

north bergen, nj

avalon north bergen

unique retail opportunity in multi-use development | for lease



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	102,300	203,145	568,533
Median HHI	\$42,254	\$51,605	\$79,082
Daytime Population	21,362	63,953	466,827

Available	1,202 square feet - can be made available with 60 days notice 2,600 square feet - can be made available with 90 days notice
Asking Rent	Upon Request
Extras	\$8.72 (estimate 2019)
Area Retail	Walgreens, PC Richard & Son, Popeye's, Foot Locker, The Children's Place, T Mobile, Taco Bell, Game Stop, Fine Fare Market, Modell's, Petland Discount, Rite Aid, Carvel, TD Bank, and many more
Comments	<ul style="list-style-type: none"> • highly visible location with frontage on Kennedy Boulevard • rare storefront parking with approximately 60 spaces along with additional street parking • heavy pedestrian traffic and minutes away from transportation hubs • 24-hour customer potential • large monument signage

For More Information:

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PROPERTY PICTURES



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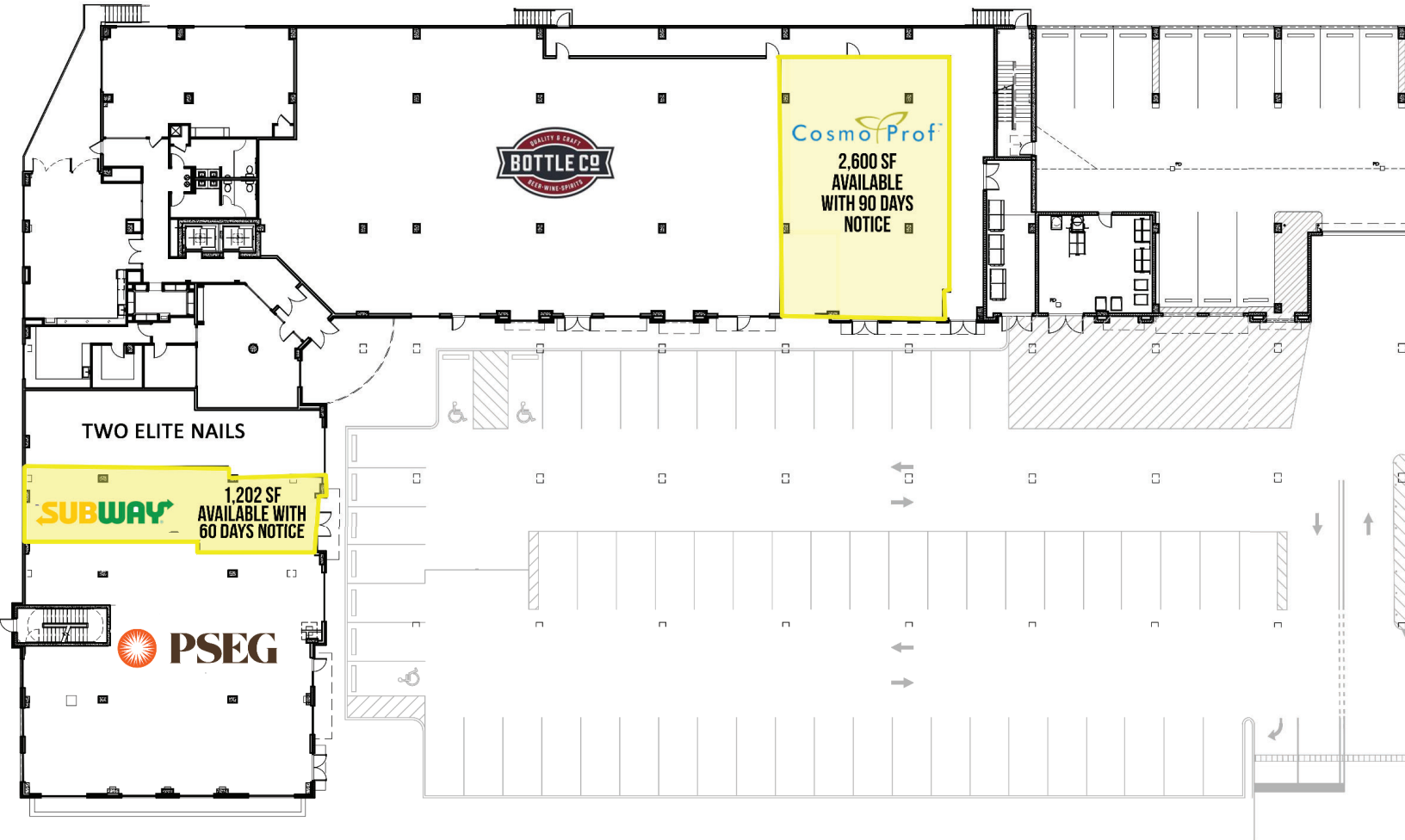
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SITE PLAN



