

RETAIL FOR LEASE

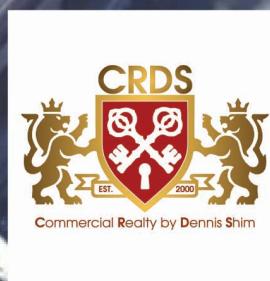
Retail or Professional Use

PRIME LOCATION

NEW CONSTRUCTION

470

BERGEN BOULEVARD
PALISADES PARK, NJ 07650



PROPERTY INFORMATION

470

BERGEN BOULEVARD
PALISADES PARK, NJ 07650

New Construction



APPROXIMATE SIZE

Ground Floor: Approx. 2,675sf (1,682sf & 993sf)
2nd Floor: Approx. 2,675sf (1 unit)

ASKING RENT

Upon Request

LEASE TYPE

Triple Net (NNN)

POSSESSION

April 2026

TERM

5 Years minimum

FRONTAGE

75 FT

PARKING

Ample

COMMENTS

- Over 23,000 traffic count daily base.
- Prime retail space available for the first time in over 30 years.
- Strong visibility on one of Bergen Blvd.
- Modern Facade with wraparound glass window panes building.
- Elevator is optional, depend on the tenant.

USE

Commercial (Retail/ Office)

NEARBY MAJOR RETAILERS



CONTACT

Dennis Shim/Licensed Broker
917.662.8498
crbyds@gmail.com

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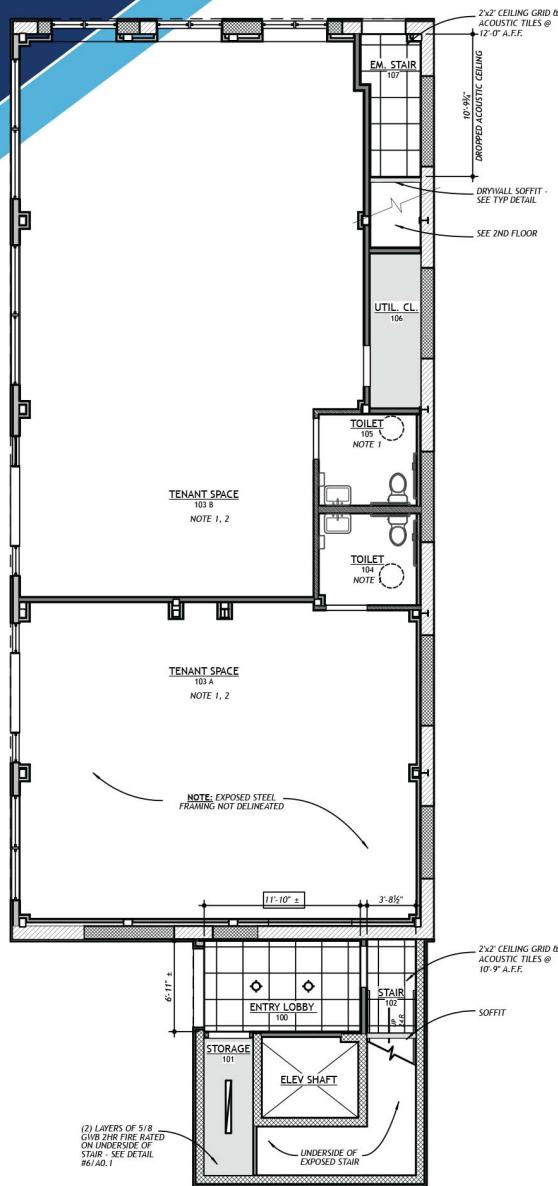
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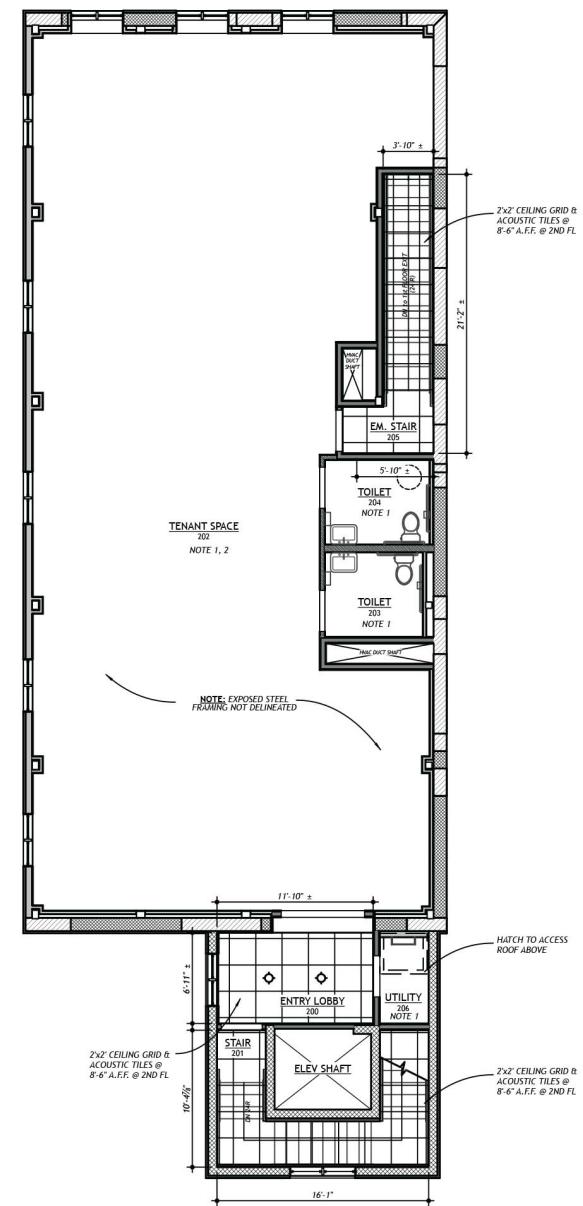
New Construction

