

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
Asking Rent	Upon Request
Extras	\$7.44 (2021 estimate)
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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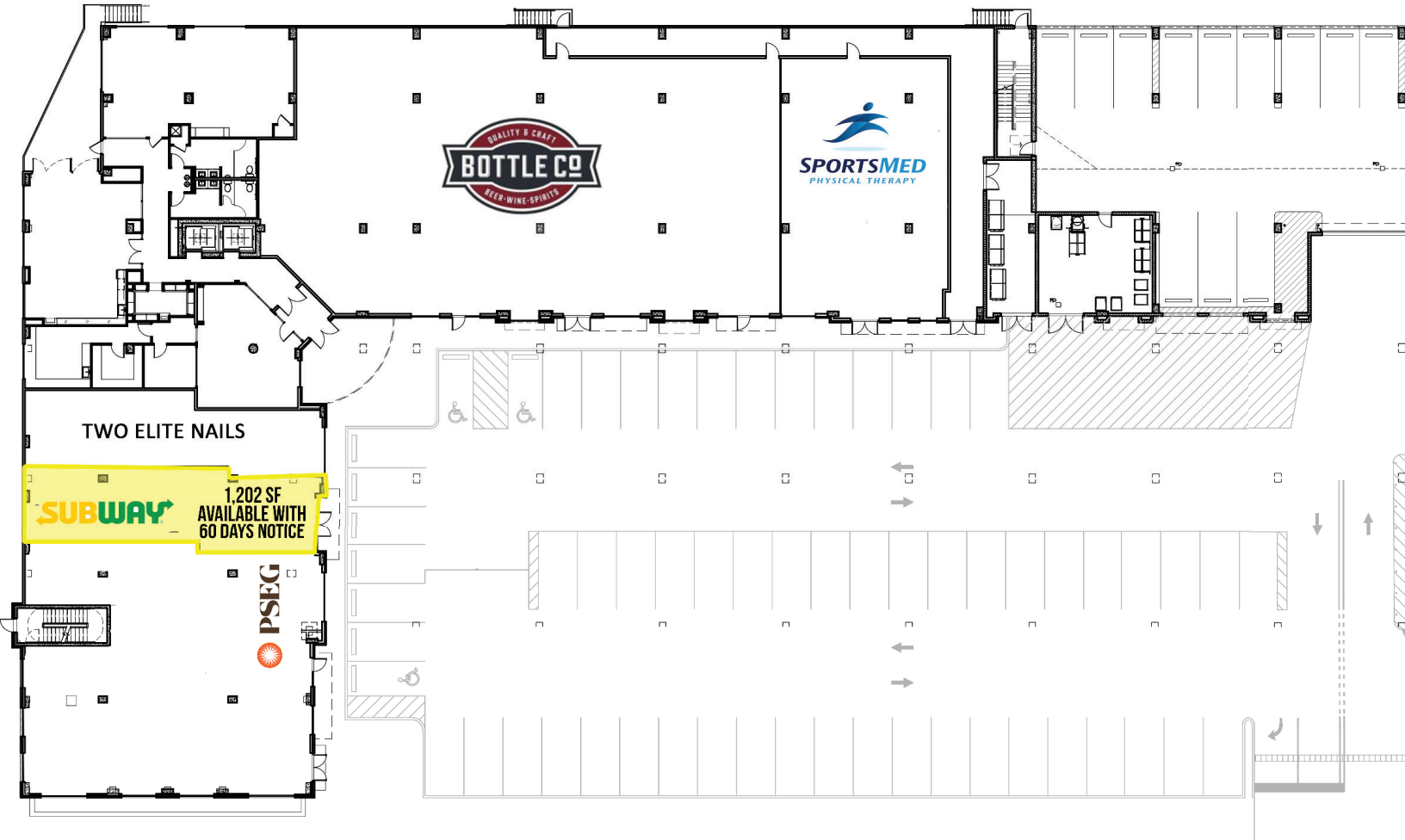
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SITE PLAN



