

# SPACE FOR LEASE

410 BERGEN BOULEVARD  
PALISADES PARK, NJ 07650



(William) Hyuk S Lee, CCIM  
(201) 546-0973

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**COMMERCIAL**  
REALTY

# LEASE

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## PROPERTY DESCRIPTION

410 Bergen Boulevard is an inviting retail destination characterized by significant curb appeal and thoughtful design. The property features generous storefront glazing, allowing abundant natural light while presenting opportunities for impactful branding along a well-traveled corridor. Interior volumes can accommodate a variety of merchandising strategies, providing flexibility for both boutique and larger format concepts. Building finishes and layout support efficient customer circulation, while dedicated entry points reinforce a professional retail experience. The property's composition is tailored to meet the expectations of discerning tenants seeking a polished environment that underscores their brand with clarity and presence.

## OFFERING SUMMARY

Lease Rate:	\$6,000 per month (MG)
Available SF:	2,000 SF
Zoning:	Mixed Commercial

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,535	5,079	20,900
Total Population	3,630	13,336	50,980
Average HH Income	\$143,195	\$149,476	\$151,340

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## PROPERTY HIGHLIGHTS

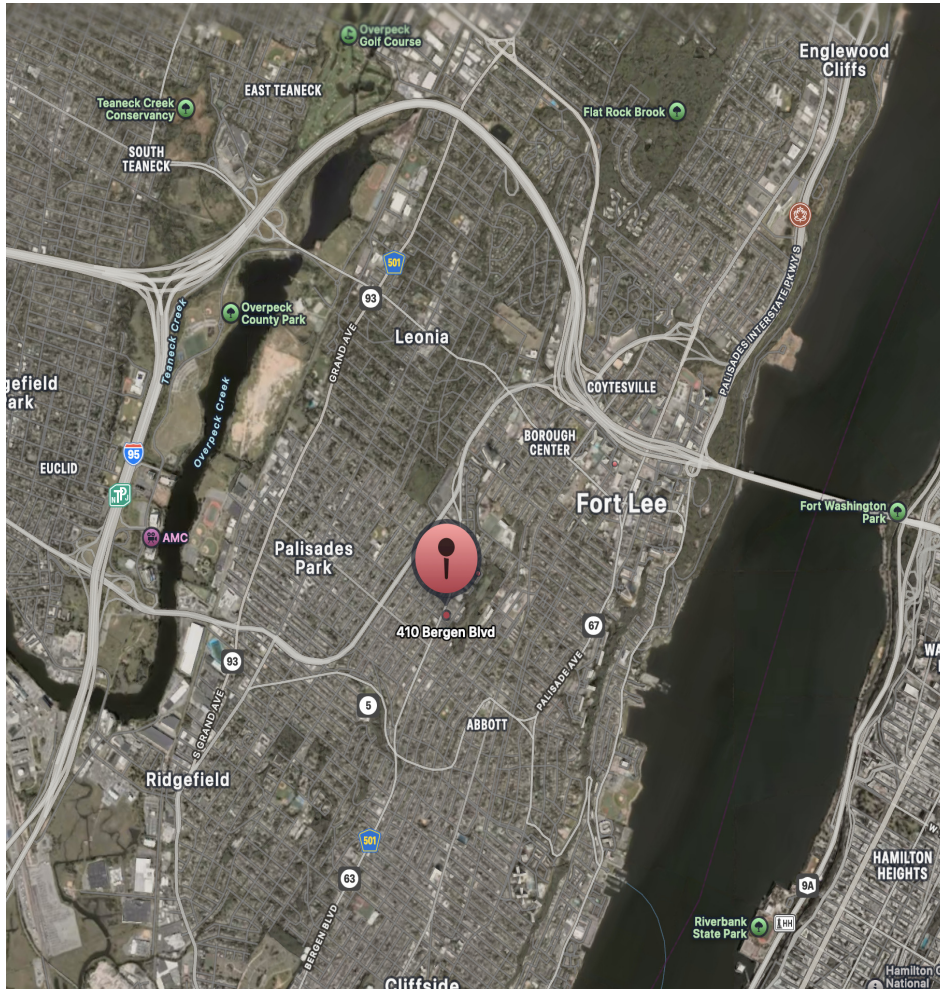
- Distinctive retail frontage with prominent visibility to Bergen Boulevard traffic
- Expansive glazing provides natural light and merchandising flexibility
- Interior configuration supports adaptable layouts for retailers
- Dedicated public entrance enhances customer arrival experience
- Well-maintained facade conveying a professional retail image
- Highly functional floor plan simplifies tenant build-outs
- Set within a single-story structure for easy accessibility
- Ample signage opportunities reinforce brand presence
- Setback allows for comfortable pedestrian approach
- Ideal for medical, lifestyle, specialty, or service-oriented retailers

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## LOCATION DESCRIPTION

Strategically positioned along the major thoroughfare connecting to and from the George Washington Bridge, the property benefits from strong visibility and accessibility, surrounded by a dense and established residential population.

