



# 305 1<sup>st</sup> Street, Hoboken, NJ

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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# ZOLTEK

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# FOR LEASE

**JOIN THE COOKIE CONNECT**  
**4 Blocks Away From Washington Avenue**

- 670 SF Available For Lease
- No Venting Allowed
- Frontage 11 Feet
- Former Deli/Sub Sandwich Shop
- Traffic Count 1<sup>st</sup> Street: 3,332 VPD
- High Density Populated Area
- Neighboring National Tenants: CVS, Mc Donald's, Panera Bread, Edible Arrangements, CVS, Starbucks Shake Shack, Johnny Rockets, Sephora, Lululemon and many more.
- Neighboring Tenants: The Cookie Connect, Prompt-MD Urgent Care Center of Hoboken, Bluthner School or Music

**FOR FURTHER INFORMATION PLEASE  
CONTACT EXCLUSIVE AGENTS:**

**Urszula Zoltek**

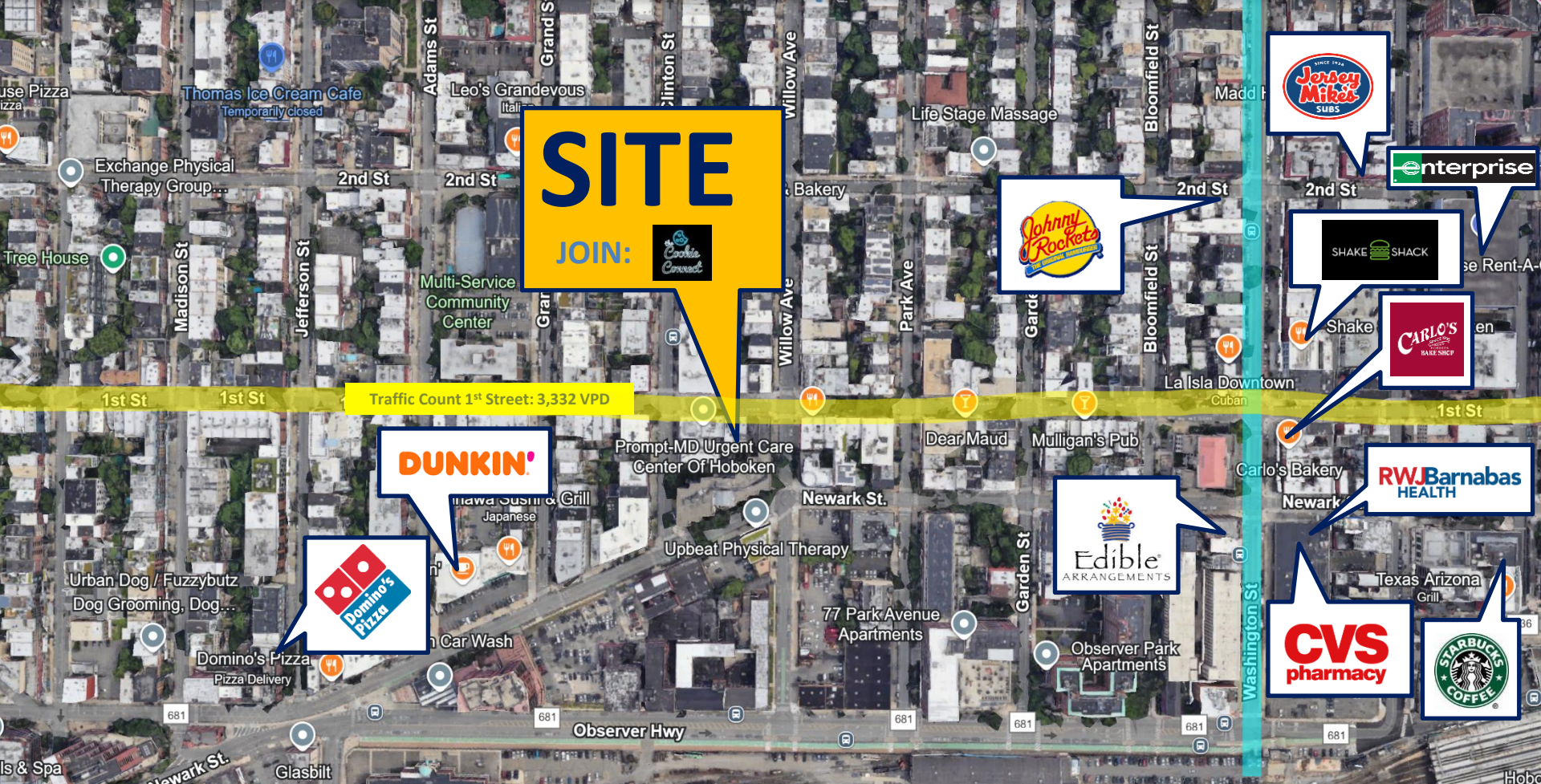
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<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	149,069	1,015,025	2,298,184
Daytime Employees	127,157	880,560	1,947,891
Households	64,168	417,258	899,166
Median Age	33.2	36.1	36.8
Average HH Income	\$154,866	\$138,652	\$138,634

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