



101-A Portland Ave, Bergenfield, NJ 07621

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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AVAILABLE FOR LEASE

- End cap - approx. 2,200 SF (former dry cleaner-drop off site)
- Frontage - 25ft
- Ample parking
- Located in downtown Bergenfield
- Minutes to Route 4, I-80 & Garden State Parkway
- Traffic count on S. Washington Ave: 24,001 VPD
- Zoning B-1 (retail business zone): [Click Here for More Info](#)
- Ideal for retail, boutique fitness, medical, professional office, salon, personal service or specialty food uses
- Neighboring national tenants: Dollar Tree, 7-ELEVEN, Sherwin-Williams, Papa Johns, Pizza Hut, Wingstop, Dunkin', McDonald's, Dollar General, Tropical Juice Bar, ALDI, Lidl, Walgreens, Valvoline, Extra Space Storage and many more...

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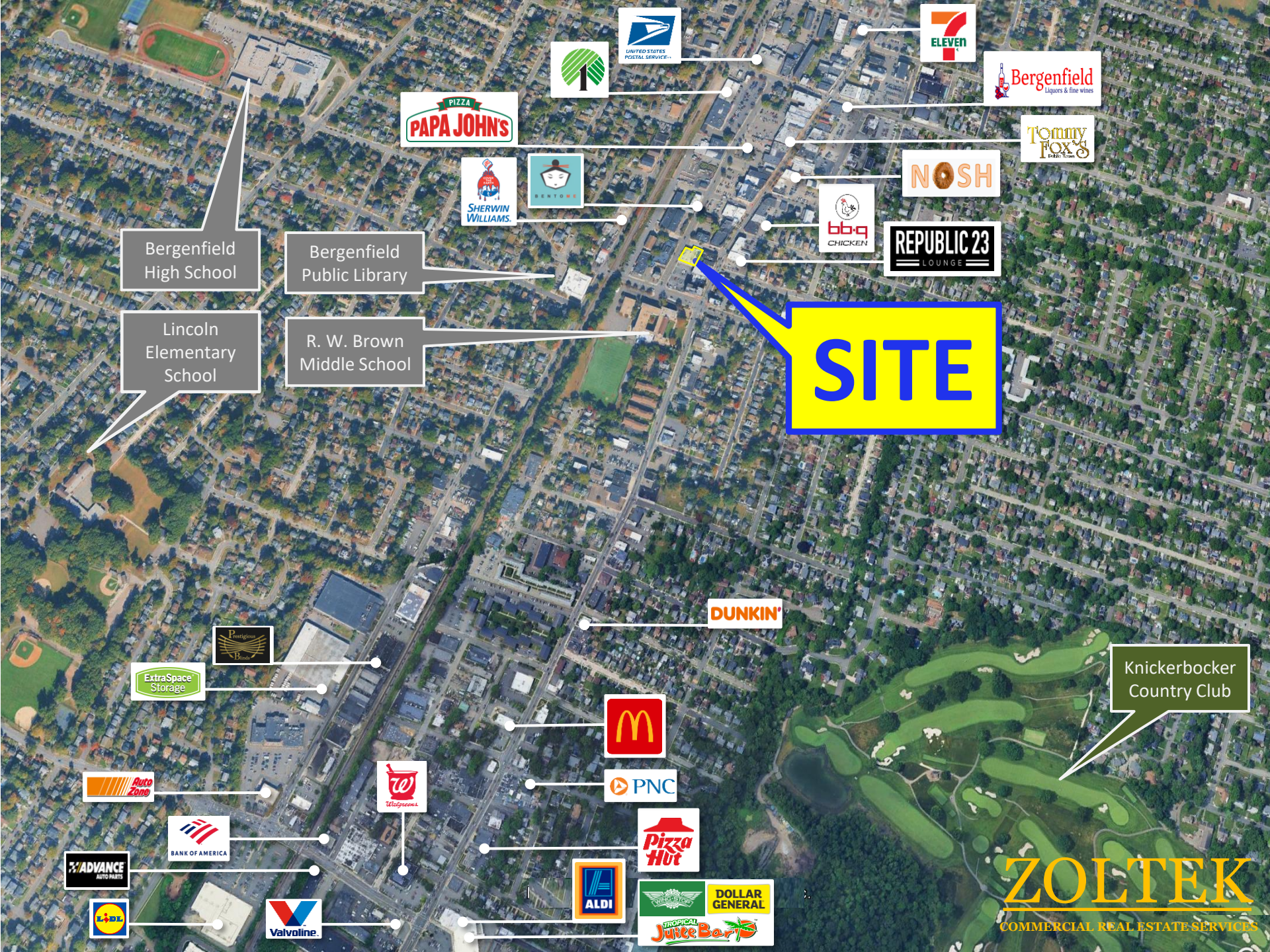
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Bergenfield High School

Bergenfield Public Library

Lincoln Elementary School

R. W. Brown Middle School

SITE

DUNKIN'

Knickerbocker Country Club

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	30,365	182,832	393,475
Daytime Population	6,522	63,864	196,332
Households	10,018	62,775	142,621
Median Age	41.6	42.2	43.3
Average HH Income	\$138,614	\$157,130	\$146,452

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