



RETAIL PROPERTY

FOR LEASE

±1,170 SF AND ±2,690 SF RETAIL SPACES

1041 and 1057 Bergen Street, Newark, NJ 07112

For More Information, Contact the Exclusive Brokers

KARINE BLANC

Multifamily Expert

kblanc@blauberg.com

973.379.6644 x136



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±1,170 SF and ±2,690 SF Retail Spaces

LOCATION DESCRIPTION

Approx. 1 Miles to I-78

Approx. 1.3 Miles to US Highway 1 & 9

Approx. 3.2 Miles to Newark Liberty International Airport

Approx. 11.3 Miles to Holland Tunnel

Approx. 14.2 Miles to Lincoln Tunnel

PROPERTY FEATURES

- ±1,170 SF and ±2,690 SF Retail Spaces
- Ideal for a Convenience Store, Cellphone Store, Deli, Coffee Shop
- New Constructed Residential Apartments on Upper Floors
- Situated at Traffic Light Corner Lot Intersection of Bergen Street and Harding Terrace
- In Front of Bus Stop (NJ Transit Buses 39 and 99 Servicing Irvington and Hillside Lines)
- Located One Block from Weequahic Park and Newark Beth Israel Medical Center
- 8,976 AADT at Bergen Street & Scheerer Avenue (2018)

OFFERING SUMMARY

Lease Rate:	\$22 PSF Gross
Available SF:	1,170 - 2,690 SF
Building Size:	3,860 SF

