

1404

WILLOW AVENUE

HOBOKEN

14TH STREET
PEDESTRIAN
WALKWAY

Willow Ave

14TH STREET

SPACE 1
+/- 2,204 SF
(AT LEASE)

SPACE 2
+/- 4,740 SF

WILLOW AVE



Retail for Lease - Contact

Robert Mackowski
Ph. 732.724.4089
rob@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®



DETAILS

Availability

Ground Floor:

- Space 1: +/- 2,204 SF (At Lease)
- Space 2: +/- 4,740 SF

Possession

Q2 2026 (Estimated)

Neighboring Tenants



Site Description

- 1404 Willow Avenue is a brand new 52-unit residential mixed-use development strategically located at the prime intersection of Willow Avenue and 14th Street within Hoboken's North End Redevelopment Area
- Positioned at one of the primary entry points to Hoboken, 1404 Willow offers exceptional visibility to both vehicular and pedestrian traffic
- The property is conveniently situated directly across from a highly successful Trader Joe's store, one of their top-performing locations in the state
- Conveniently positioned opposite an extremely active bus stop offering frequent service to New York's Port Authority Bus Terminal, attracting a steady flow of commuters and potential patrons
- Unique opportunity to tap into a thriving market with low retail vacancy, making it an ideal location for businesses looking to establish a strong presence within the market

Demographics*

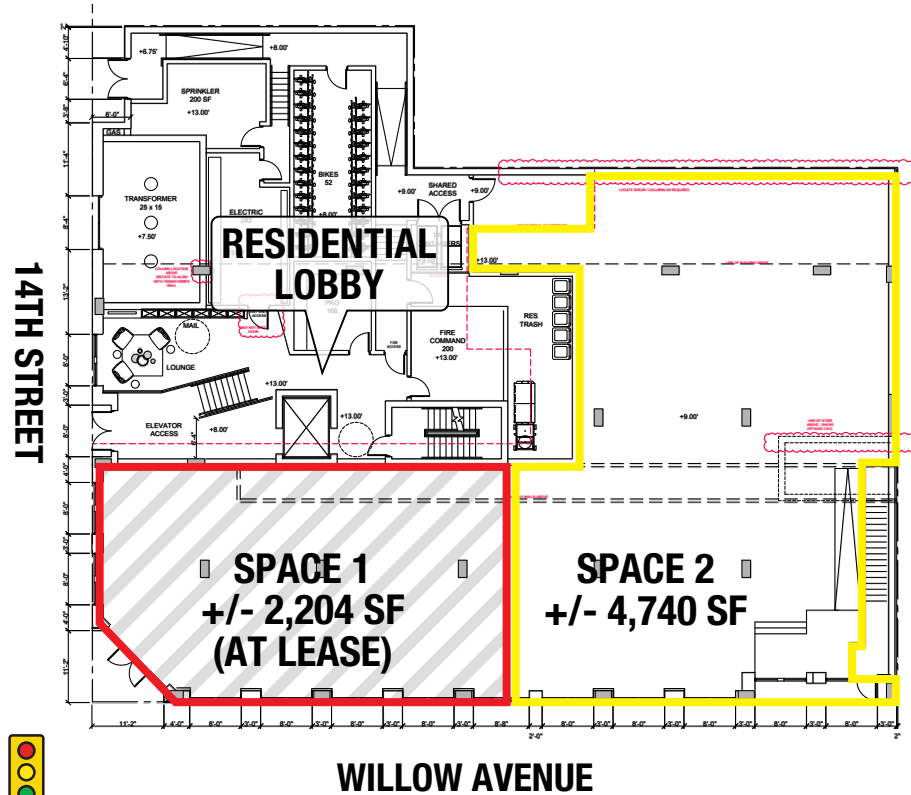
Radius	Population	Housing Units	Average HH Income	Median Age
.25 Mile	7,728	3,819	\$270,234	35.3
.5 Mile	29,794	14,682	\$242,947	35.6
1 Mile	99,724	45,370	\$175,722	34.8
2 Mile	243,148	109,424	\$152,090	35.4

