

## OFFICE FOR LEASE

2,000 SF | FORMER DENTIST OFFICE | PRICED RIGHT | AVAILABLE IMMEDIATELY

4900 Bergenline Ave, Union City, NJ 07087



### PROPERTY DESCRIPTION

Discover a modern and professional atmosphere at the property on Bergenline Ave in Union City, NJ. This prime commercial space offers high visibility and foot traffic, making it an ideal location for businesses seeking to maximize exposure. The building boasts state-of-the-art facilities, including spacious office suites, modern amenities, and ample parking. With its strategic positioning and sleek, contemporary design, the property presents an attractive opportunity for businesses looking to elevate their brand presence. Take advantage of the prime location and customizable spaces, perfect for creating a dynamic work environment that aligns with your business goals and sets you apart from the competition.

### PROPERTY HIGHLIGHTS

- 2,000 SF of office space | Former Dentist Office | Modern dental office suite built out
- High visibility location with heavy foot traffic | Great for Business in Professional Services
- Ample street parking for tenants and visitors
- Strategic positioning for maximum brand exposure with sign
- Spacious and well-maintained common areas

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr + \$2.50/CAM (NNN)
Number of Units Available:	1
Available SF:	2,000 SF
Lot Size:	2,512 SF
Building Size:	9,400 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,317	12,725	38,430
Total Population	15,421	35,077	100,164
Average HH Income	\$81,847	\$86,412	\$95,196

