

# bergenfield, nj

## 450 south washington avenue

prime retail space available | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	26,670	185,583	441,665
Median HHI	\$90,625	\$94,946	\$87,086
Daytime Population	19,041	164,281	454,363

Available	33,100 square feet (reasonable divisions considered) 5,000 square feet - storage space
Asking Rent	\$22.00 per square foot NNN
Real Estate Taxes	\$171,614.00
Area Retail	Advanced Auto Parts, Walgreens, PNC Bank, AutoZone, Bank of America, and many more
Comments	<ul style="list-style-type: none"><li>• immediate availability</li><li>• 28,638 vehicles per day on South Washington Avenue and 16,000 vehicles per day on New Bridge Road</li><li>• pylon signage on two roads</li><li>• large parking field and great storage</li></ul>

### For More Information:

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[sabre.life](http://sabre.life)

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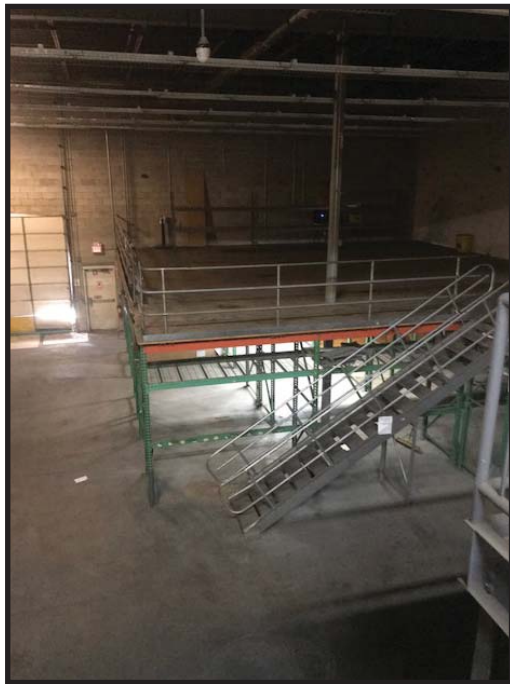
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## PROPERTY PHOTOS



**EXTERIOR**



**LOADING AREA**



**PYLON SIGN ON  
S WASHINGTON AVE.**

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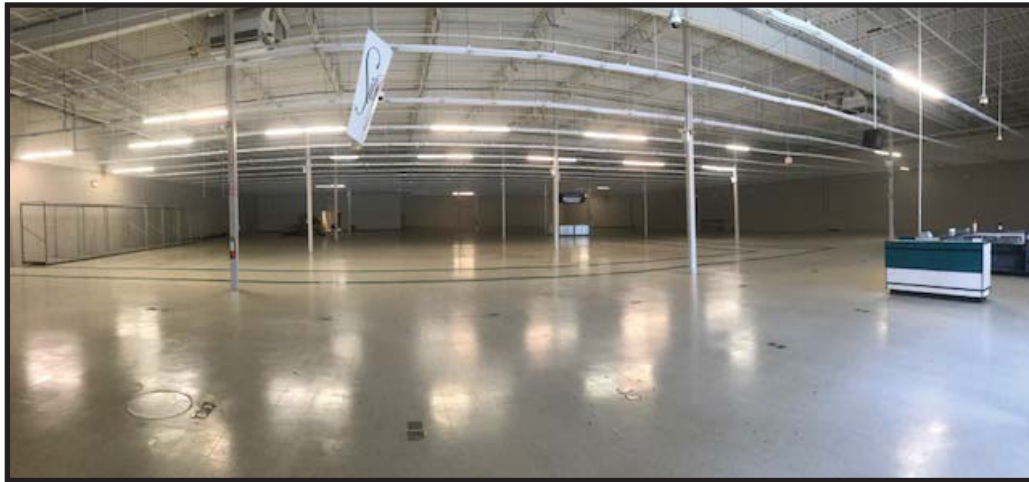
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PROPERTY PHOTOS



