

**WEST NEW YORK, NJ - MIXED USE (RETAIL/OFFICE)**

5005 BERGENLINE AVE, WEST NEW YORK, NJ 07093



**OFFERING SUMMARY**

Available SF: 2,079 - 2,252 SF  
Lease Rate: Call for Details  
Building Size: 8,530 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: Retail space across 3 floors that would be great for bank, urgent care, daycare or restaurant in West New York NJ

**PROPERTY HIGHLIGHTS**

- Available Units: 2,252 SF (Lower Level) and 2,079 SF (First Floor)
- Mixed Use Retail/Office
- New \$49 million 10-Story Apartment Building Planned for 4901 Bergenline Avenue
- Great for Bank, Urgent Care, Daycare, Restaurant
- Owner will Separate Basement & Ground Level
- Very Densely Populated
- 35' of Frontage on Bergenline Avenue
- Prime Corner Retail Site
- Convenient Access to Light Rail, Rt. 1-9, New Jersey Turnpike, Rt. 3, Hudson County College

FOR MORE INFORMATION CONTACT:

**CHRISTOPHER CONWAY**

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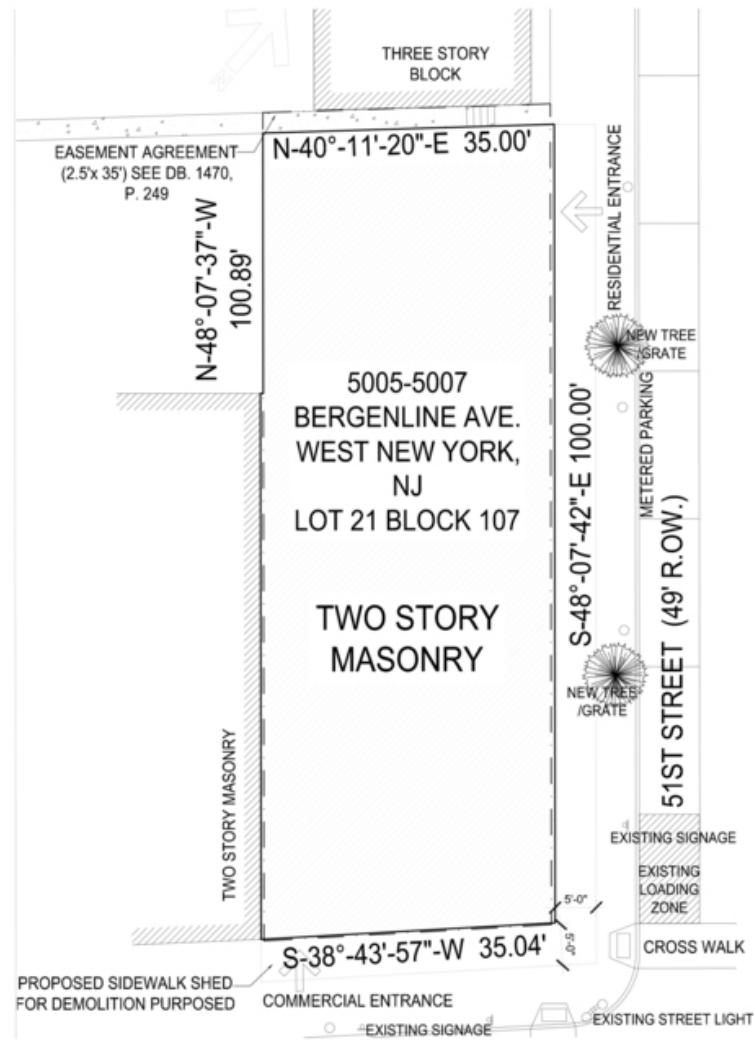
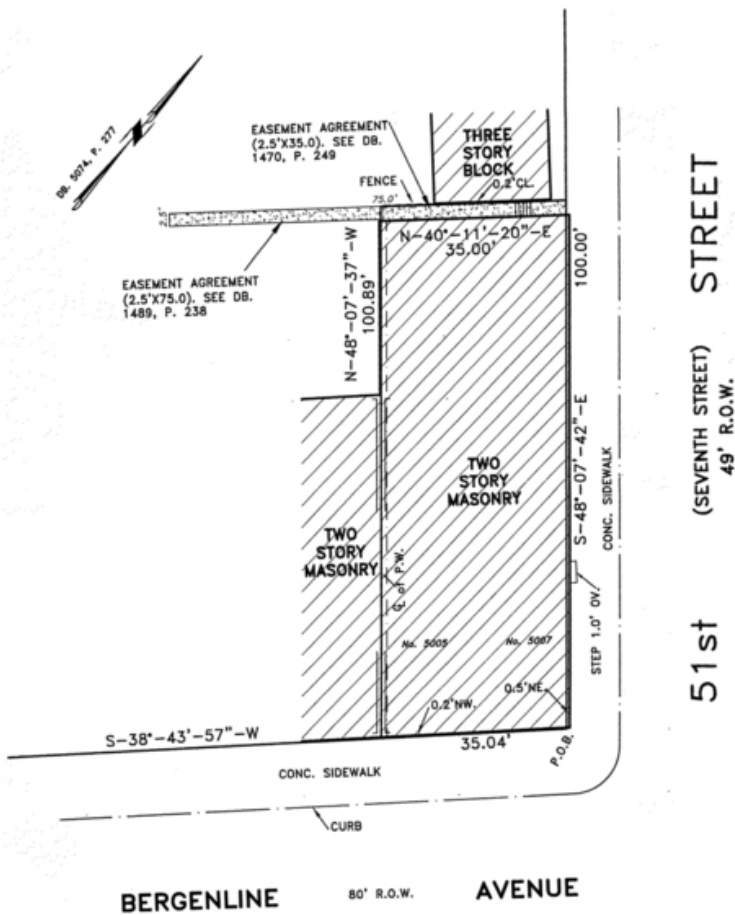
[THEGOLDSTEINGROUP.COM](http://THEGOLDSTEINGROUP.COM)