*Excluding NYC

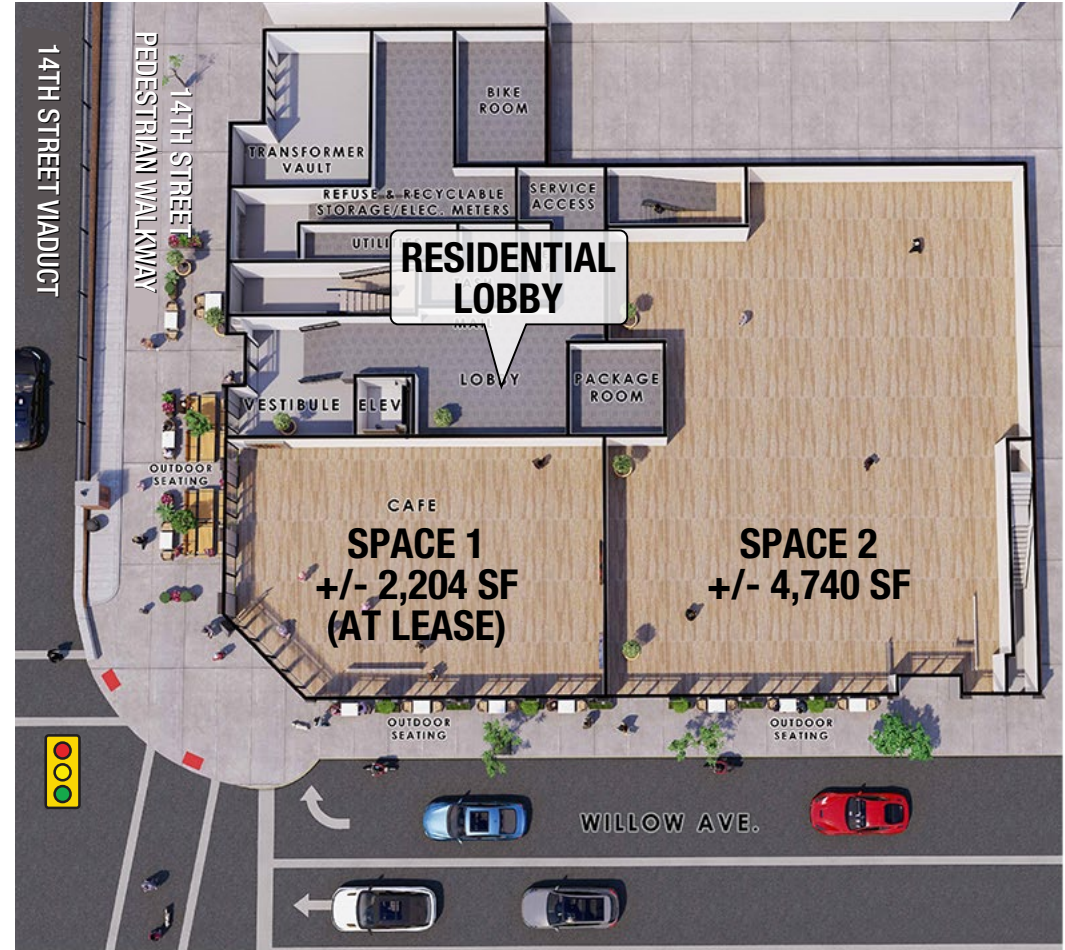


FLOOR PLAN

Space Plan

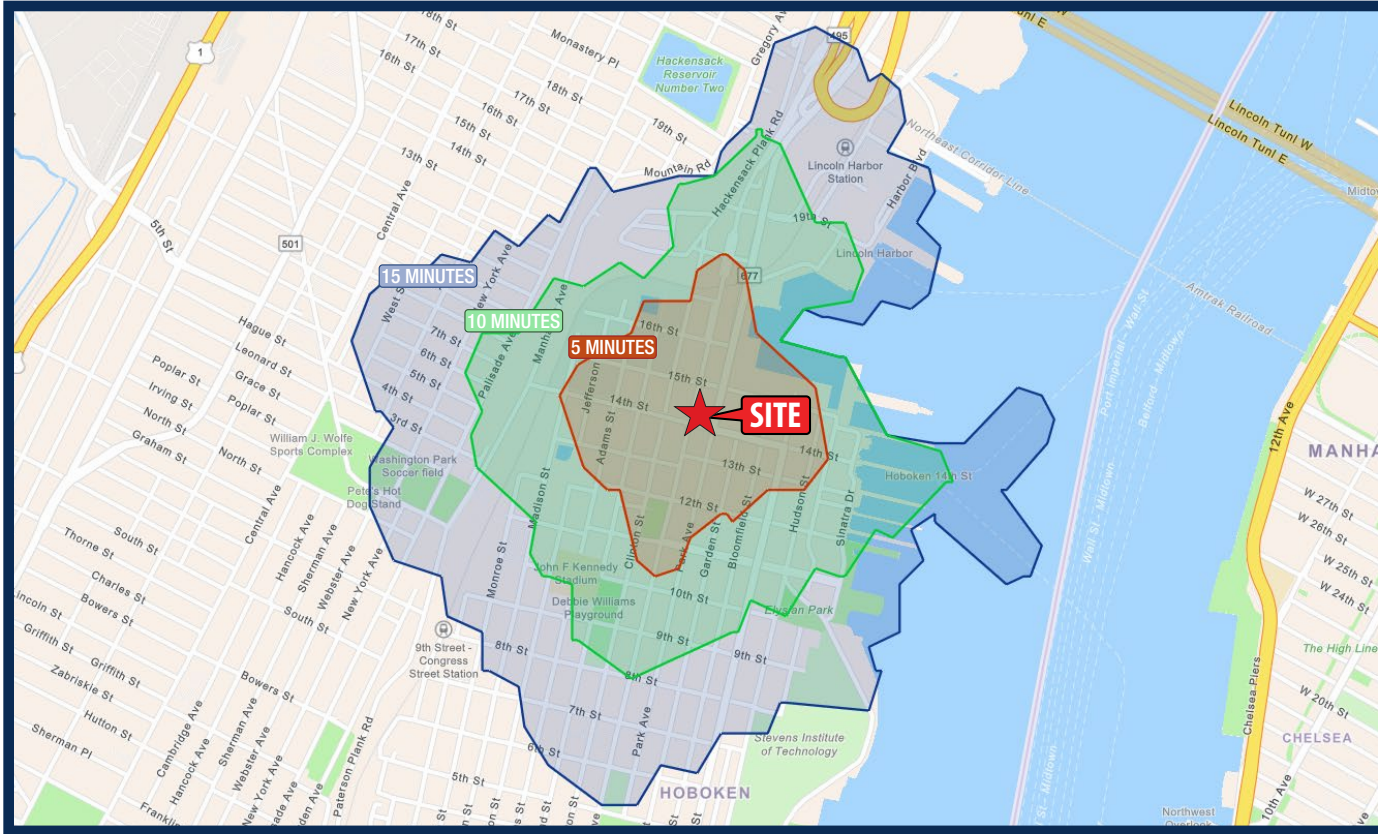


Ground Level Plan

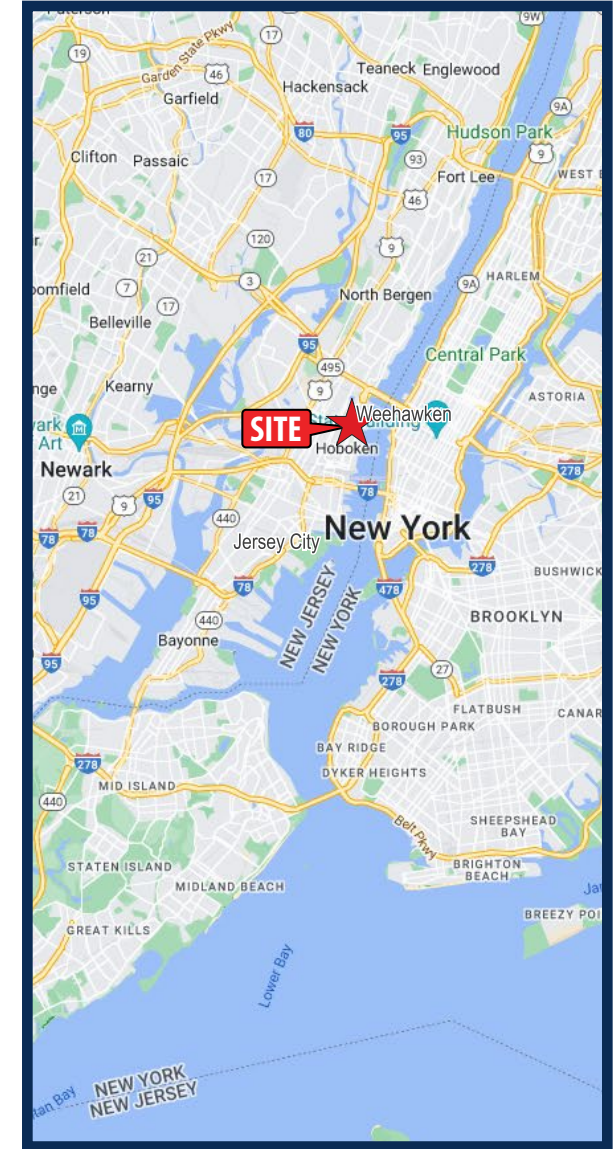


FOOT TRAFFIC/MARKET LOCATION

Walking Distance Heat Map



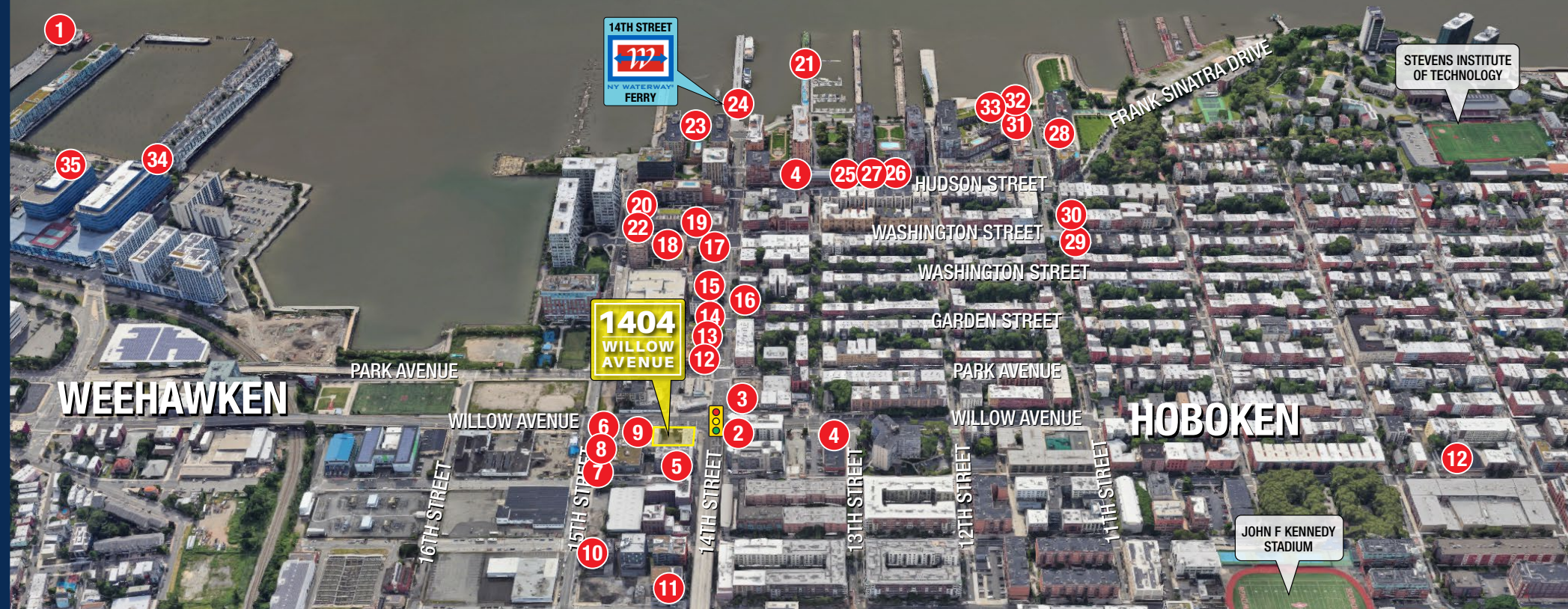
Market Location



Walking Distance Demographics

Radius	Population	Housing Units	Average HH Income	Median Age
5 Minute	7,993	4,016	\$279,030	35.2
10 Minute	22,603	11,254	\$264,527	35.6
15 Minute	46,794	22,490	\$226,256	34.8

MARKET AERIAL