**INTERIOR**



**PYLON SIGN ON  
NEW BRIDGE RD.**



**ELECTRICAL  
SERVICE**



**INTERIOR**

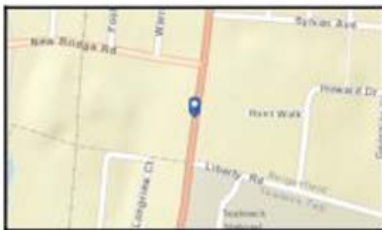
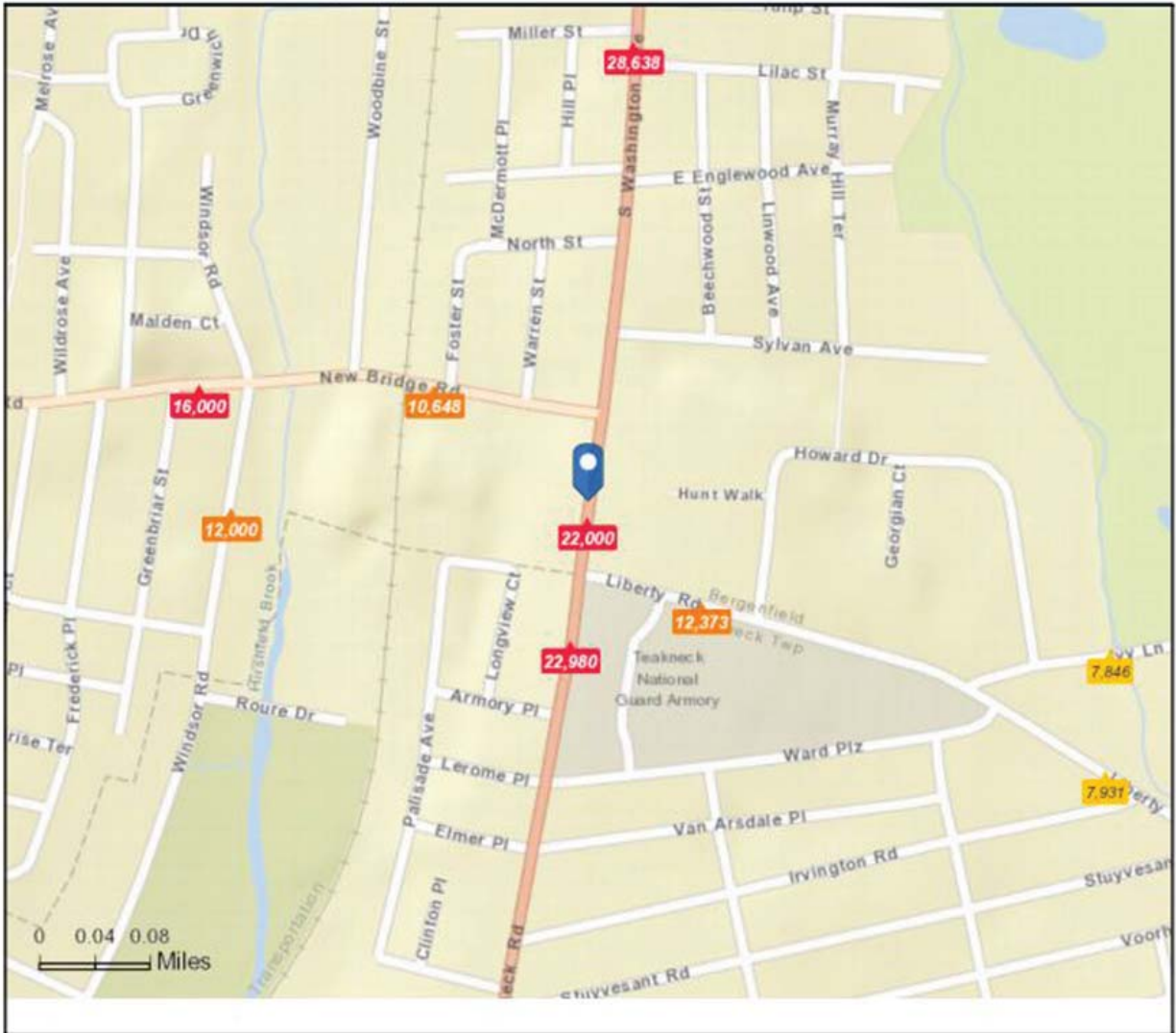
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### TRAFFIC



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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