

MEDICAL OFFICE CONDO

222-232 Clinton Street, Hoboken NJ

OFFERING MEMORANDUM

FOR SALE



VanRockCRE
COMMERCIAL REAL ESTATE



222-232 Clinton Street • Hoboken, NJ 07030

PROPERTY HIGHLIGHTS

Medical Office Condo

- Available Immediately
- Medical Office Condo with ~9 Exam/Clinic Rooms
- 1 Dedicated Drive-In Garage Space
- Located in Highly Walkable (99 Walk Score) Mixed-Use Neighborhood Surrounded by Residential, Medical and Professional Office Uses
- Densely Populated Affluent Marketplace
- Nearby to Hoboken Terminal and Path and NJ Transit Bus
- Convenient Access to Route 495, Route 3, NJ Turnpike, Lincoln Tunnel and Holland Tunnel

2,200 SF
FOR SALE

OFFERING SUMMARY

Sale Price: Call for Details

Unit Size: 2,200 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	110,980	901,364	1,974,064
Median Age	35.3	37.4	38.6
Total Households	49,624	425,031	923,674
Average HH Income	\$166,547	\$153,523	\$154,217

EXCLUSIVELY OFFERED BY:

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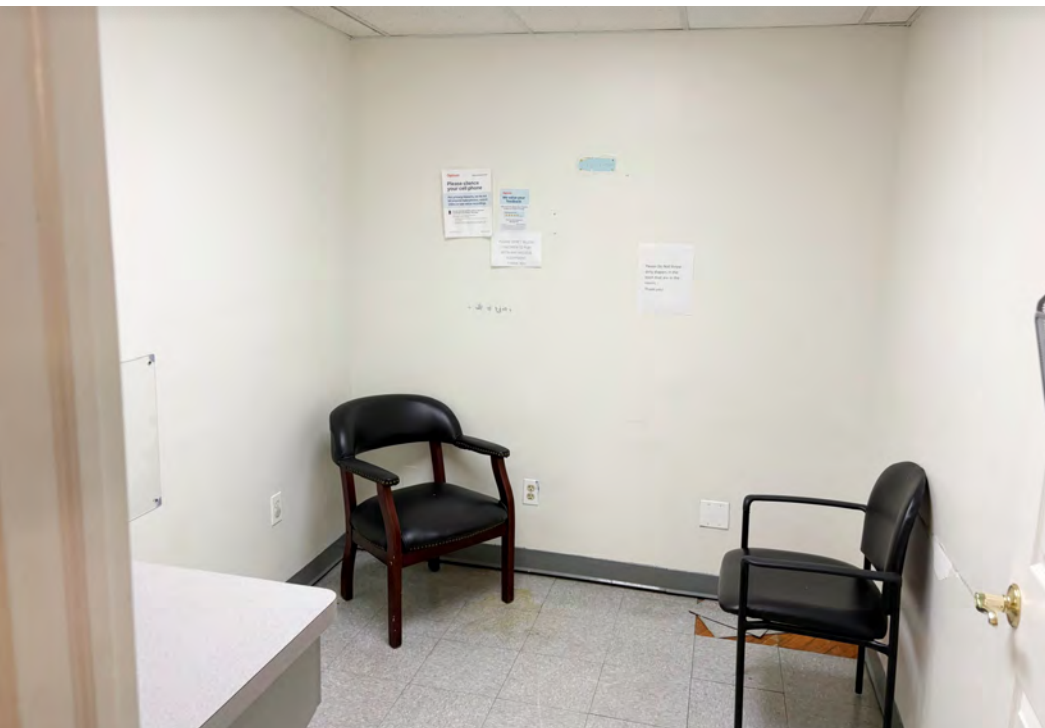
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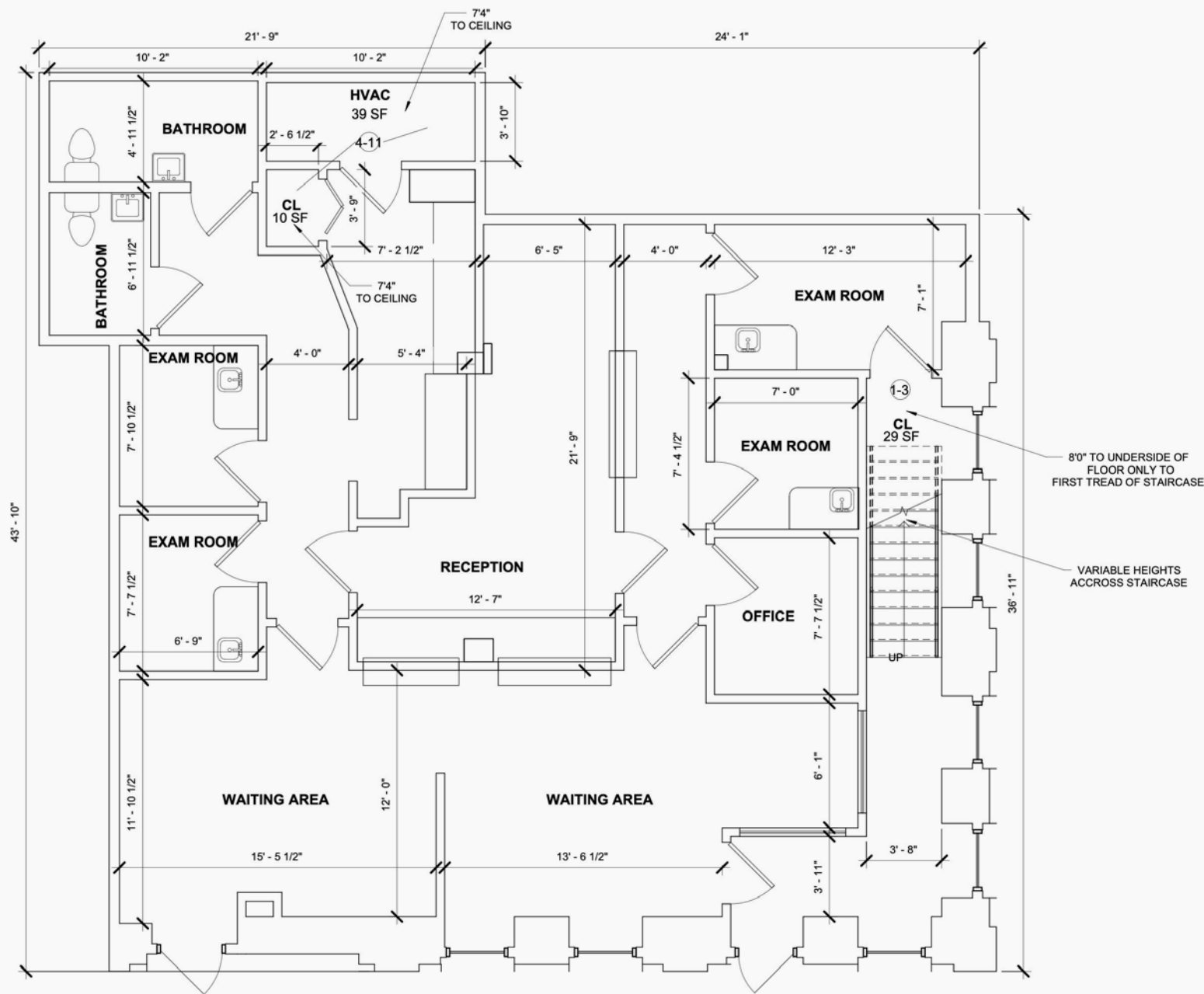
INTERIOR IMAGES