FLOOR PLANS

RETAIL SPACE



OFFICE



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1
A3.0

REFLECTED CEILING PLAN - 1ST FLOOR

2
A3.0

REFLECTED CEILING PLAN - 2ND FLOOR

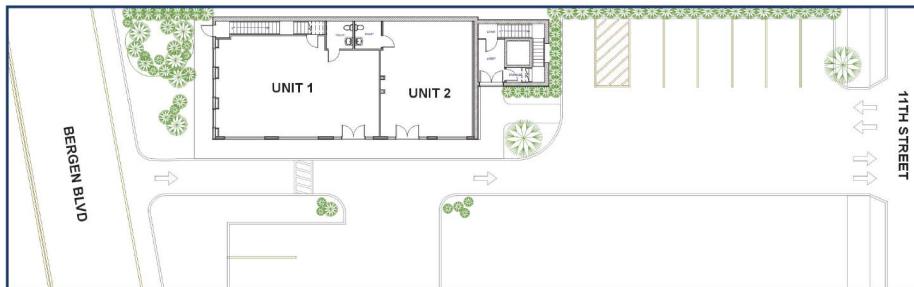
3/16" = 1'-0"

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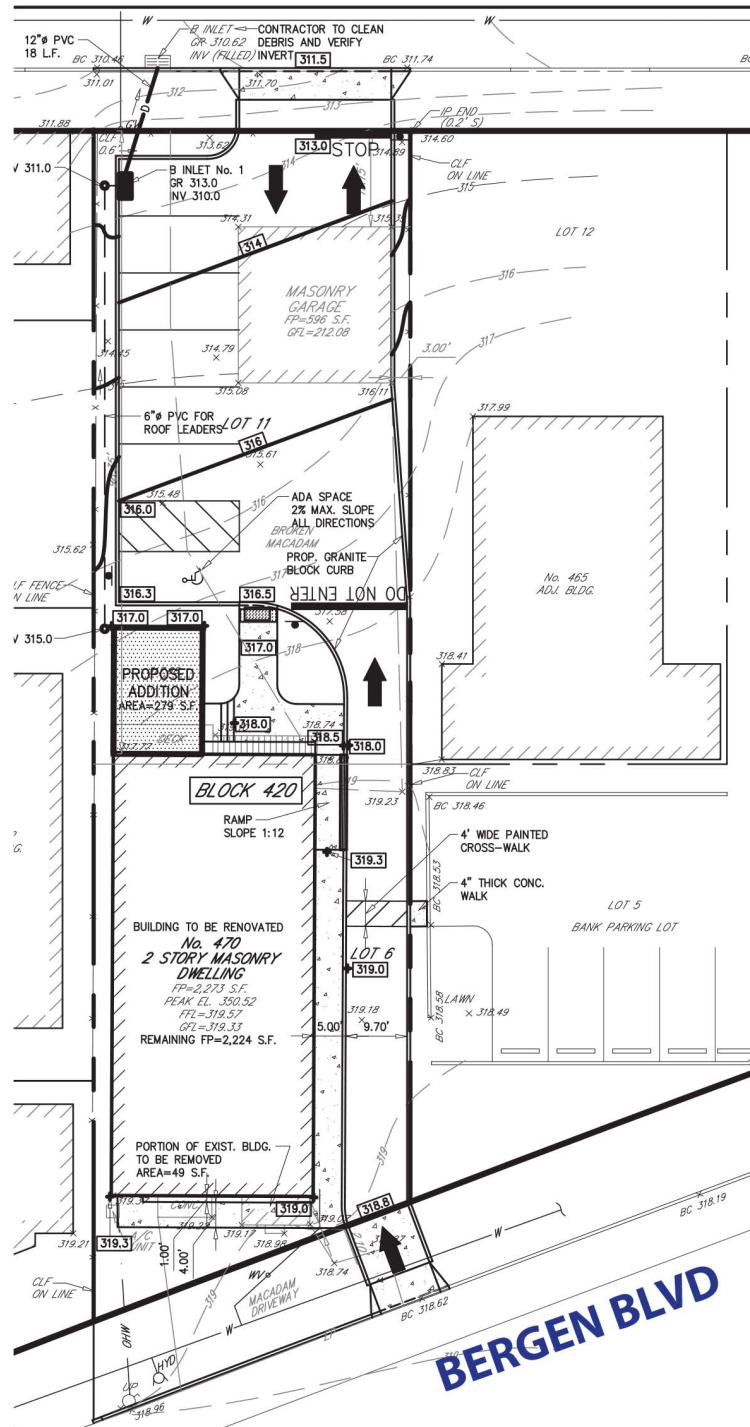
SITE PLAN



