



OFFICE / RETAIL BUILDING

FOR LEASE

## ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047

*For More Information, Contact*

**SCOTT G. SAVASTANO**

*Director of Capital Markets*

[sgsavastano@blauberg.com](mailto:sgsavastano@blauberg.com)

973.379.6644 x147



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

# ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047



## PROPERTY DESCRIPTION

±1,750 SF Office / Retail Unit Available (2nd Floor)

## LOCATION DESCRIPTION

Across from NJ Transit Bus Stop  
 Approx. 0.6 Miles to Tonnelles Avenue  
 Approx. 2.18 Miles to NJ Turnpike  
 Approx. 13.7 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Plus TE)
Available SF:	1,750 SF
Building Size:	5,505 SF

## PROPERTY HIGHLIGHTS

- Ideal for Professional Offices, Martial Arts Dojo, Childcare, Learning Center
- Building Size at ±5,505 SF
- ±1,750 SF Available Located on 2nd Floor
- 87 Feet Frontage Along Bergenline Avenue
- At Corner of Traffic Light Intersection
- Street Parking
- Traffic Count (2018) at 18,169 (Bergenline Ave & 75th Street)
- Zoned Office

For More Information, Contact

**SCOTT G. SAVASTANO**

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

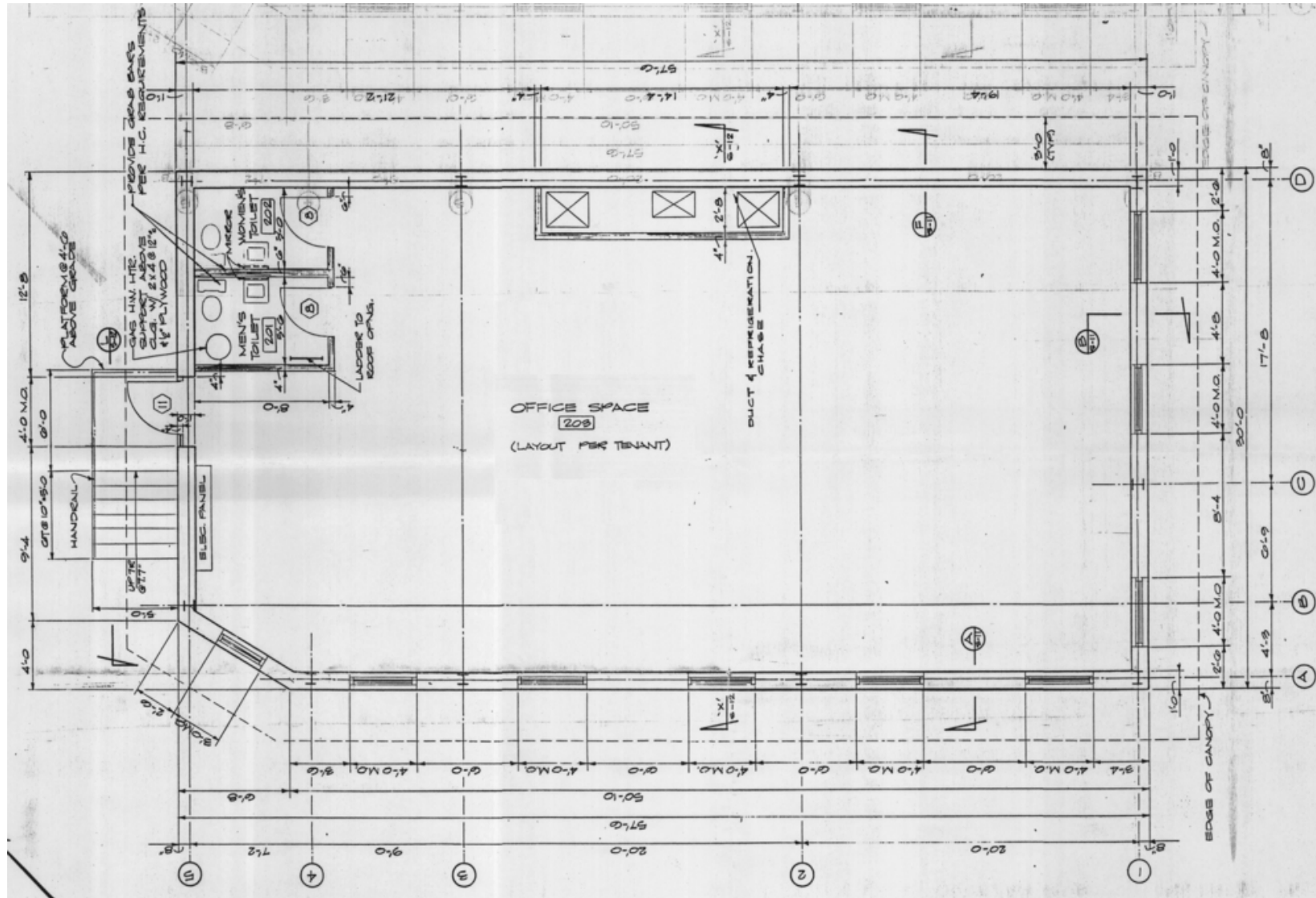


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047



For More Information, Contact

**SCOTT G. SAVASTANO**

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



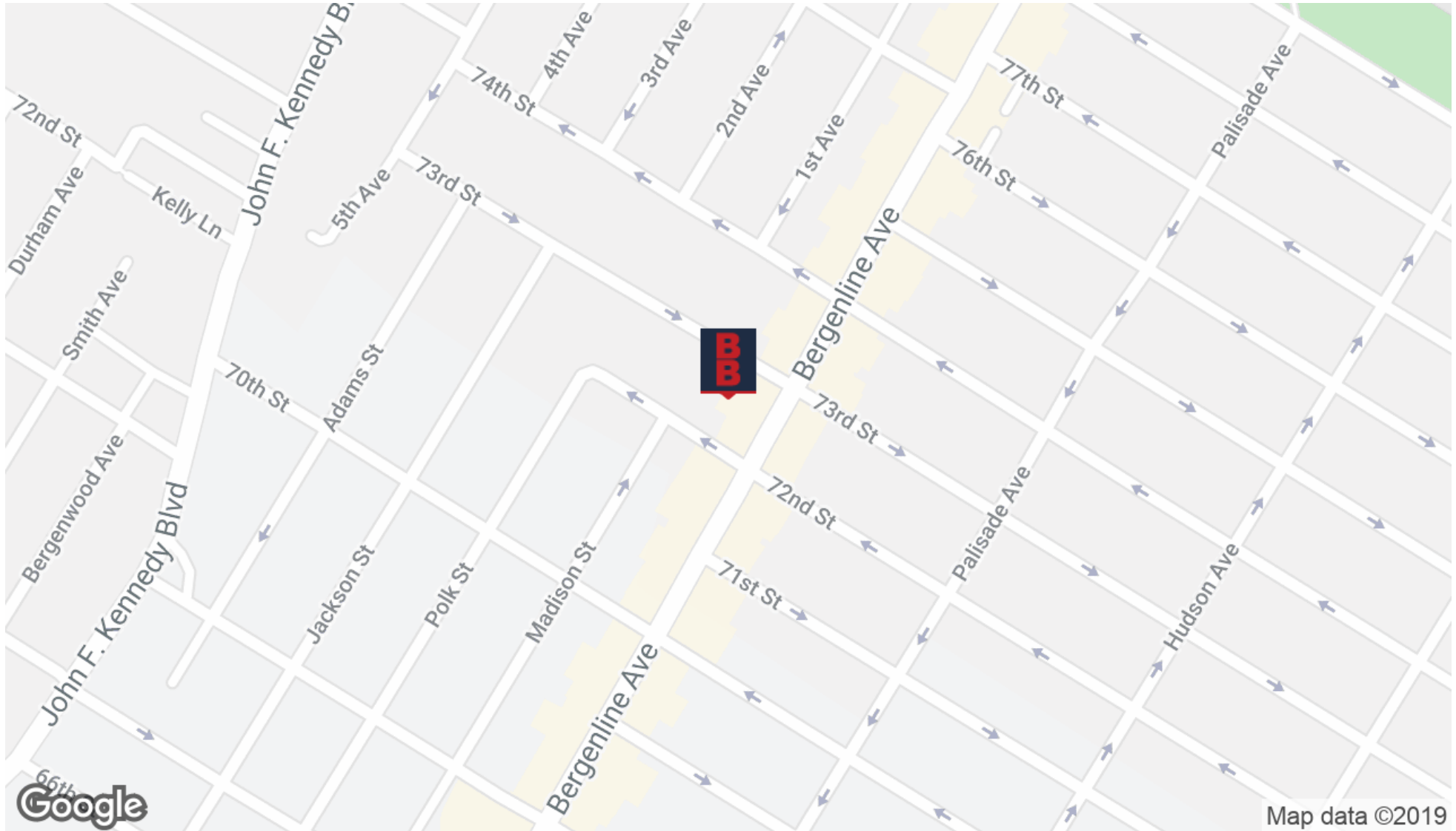
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

