



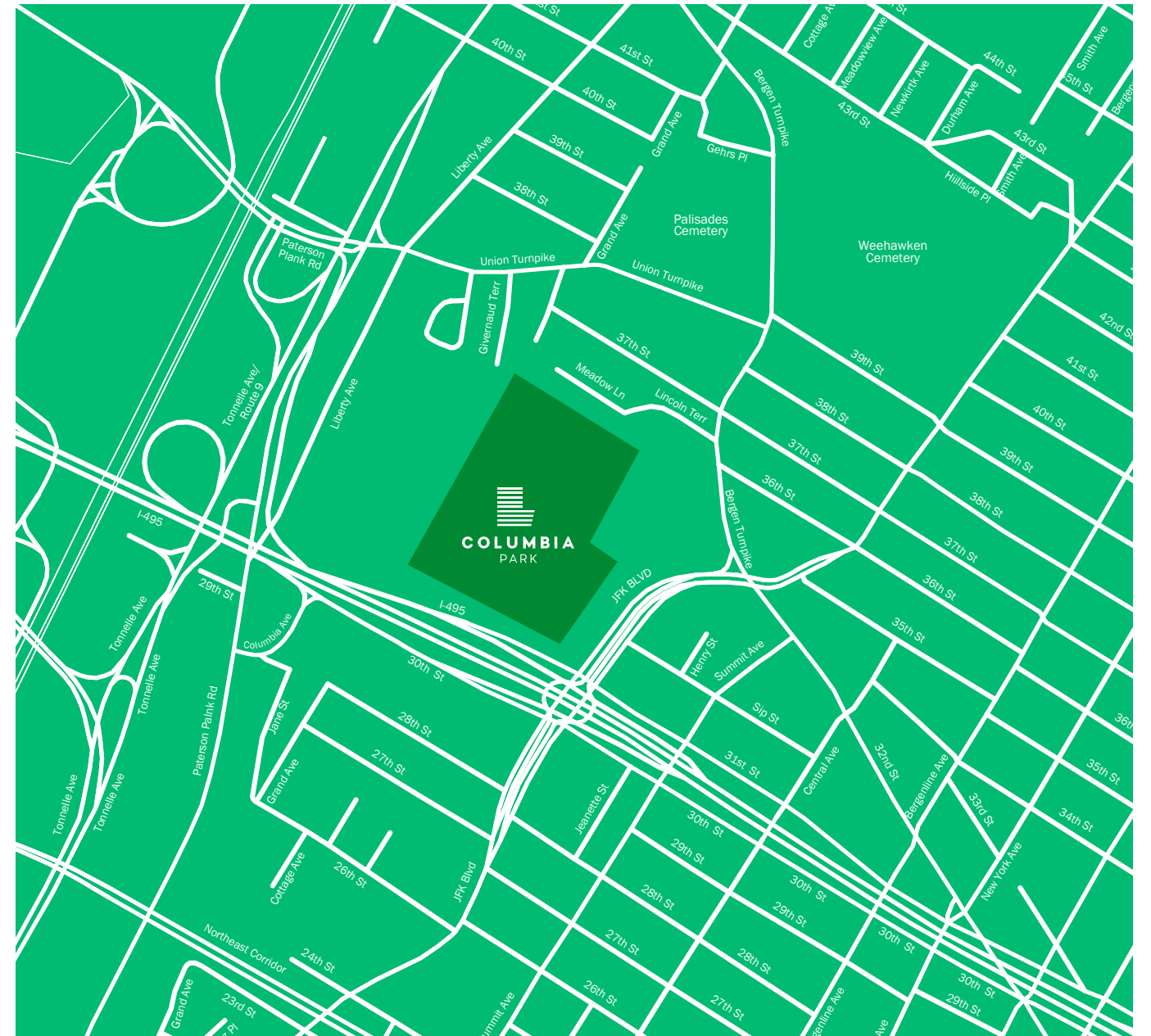
COLUMBIA
PARK



COLUMBIA PARK

Columbia Park Center is a 351,000 sf retail development at the crossroads of Kennedy Boulevard, Interstate 495, and Route 3. It offers superb access to Manhattan, Hoboken and Union City. The project has ample parking and exceptional visibility to drivers

both entering and leaving Manhattan. This project offers unmatched visibility for retailers seeking to create or expand a regional presence. Billboard available for lease. 33,000 sf box available for lease. Billboard signage available.



NEIGHBORHOOD

Columbia Park Center is located in North Bergen, NJ within easy access to Manhattan, Union City, and Jersey City. Conveniently situated at the crossroads of Kennedy Boulevard, Interstate 495, and Route 3, the location offers a superb opportunity to establish or expand regional presence and unmatched visibility to drivers entering or leaving Manhattan.

- Superb branding opportunity with its high visibility location at the intersection of Interstate 495, Route 3, and Kennedy Boulevard and billboard signage option
- Located in Hudson County with a growing population with a growth rate that is higher than the national average, as well as Kings and Queens counties.
- Median household income of \$69,784 between ages of 25 to 64.