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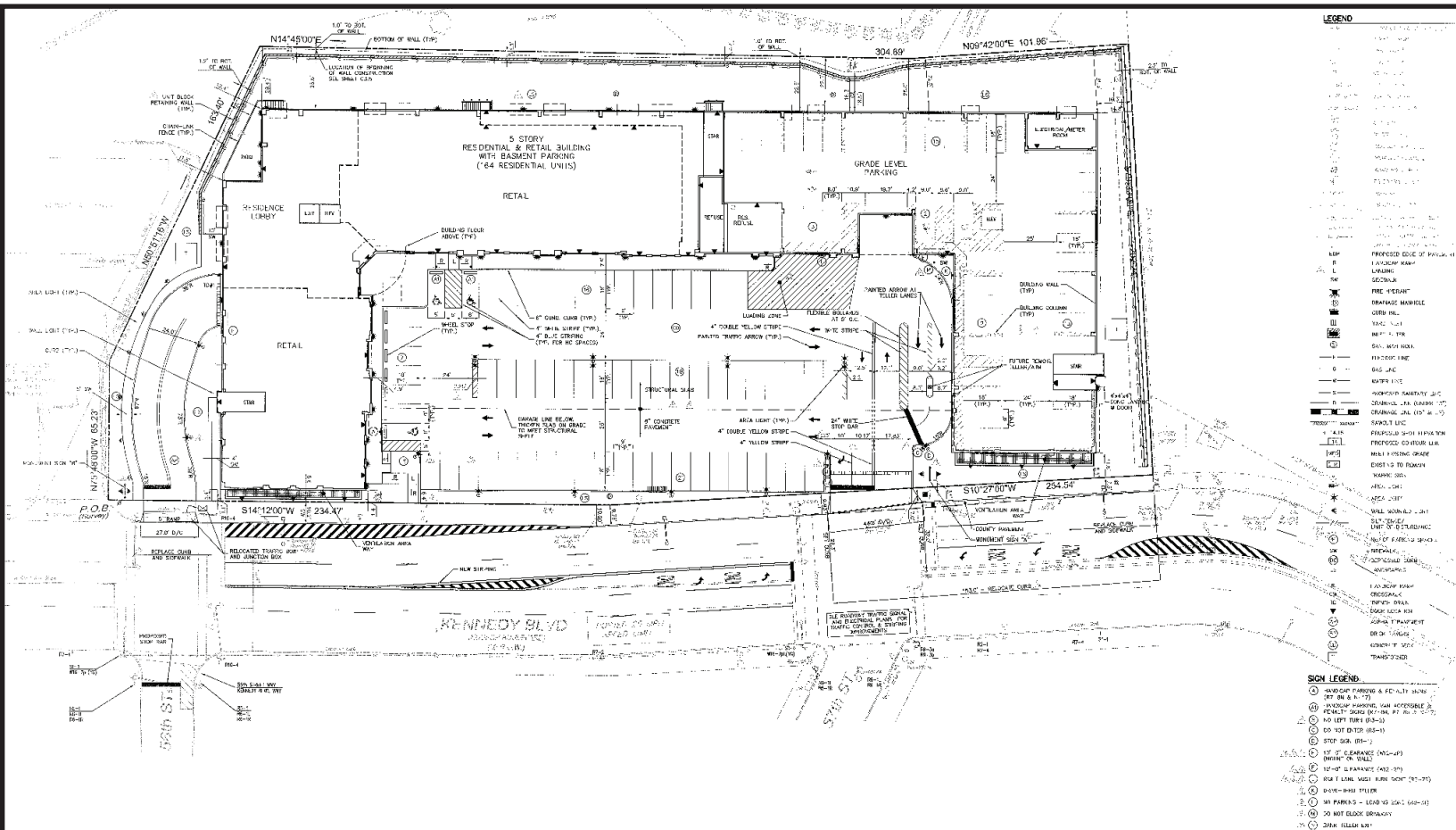
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SITE PLAN