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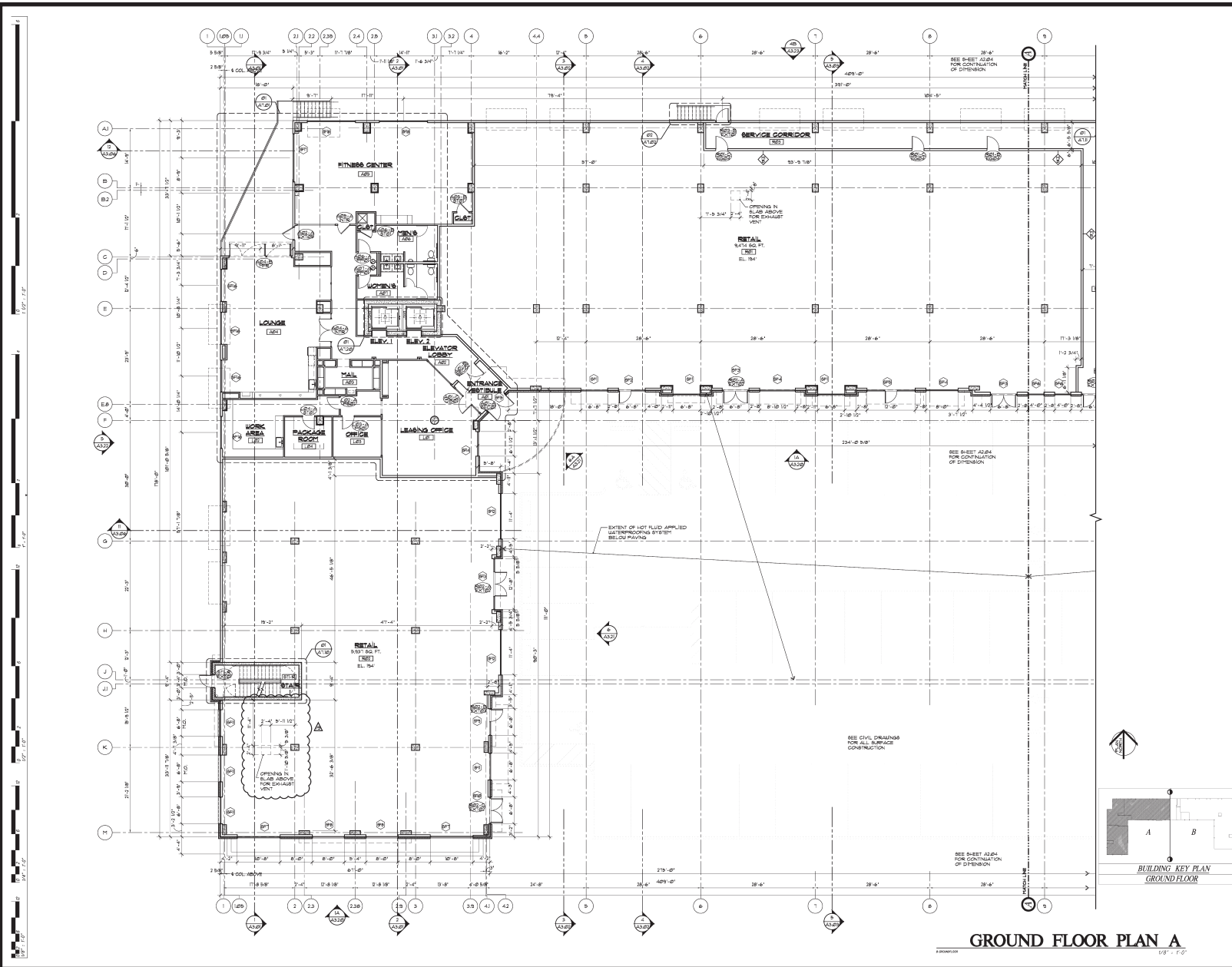
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GROUND FLOOR PLAN - BUILDING A