Source: Towncharts

TRANSPORTATION

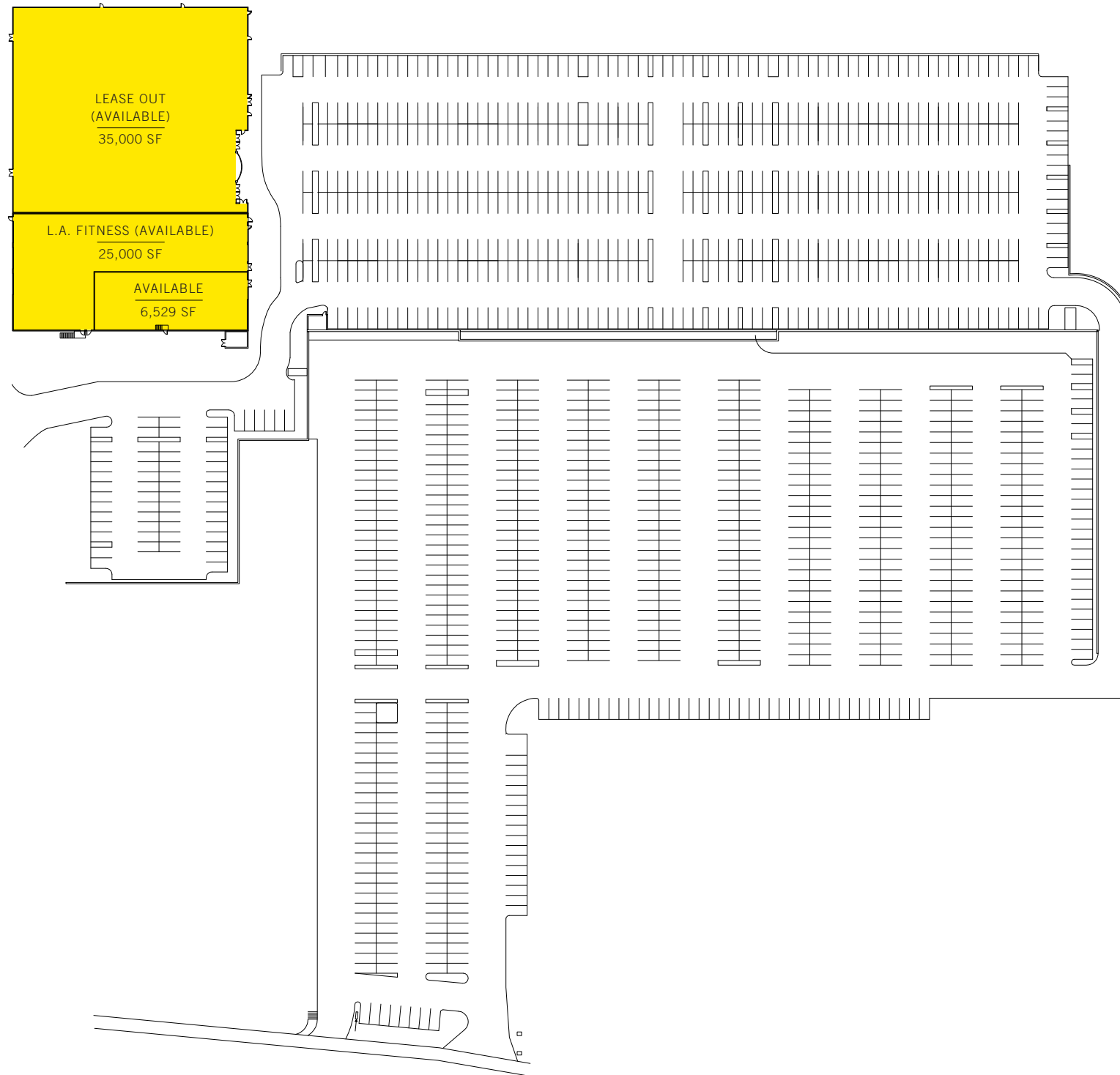
Columbia Park Center is conveniently located next to Bus routes 83, 85, 87, 88, 121, 127, 107, 108, 111, 124, 129, 144, 160, 161, 163, 167, 190, 191, 192, 195, 199 and encompassed by Interstate 495, Routes 3 and 9, Bergen Turnpike and John Fitzgerald Kennedy Boulevard.

NEAREST BUS LINES

83	121
85	127
88	163



NTS



NTS



**CUSHMAN &
WAKEFIELD**

DIANA D. BOUTROSS
EXECUTIVE MANAGING DIRECTOR
212.841.5097
DIANA.BOUTROSS@CUSHWAKE.COM

ALAN SCHMERZLER
VICE CHAIRMAN
212.841.5930
ALAN.SCHMERZLER@CUSHWAKE.COM

IAN LERNER
SENIOR DIRECTOR
212.841.5948
IAN.LERNER@CUSHWAKE.COM

BRANDON L. SINGER
MANAGING DIRECTOR
212.841.7837
BRANDON.SINGER@CUSHWAKE.COM

A commission computed and earned in accordance with the rates and conditions of our agency agreement with our Principal, when received from our Principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the above photograph of any person, entity, sign, logo, or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship, or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.