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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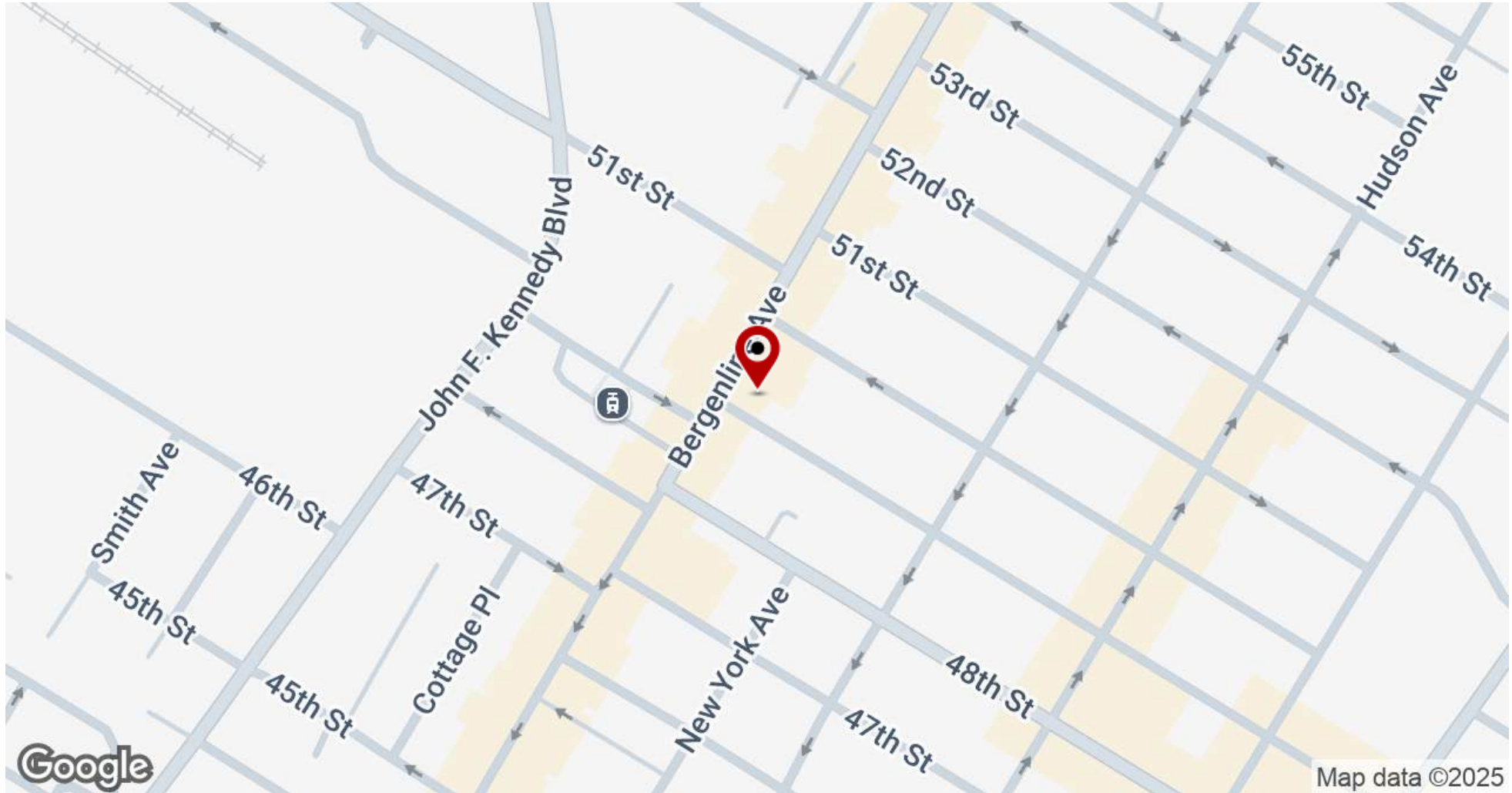
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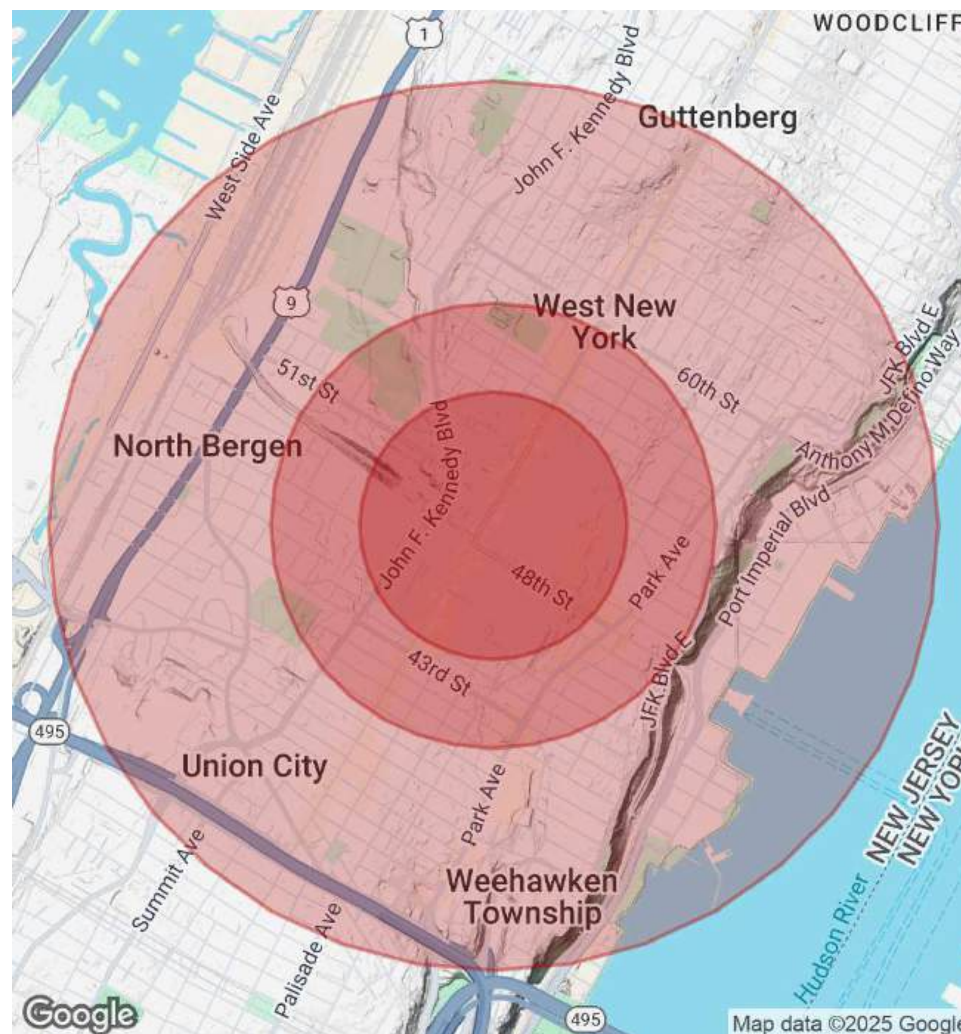
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15,421	35,077	100,164
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,317	12,725	38,430
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$81,847	\$86,412	\$95,196
Average House Value	\$549,457	\$532,400	\$560,045

Demographics data derived from AlphaMap



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