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BUILDING ELEVATIONS



BUILDING ELEVATION 1



NORTH ELEVATION



SOUTH ELEVATION

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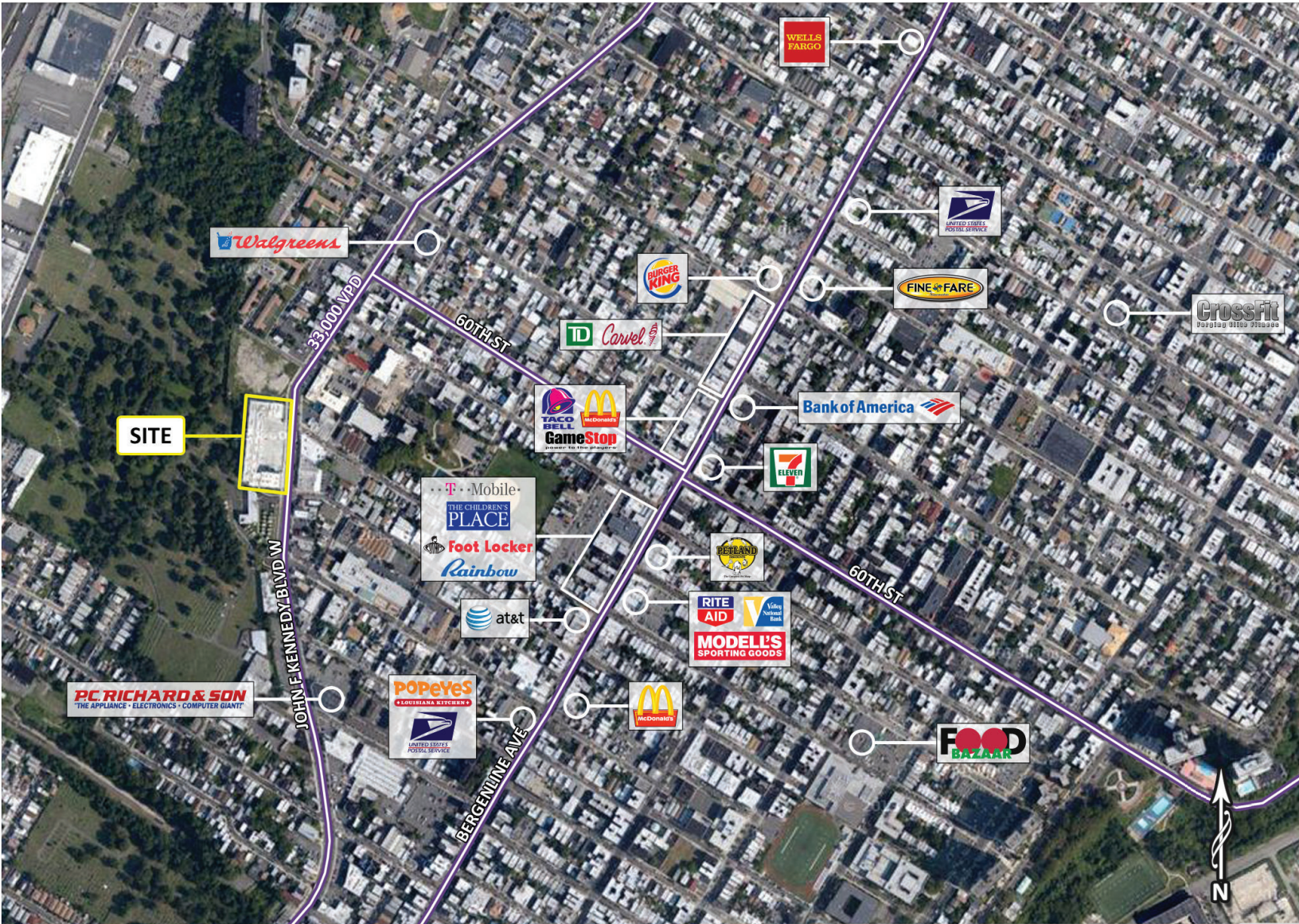
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