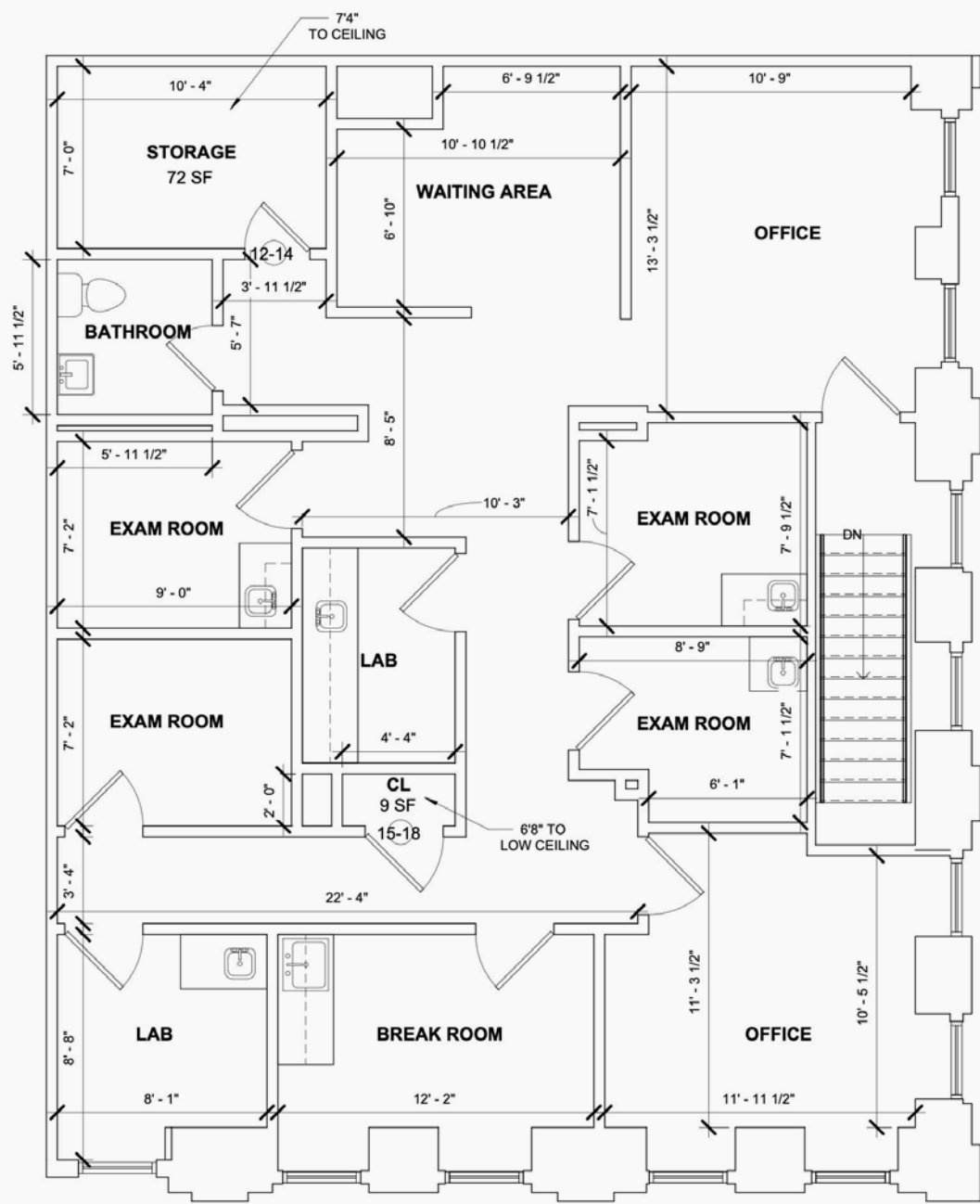
INTERIOR IMAGES



FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - SECOND FLOOR



SITE AERIAL



DUNKIN'

THOMAS
Ice Cream Cafe

SITE

HRH HUDSON
REGIONAL HEALTH

Zack's
oak bar and restaurant

MOJO
COFFEE COMPANY

La Boheme

Piccolo's

Napoli's
Neapolitan Style Pizzeria

enterprise

DUNKIN'

WALL GANG
HOBOKEN

Hoboken
LIQUORS

CARLO'S
SINCE 1910
HOBOKEN
BAKE SHOP

THE FERRYMAN ON 1ST

CVS

Domino's

SCHMITT'S
HOBOKEN, NJ

30BURGERS

GREEN ROCK
TAP & GRILL

TEXAS ARIZONA
BAR & GRILL

Play Street

N TRANSIT
The Way To Go.





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