



RETAIL SPACE

WEST NEW YORK, NJ

5715 BERGENLINE AVE

SIZE

2,256 SF - Former MIA Space
1,616 SF - Former T-Mobile Space
*Can be Combined for a Total of 3,769 SF

ASKING RENT

Negotiable

COMBINED FRONTAGE

50' on Bergenline Ave at 59th Street

NEIGHBORS

Noches de Columbia, 10 Spot, Metro PCS, Verizon Wireless, Popeyes, McDonald's, Dunkin', Capital One, Kid City, Foot Locker, The Childrens Place, Capital One, Bank of America, Taco Bell

COMMENTS

In close proximity to Bergenline Avenue Transit Stop, which travels Tonnelle Avenue-Hoboken Terminal, and West Side Avenue-Tonnelle Avenue

Bergenline Ave is the main shopping district of North Hudson, and is conveniently situated in an urban enterprise zone

Flagship opportunity

Basement available

On street parking and direct rear access to municipal lot

All uses considered and venting permitted - perfect space for dry goods, fitness, personal services, fitness, pharmacy, medical, financial

CONTACT EXCLUSIVE AGENTS

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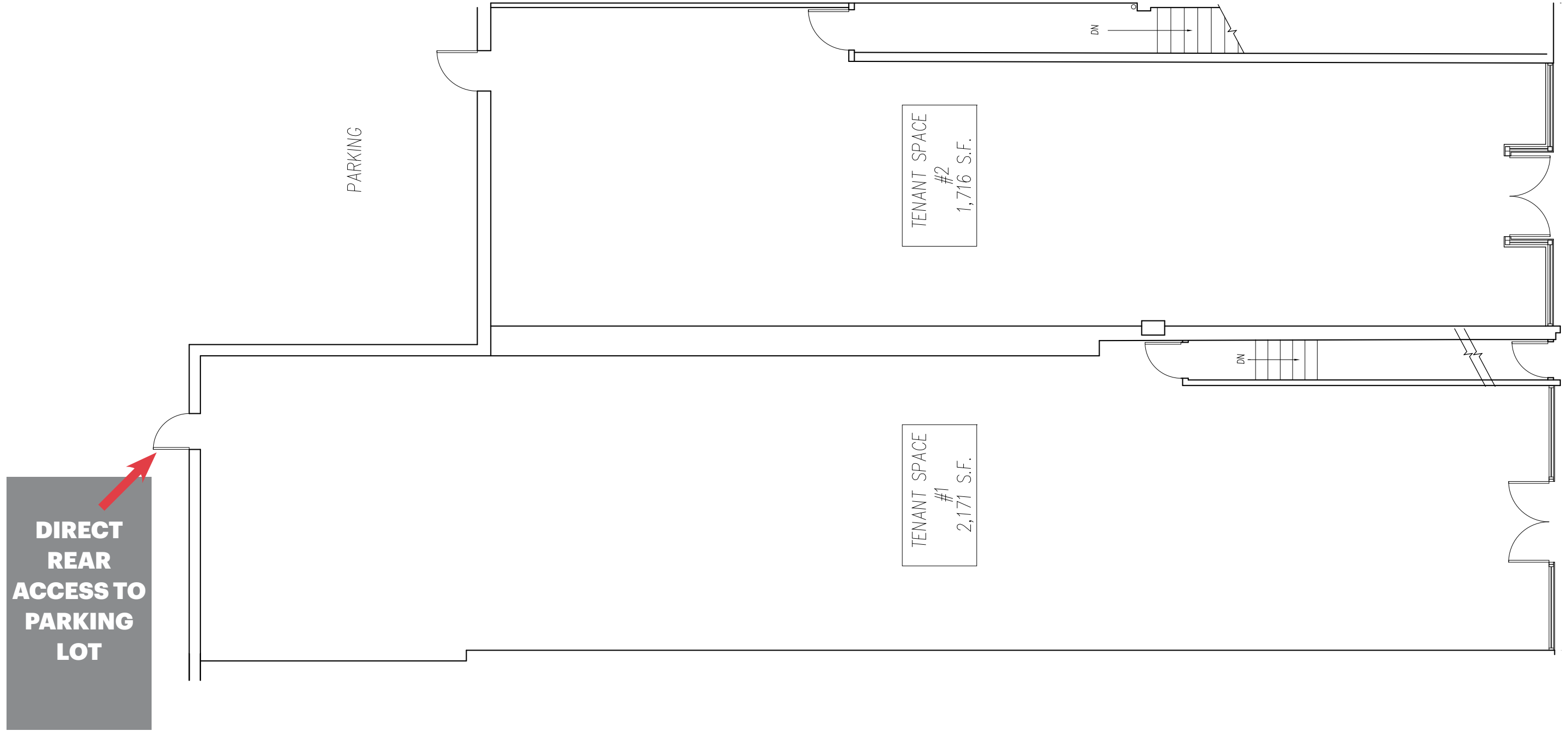
RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