LEGEND	
1	PROPOSED EDGE OF PAVEMENT
2	EXISTING PAVEMENT
3	PROPOSED SIDEWALK
4	EXISTING SIDEWALK
5	PROPOSED CURB
6	EXISTING CURB
7	PROPOSED DRIVE
8	EXISTING DRIVE
9	PROPOSED CONCRET
10	EXISTING CONCRET
11	PROPOSED ASPHALT
12	EXISTING ASPHALT
13	PROPOSED GRAVEL
14	EXISTING GRAVEL
15	PROPOSED SAND
16	EXISTING SAND
17	PROPOSED GRADE
18	EXISTING GRADE
19	PROPOSED EROSION CONTROL
20	EXISTING EROSION CONTROL
21	PROPOSED FENCE
22	EXISTING FENCE
23	PROPOSED SIGN
24	EXISTING SIGN
25	PROPOSED LIGHT
26	EXISTING LIGHT
27	PROPOSED TREE
28	EXISTING TREE
29	PROPOSED BENCH
30	EXISTING BENCH
31	PROPOSED BIKEWAY
32	EXISTING BIKEWAY
33	PROPOSED BIKEWAY SIGN
34	EXISTING BIKEWAY SIGN
35	PROPOSED BIKEWAY LIGHT
36	EXISTING BIKEWAY LIGHT
37	PROPOSED BIKEWAY FENCE
38	EXISTING BIKEWAY FENCE
39	PROPOSED BIKEWAY SIGNAGE