AREA TENANTS

- | | | | | |
|--------------------------|------------------------|-------------------------------|---------------------------------|------------------------------|
| 1. Chart House | 8. SLT Fitness | 15. Hoboken Montessori | 22. Club Pilates | 29. Sorellina |
| 2. Trader Joe's | 9. West Elm | 16. Dino & Harry's Steakhouse | 23. Turning Point | 30. Sirenetta |
| 3. Vet Emergency Group | 10. Pilsner Biergarten | 17. Soul Cycle | 24. 14th Street Ferry – Hoboken | 31. Massage Envy |
| 4. Walgreens | 11. Bwe Kafe | 18. Toastique | 25. King's Supermarket | 32. Just Food For Dogs |
| 5. Hudson Table | 12. CVS | 19. Bond Vet | 26. Starbucks | 33. 16 Handles |
| 6. Orale Mexican Kitchen | 13. NYSC | 20. Hand & Stone Spa | 27. Rumble Boxing | 34. Ruth's Chris Steak House |
| 7. Gravity Vault | 14. Chase | 21. Pier 13 | 28. Solidcore | 35. Blu On The Hudson |

1404

WILLOW AVENUE

CONTACT



Retail for Lease - Contact

Robert Mackowski
Ph. 732.724.4089
rob@piersonre.com



PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.