



YOUR SIGN HERE

**YOUR
SIGN
HERE**

**YOUR
SIGN
HERE**

**Proposed
ATM
Vestibule**

BANK BRANCH IS STILL OPEN, DISCRETION IS REQUIRED

7501
BROADWAY

**BLOCK 296, LOT 1
NORTH BERGEN, NJ**

For Sale - Contact

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Building Size

- +/- 3,544 SF

Lot Size

- +/- 0.079 Acres

Asking Price

- \$1,050,000

Taxes

- \$43,243.17 (2025)

Zoning - C-1: General Commercial

- Child Care
- Commercial Services
- House of Worship
- Office
- Restaurant
- Retail

Site Description

- Highly visible two-story former bank located at the signalized intersection of Broadway & 75th Street
- Building is approximately 3,544 SF on the ground floor and features a full usable basement and 2nd floor mezzanine
- Well-maintained asset that recently underwent extensive renovations
- Extremely dense demographics with over 185,000 residents (excluding NYC) within two miles of the subject site
- Property will be deed restricted for 2 years against any financial institution
- Wells Fargo Bank, N.A. will operate a separate ATM vestibule that will provide an immediate rental stream to new owner
- Flexible commercial zoning, including residential conversion potential of up to 3 units above ground floor commercial

Demographics

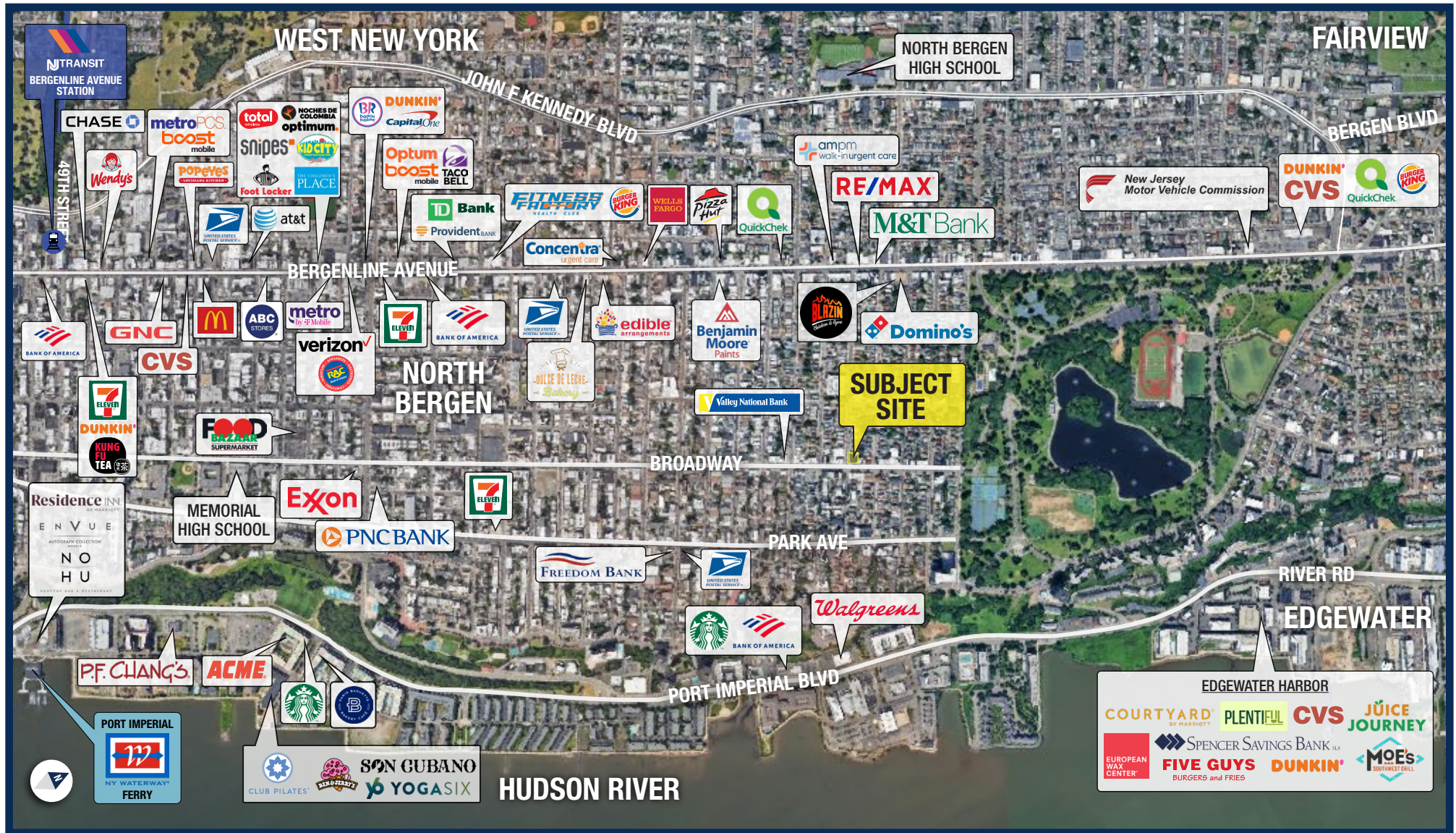
Radius	Population	Total Daytime Population	Median HH Income	Median Age
1 Mile	92,199	64,868	\$76,620	39.2
2 Mile	185,102	139,213	\$76,256	38.6
3 Mile	272,632	225,836	\$80,685	38.9

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MARKET AERIAL

Macro Market Aerial



7501
BROADWAY

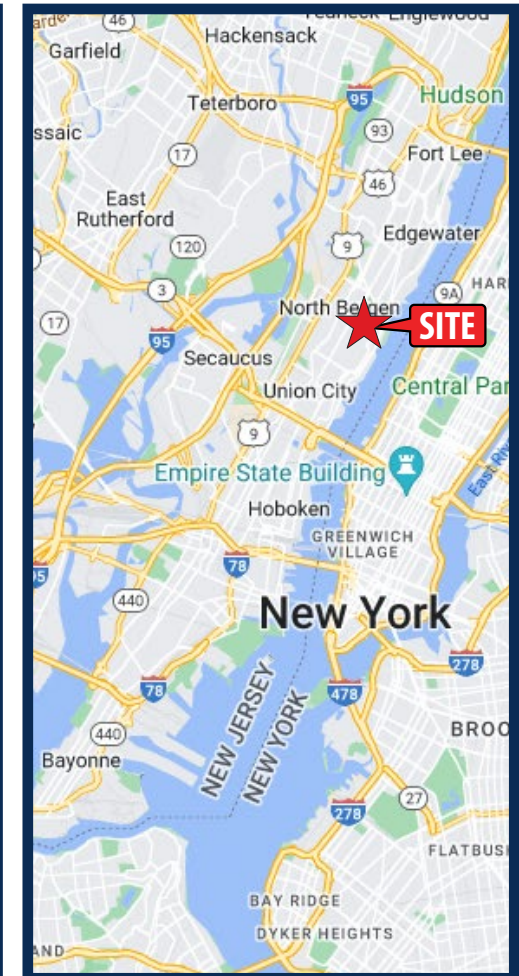
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MARKET AERIAL & LOCATION

Micro Market Aerial



State Map



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