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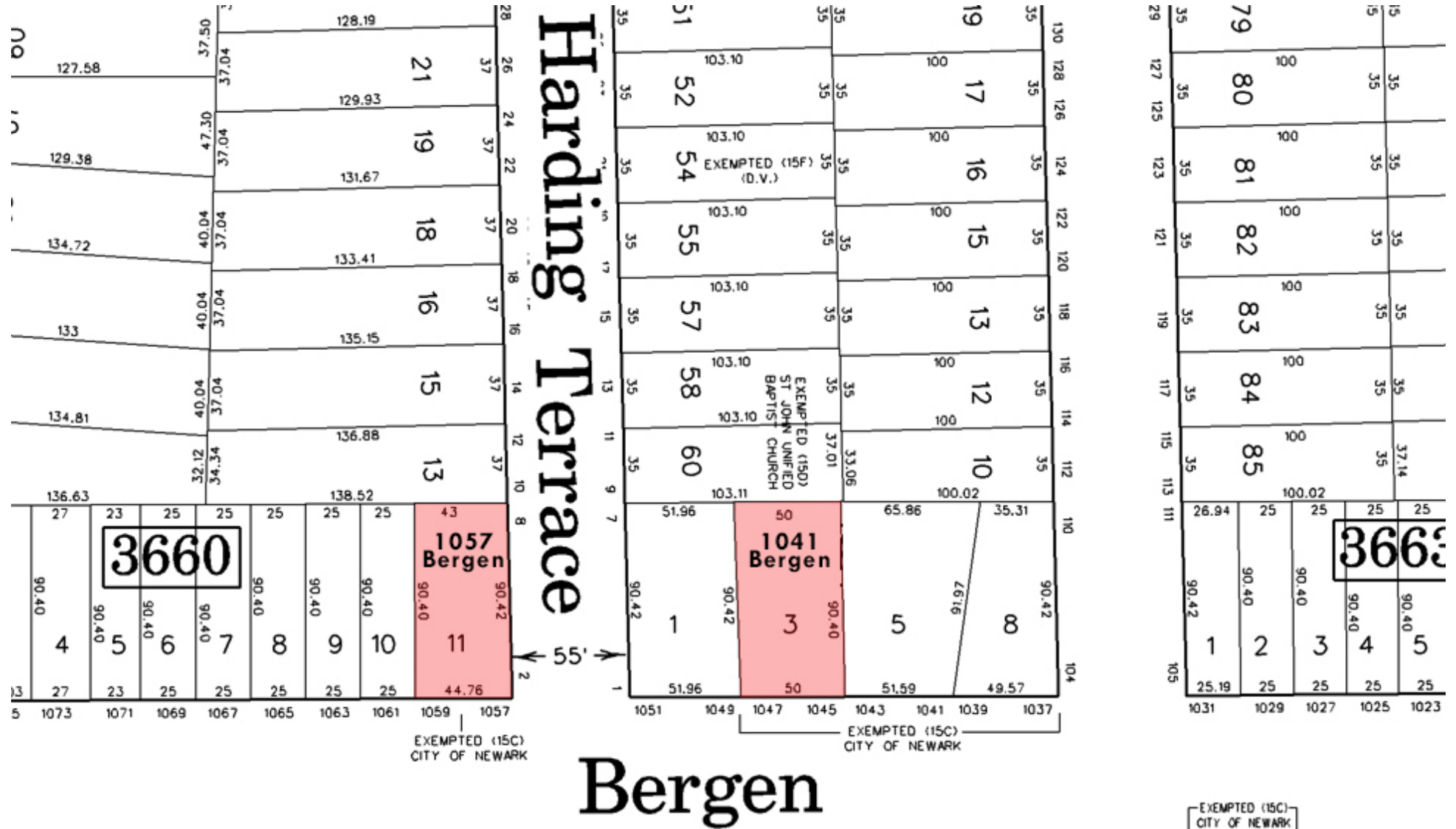
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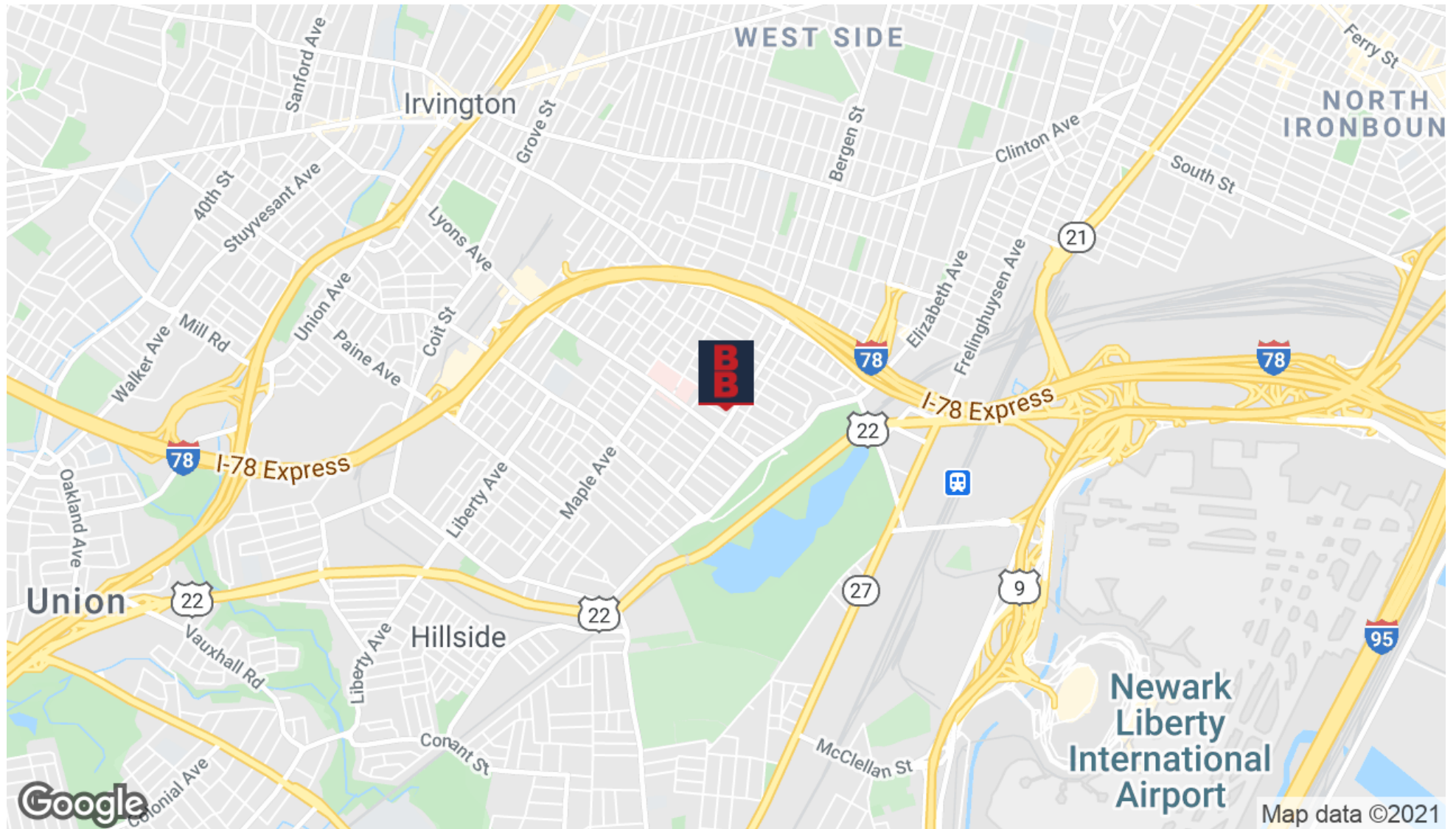
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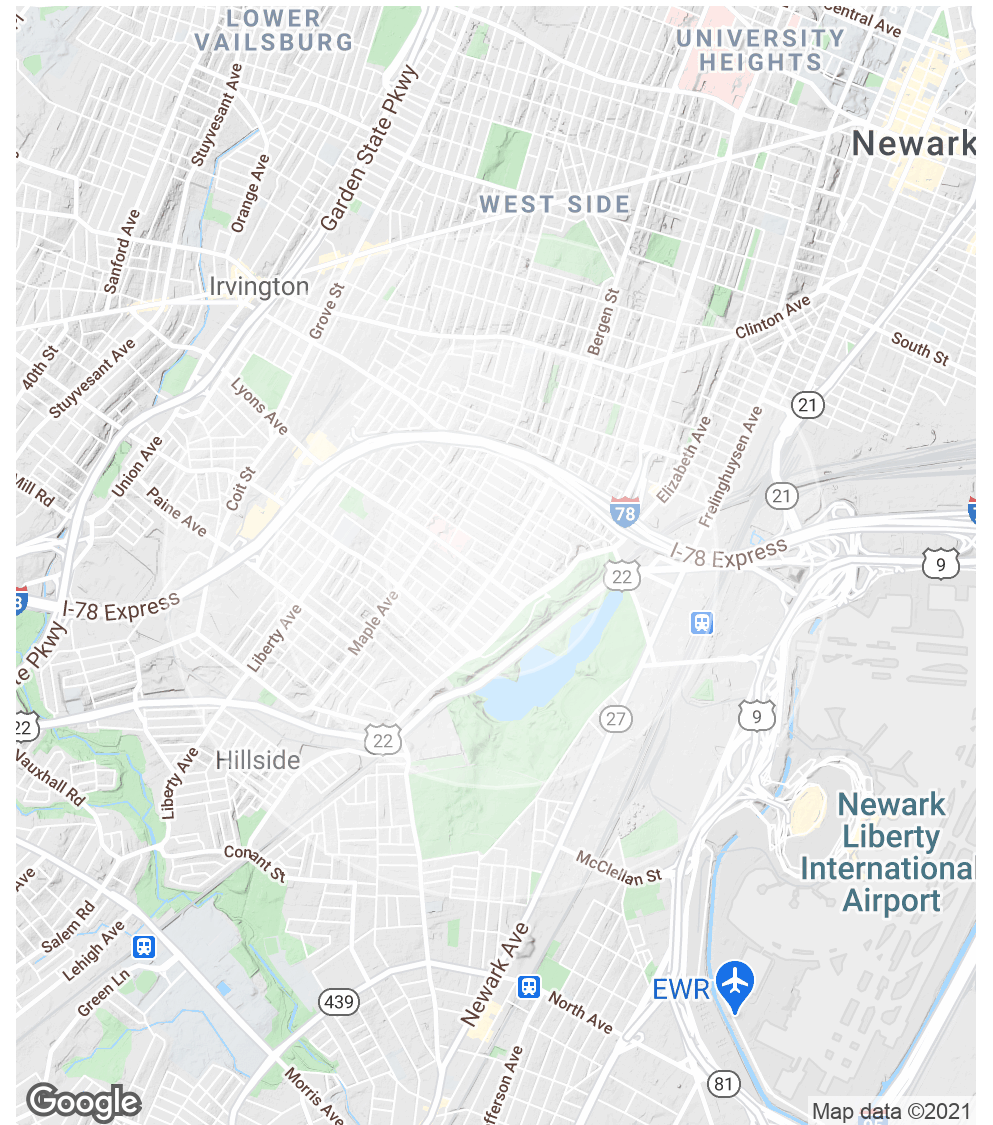
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	14,983	44,008	82,150
Average age	36.3	34.2	34.1
Average age (Male)	33.2	30.5	30.6
Average age (Female)	37.6	35.8	35.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,885	16,788	30,489
# of persons per HH	2.5	2.6	2.7
Average HH income	\$50,135	\$47,782	\$47,981
Average house value	\$297,595	\$296,567	\$293,162

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Karine Blanc is a Sales Associate for The Blau & Berg Company where she is responsible for the lease and sale of commercial properties. She has worked in various client-facing roles in the financial services industry and has a track record for building strong relationships throughout her career. Most recently, Karine worked in the marketing department for a commercial real estate fund where she created presentations and wrote proposals for investors looking to invest in core and value-add real estate.

EDUCATION

Bachelor's in Economics – Rutgers University

Master's in Economics – Rutgers University

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