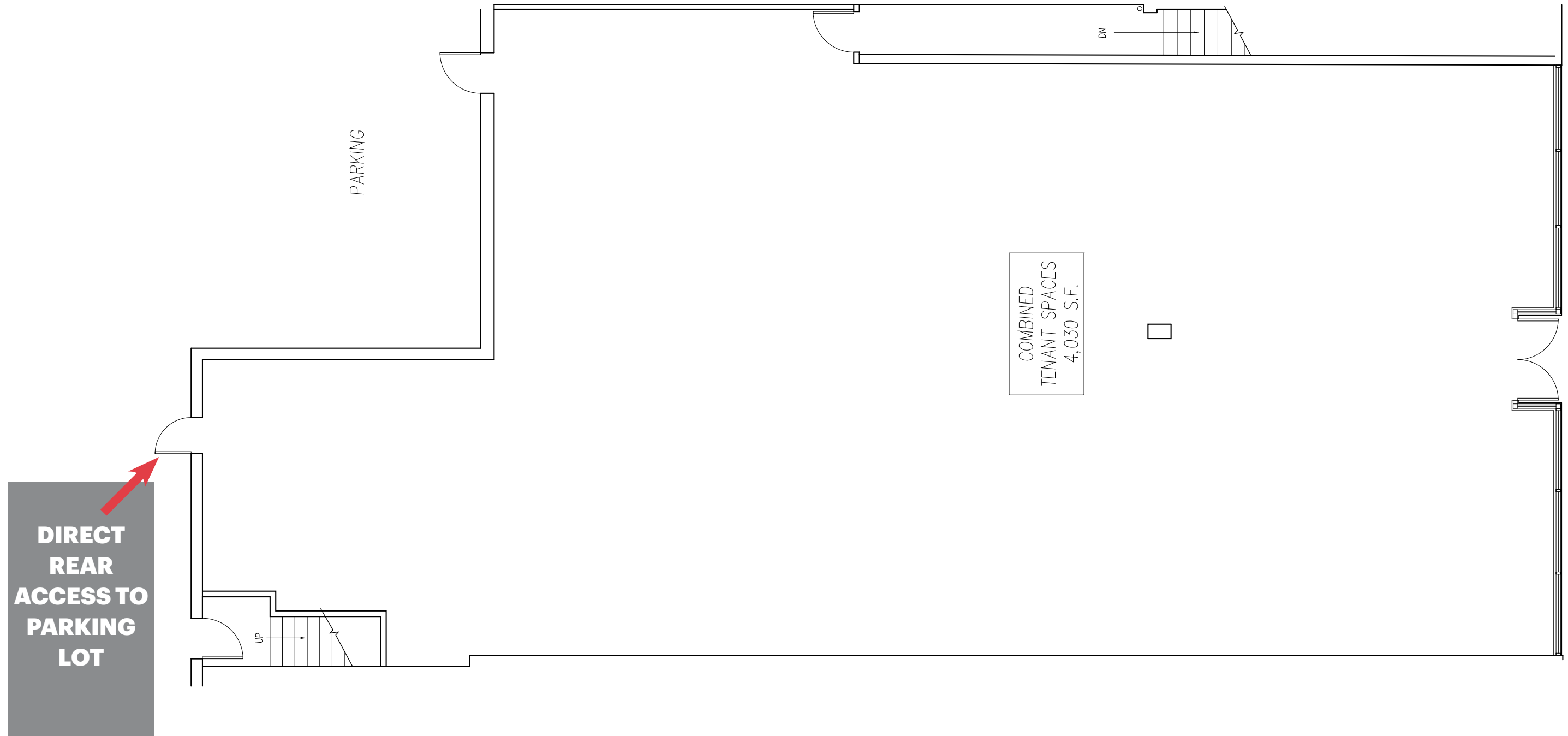
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EXISTING FLOOR PLAN