40	EXISTING BIKEWAY SIGNAGE
41	PROPOSED BIKEWAY LIGHTING
42	EXISTING BIKEWAY LIGHTING
43	PROPOSED BIKEWAY FURNITURE
44	EXISTING BIKEWAY FURNITURE
45	PROPOSED BIKEWAY SIGNAGE
46	EXISTING BIKEWAY SIGNAGE
47	PROPOSED BIKEWAY LIGHTING
48	EXISTING BIKEWAY LIGHTING
49	PROPOSED BIKEWAY FURNITURE
50	EXISTING BIKEWAY FURNITURE
51	PROPOSED BIKEWAY SIGNAGE
52	EXISTING BIKEWAY SIGNAGE
53	PROPOSED BIKEWAY LIGHTING
54	EXISTING BIKEWAY LIGHTING
55	PROPOSED BIKEWAY FURNITURE
56	EXISTING BIKEWAY FURNITURE
57	PROPOSED BIKEWAY SIGNAGE
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59	PROPOSED BIKEWAY LIGHTING
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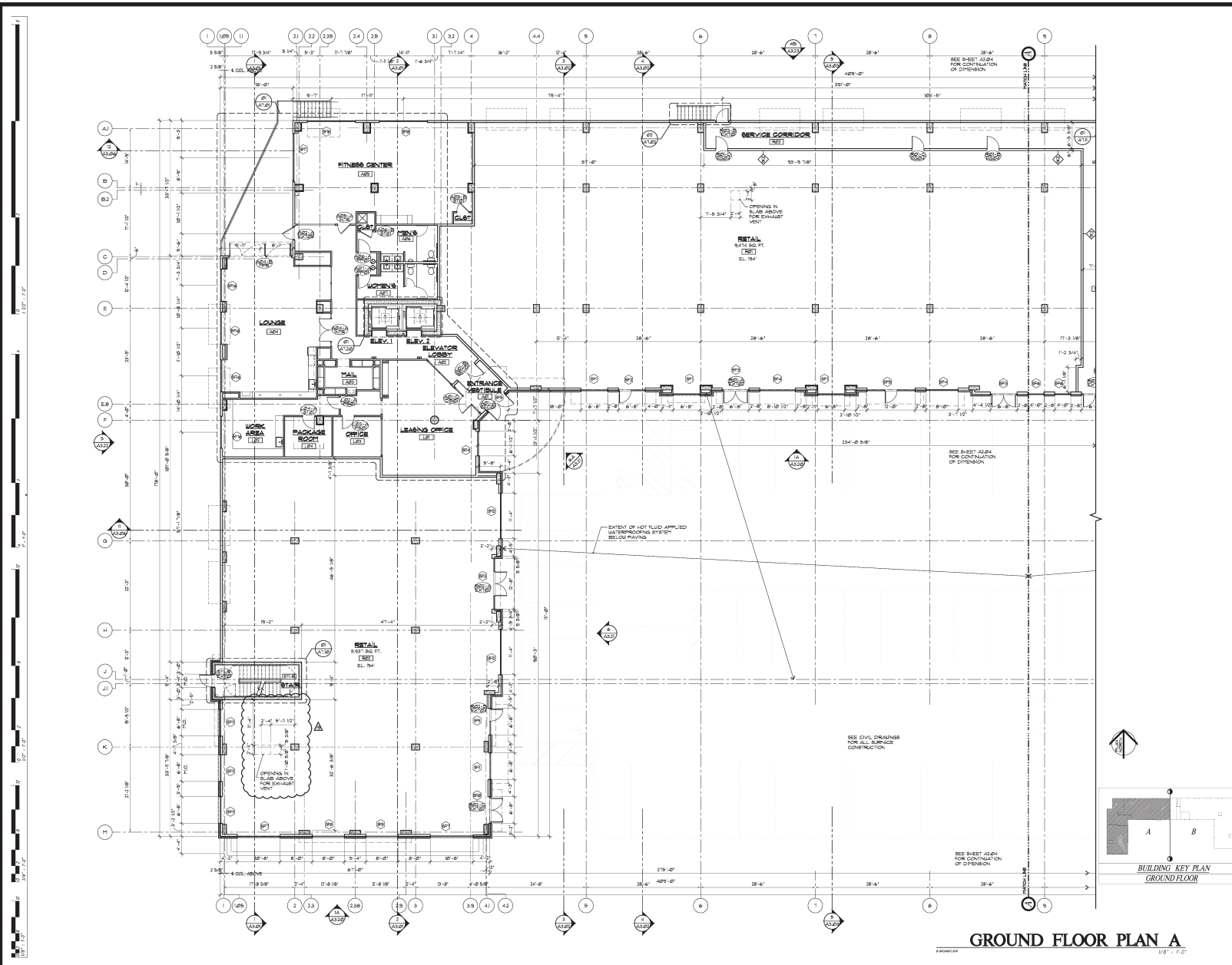
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GROUND FLOOR PLAN - BUILDING A