OFFICE / RETAIL BUILDING

FOR LEASE

# ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047



For More Information, Contact

**SCOTT G. SAVASTANO**

Director of Capital Markets

[sgsavastano@blauberg.com](mailto:sgsavastano@blauberg.com)

973.379.6644 x147

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

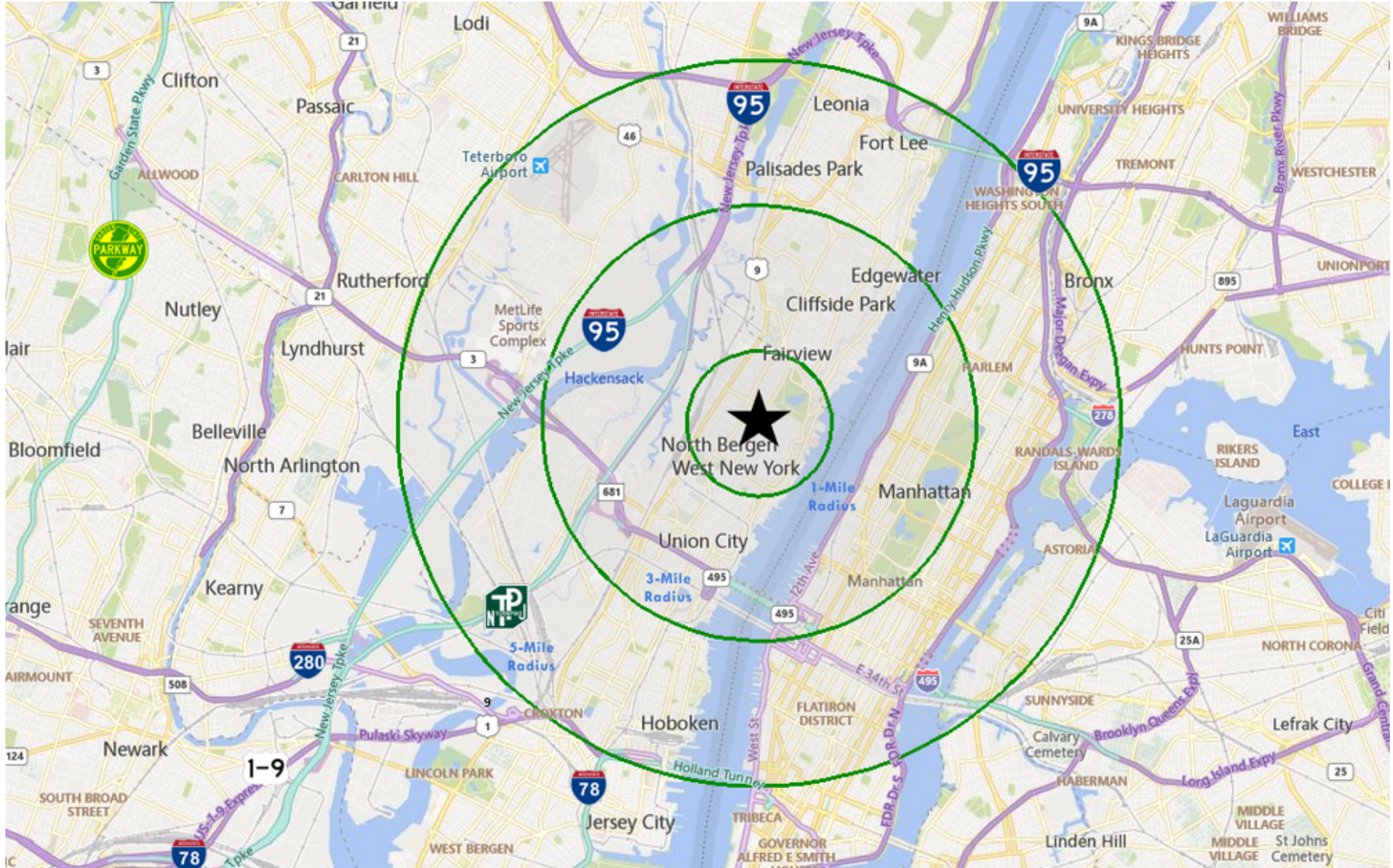
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.





# ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047



For More Information, Contact

**SCOTT G. SAVASTANO**

Director of Capital Markets

[sgsavastano@blauberg.com](mailto:sgsavastano@blauberg.com)

973.379.6644 x147

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	100,571	628,832	2,017,581
2019 Estimate	97,414	618,095	1,971,860
2010 Census	91,280	599,943	1,829,082
Growth 2019-2024	3.24%	1.74%	2.32%
Growth 2010-2019	6.72%	3.03%	7.81%
2019 Population Hispanic Origin	71,296	234,256	619,418
<b>2019 Population by Race:</b>			
White	79,979	463,805	1,305,096
Black	6,149	59,734	332,350
Am. Indian & Alaskan	1,796	6,554	23,666
Asian	6,495	68,419	247,097
Hawaiian & Pacific Island	245	1,035	3,659
Other	2,749	18,548	59,992
<b>U.S. Armed Forces:</b>	<b>57</b>	<b>138</b>	<b>523</b>
<b>Households:</b>			
2024 Projection	37,672	282,217	931,131
2019 Estimate	36,481	278,145	911,378
2010 Census	34,064	272,350	849,417
Growth 2019 - 2024	3.26%	1.46%	2.17%
Growth 2010 - 2019	7.10%	2.13%	7.29%
Owner Occupied	11,974	83,278	244,858
Renter Occupied	24,506	194,866	666,520
<b>2019 Avg Household Income</b>	<b>\$75,227</b>	<b>\$117,721</b>	<b>\$116,117</b>
<b>2019 Med Household Income</b>	<b>\$55,469</b>	<b>\$82,234</b>	<b>\$80,880</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	8,122	51,809	183,173
\$25,000 - \$50,000	8,271	42,378	135,082
\$50,000 - \$75,000	6,882	36,064	114,771
\$75,000 - \$100,000	4,805	30,482	96,351
\$100,000 - \$125,000	2,767	23,726	78,890
\$125,000 - \$150,000	1,735	15,801	51,411
\$150,000 - \$200,000	2,024	24,797	80,705
\$200,000+	1,876	53,087	170,994

For More Information, Contact

**SCOTT G. SAVASTANO**

Director of Capital Markets

sgsavastano@blauberg.com

973.379.6644 x147

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



# ±1,750 SF OFFICE / RETAIL UNIT AVAILABLE (2ND FLOOR)

7201 Bergenline Avenue, North Bergen, NJ 07047



## SCOTT G. SAVASTANO

Director of Capital Markets

[sgsavastano@blauberg.com](mailto:sgsavastano@blauberg.com)

**Direct:** 973.379.6644 x147 | **Cell:** 973.464.3800

## PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

## EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

*For More Information, Contact*

**SCOTT G. SAVASTANO**

*Director of Capital Markets*

[sgsavastano@blauberg.com](mailto:sgsavastano@blauberg.com)

973.379.6644 x147

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.