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11th STREET



470

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PALISADES PARK



N Bergen

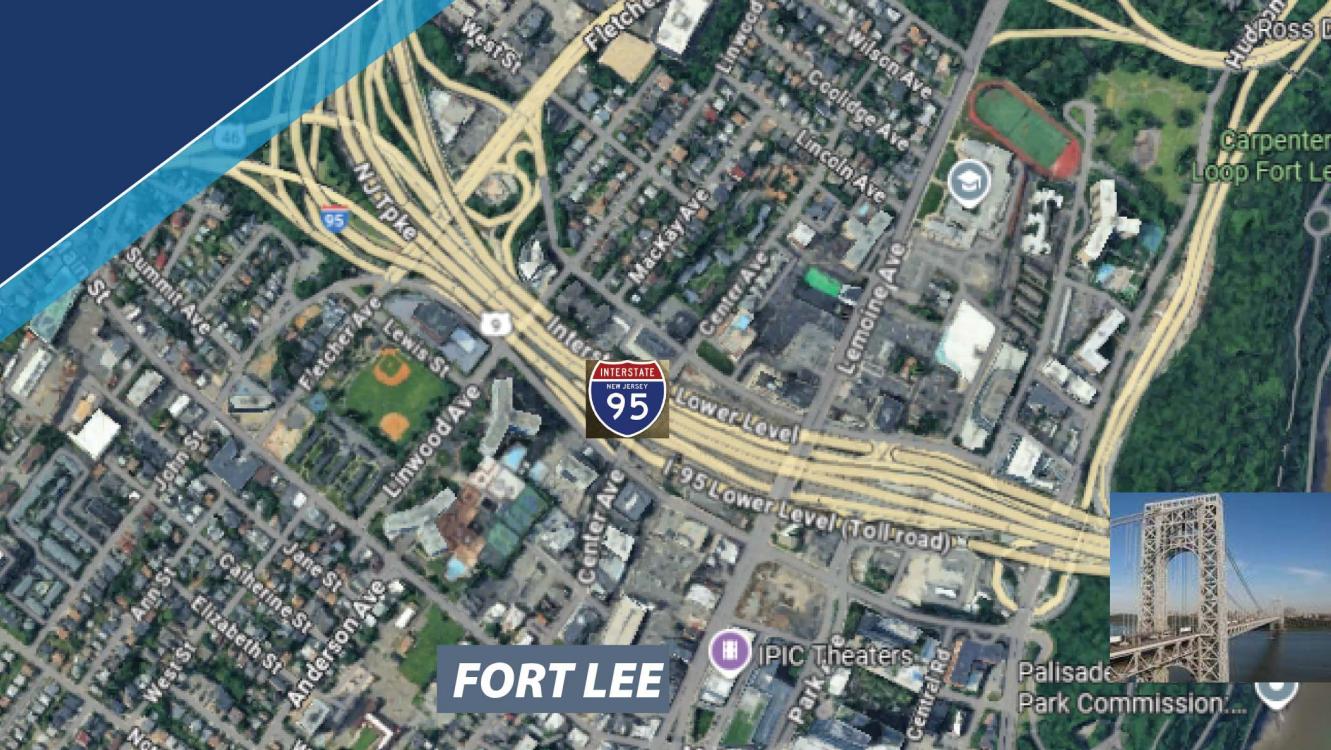


343 Bergen Blvd
Rect

LOCATION



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FORT LEE

WHY 470 BERGEN BLVD IS A STRONG RETAIL/OFFICE LOCATION

- 1) High population density + compact area
- 2) Affluent residents + increasing incomes
- 3) Strong existing retail market / high retail sales
- 4) Cultural clustering and niche markets
- 5) Access & visibility