BERGENLINE AVE

COMBINED FLOOR PLAN



BERGENLINE AVE

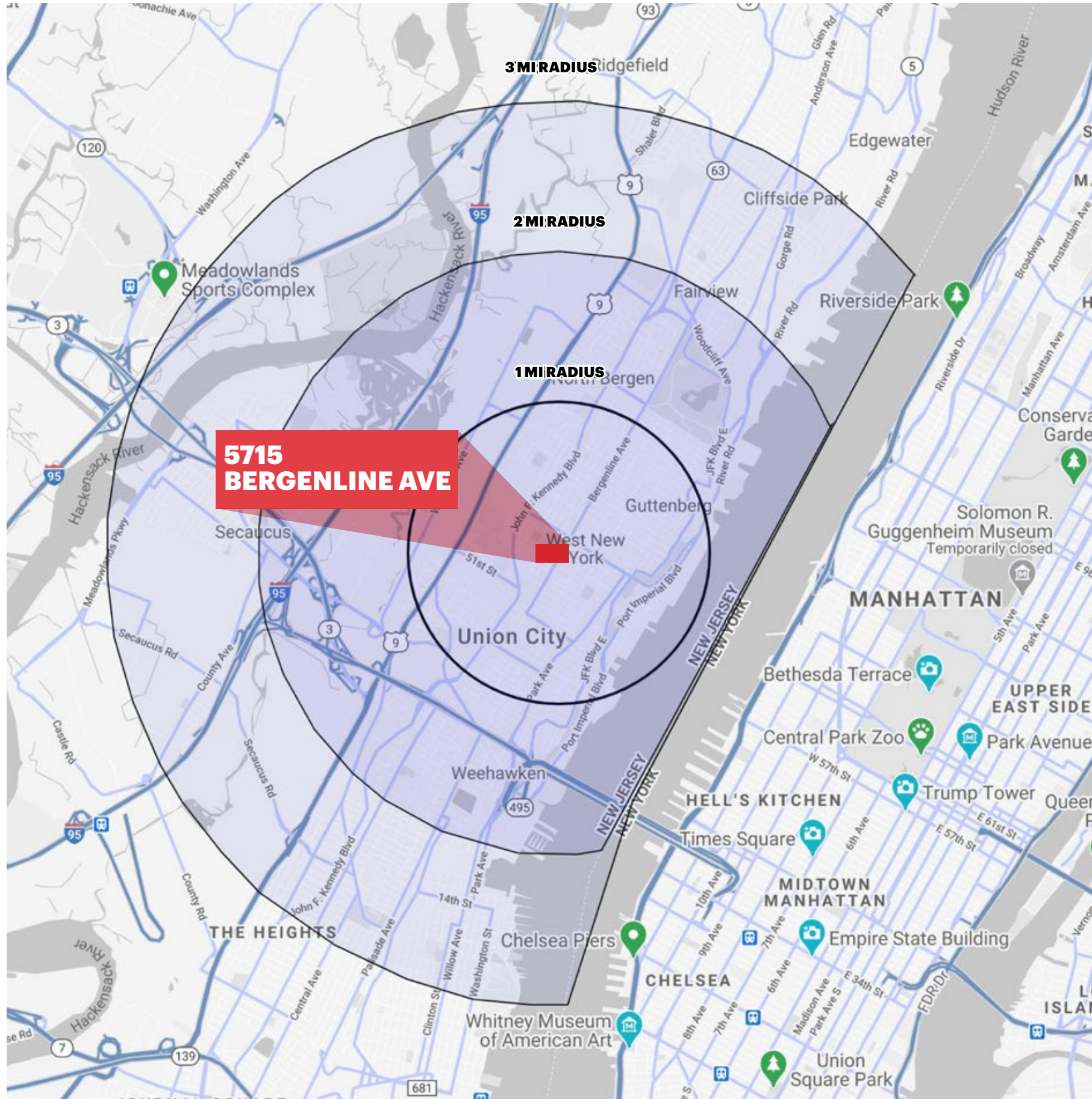
OBLIQUE AERIAL



AREA RETAIL STREETSCAPE



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	113,100
2 miles	190,069
3 miles	303,888

ESTIMATED DAYTIME POPULATION

1 mile	49,614
2 miles	104,626
3 miles	161,133

AVERAGE HOUSEHOLD INCOME

1 mile	\$84,036
2 miles	\$92,935
3 miles	\$108,707

TOTAL HOUSEHOLDS

1 mile	43,067
2 miles	72,524
3 miles	118,875

TOTAL BUSINESSES

1 mile	3,034
2 miles	5,526
3 miles	8,975

TOTAL EMPLOYEES

1 mile	19,984
2 miles	54,766
3 miles	82,434

TOTAL APPAREL

1 mile	\$94.89M
2 miles	\$171.99M
3 miles	\$318.45M

FOOD EXPENDITURE

1 mile	\$394.64M
2 miles	\$711.84M
3 miles	\$1.3B

NUMBER OF COLLEGE GRADUATES

1 mile	24,960
2 miles	43,570
3 miles	82,638

*2019 estimates