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

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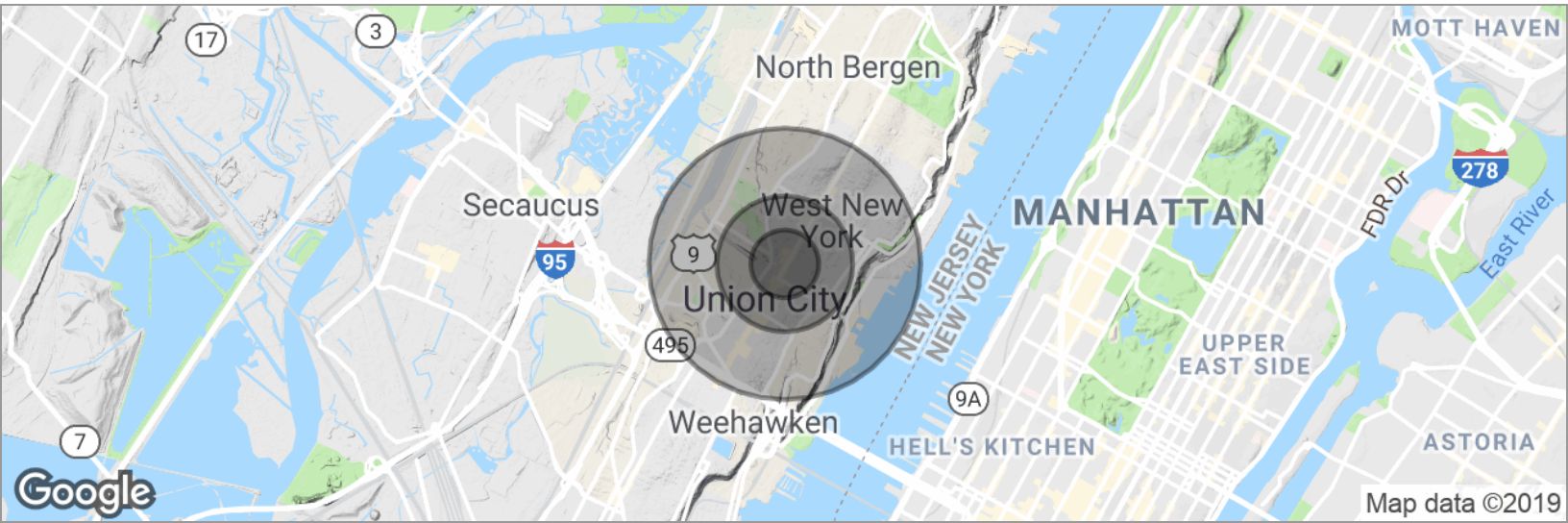
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**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total population	9,557	36,505	103,684
Median age	32.0	33.3	34.8
Median age (Male)	30.9	32.3	33.0
Median age (Female)	34.3	34.8	36.7

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	3,174	12,214	36,755
# of persons per HH	3.0	3.0	2.8
Average HH income	\$46,335	\$48,232	\$54,477
Average house value	\$477,907	\$455,074	\$461,708

\* Demographic data derived from 2010 US Census

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