- 6) Growing, dynamic demographic
- 7) High walk-ability / local amenities

WHAT WOULD MAKE 470 BERGEN BLVD IN PARTICULAR ESPECIALLY GOOD

- 1) Frontage and visibility
- 2) Parking availability
- 3) Commercial/ Office usage



EDGEWATER

470

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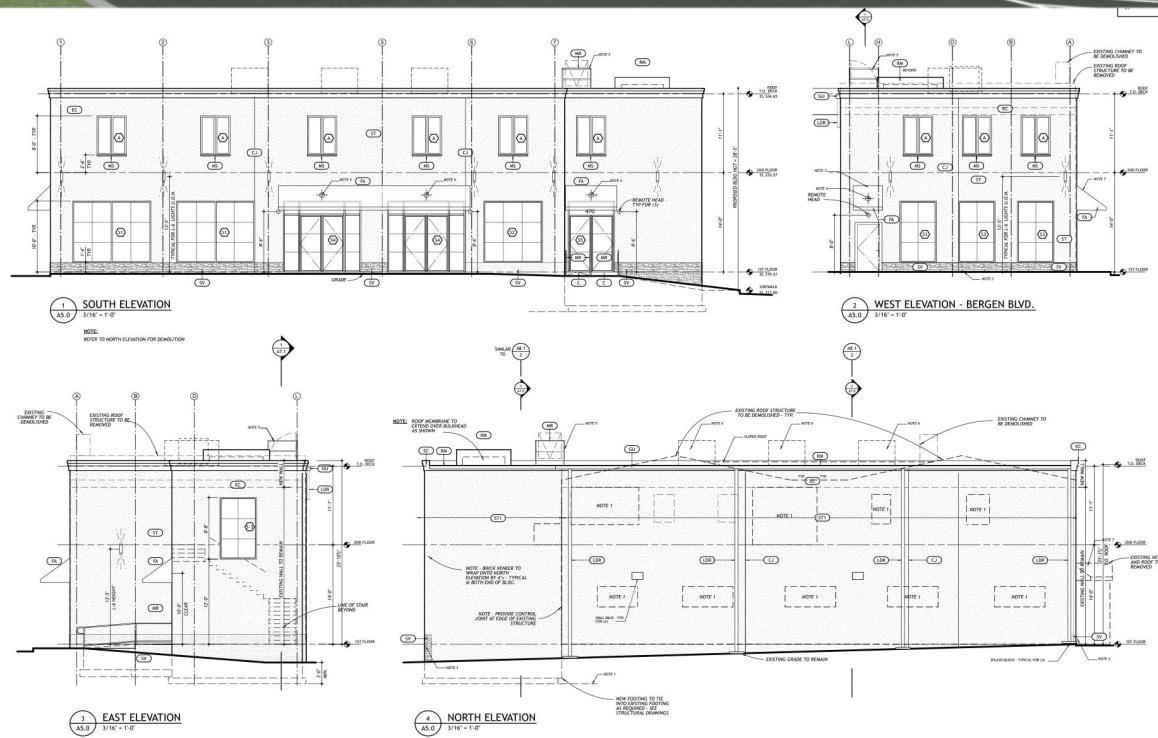
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RETAIL FOR LEASE

ELEVATIONS



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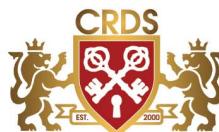
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