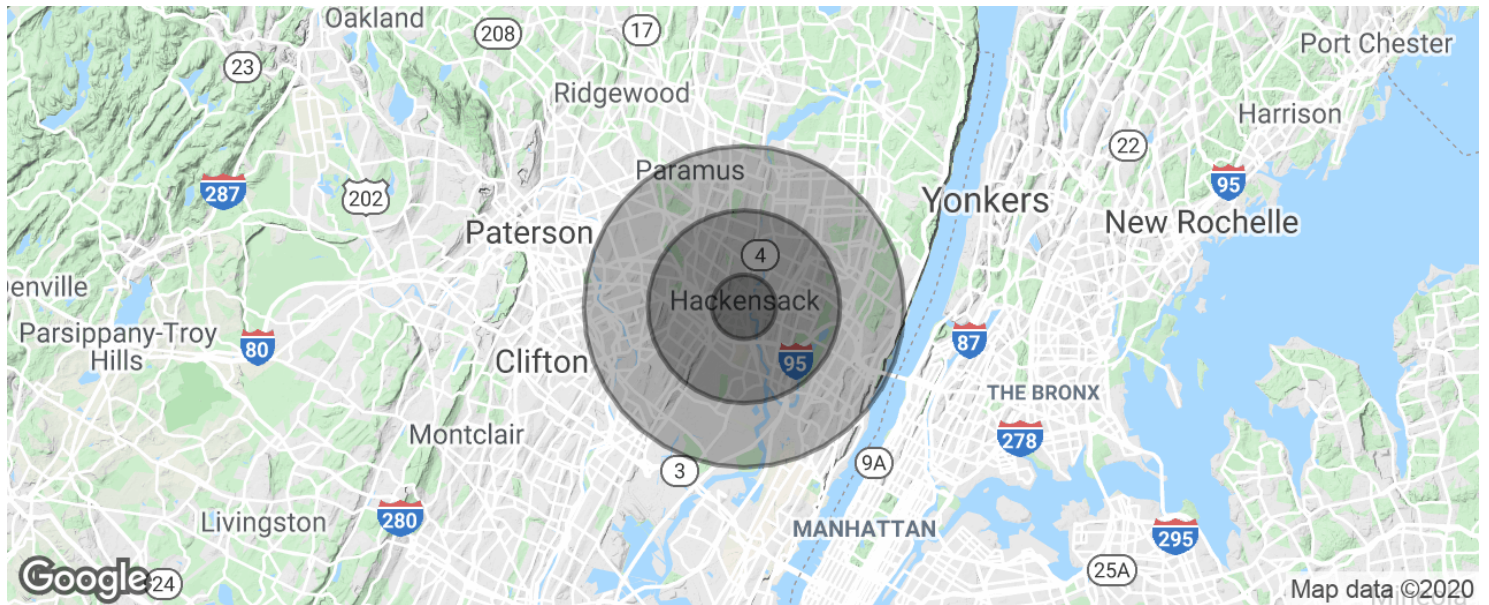**ALEXANDER ANDERSON**
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	30,103	193,961	495,462
Median age	36.8	38.9	39.2
Median age (Male)	35.0	37.2	37.5
Median age (Female)	38.7	40.5	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,302	75,266	186,986
# of persons per HH	2.4	2.6	2.6
Average HH income	$67,626	$88,062	$86,487
Average house value	$352,176	$438,332	$453,490

* Demographic data derived from 2010 US Census

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