GROUND FLOOR PLAN A
1/8" = 1'-0"

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BUILDING ELEVATIONS



BUILDING ELEVATION 1



NORTH ELEVATION



SOUTH ELEVATION

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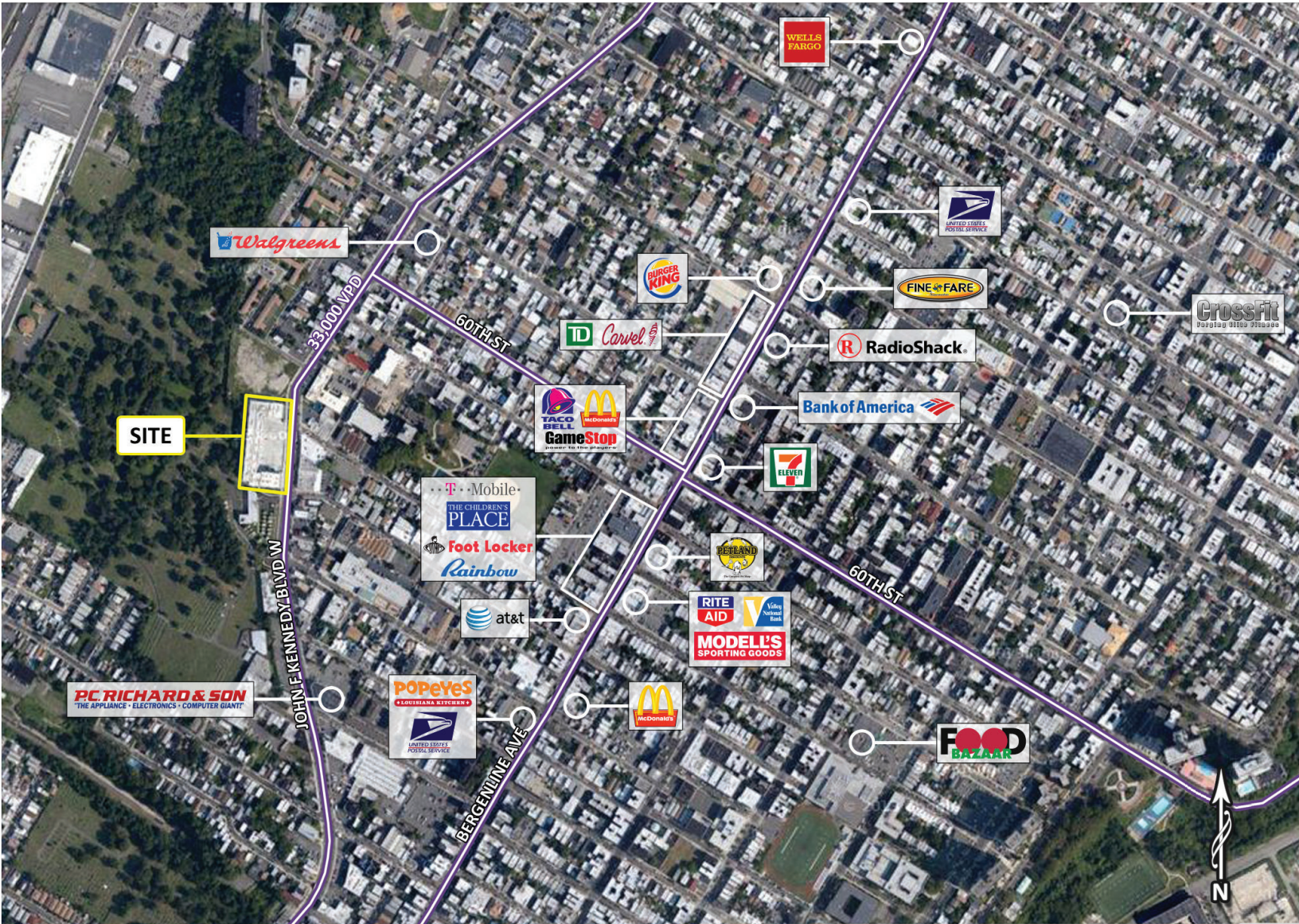
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