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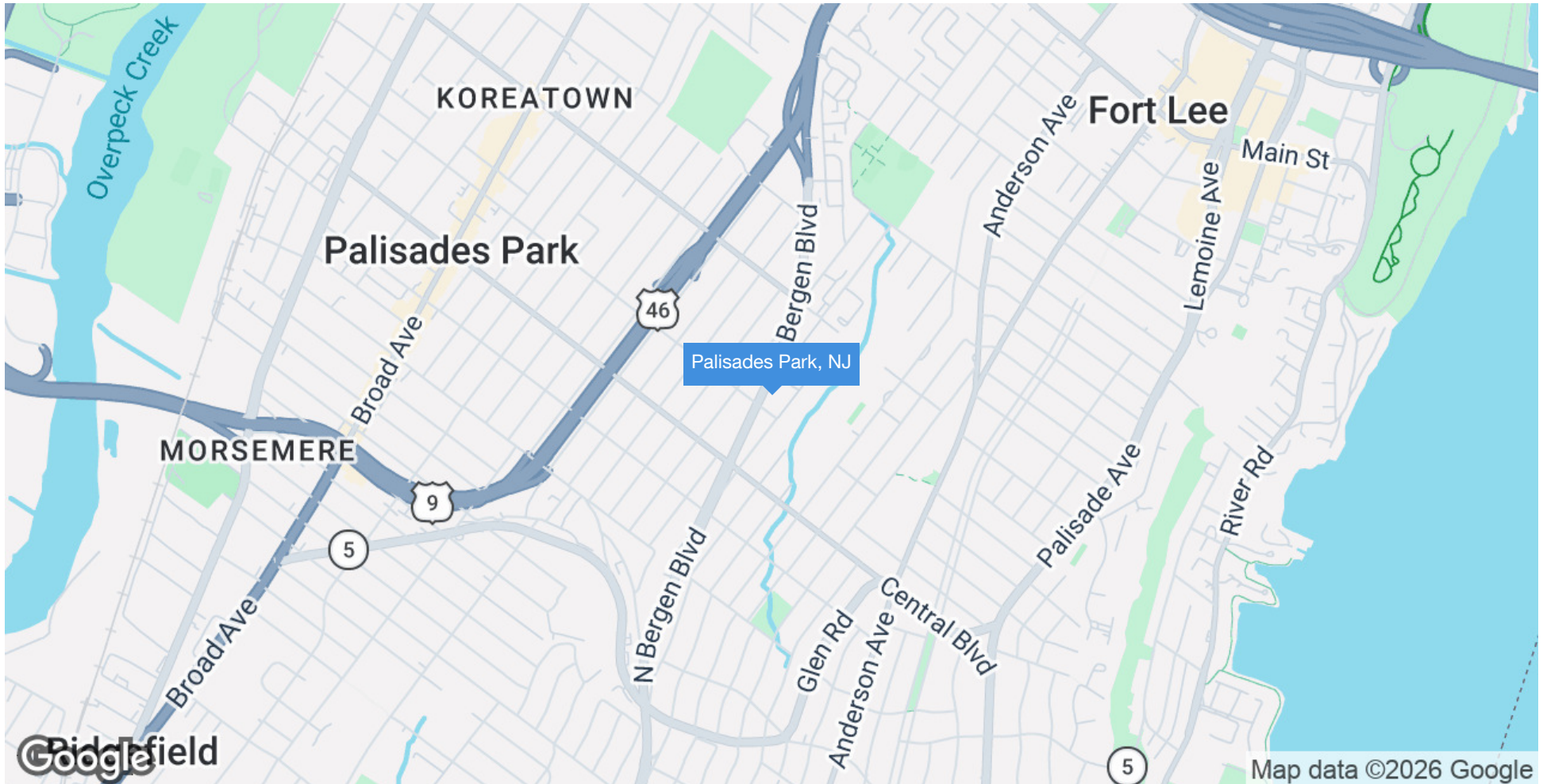
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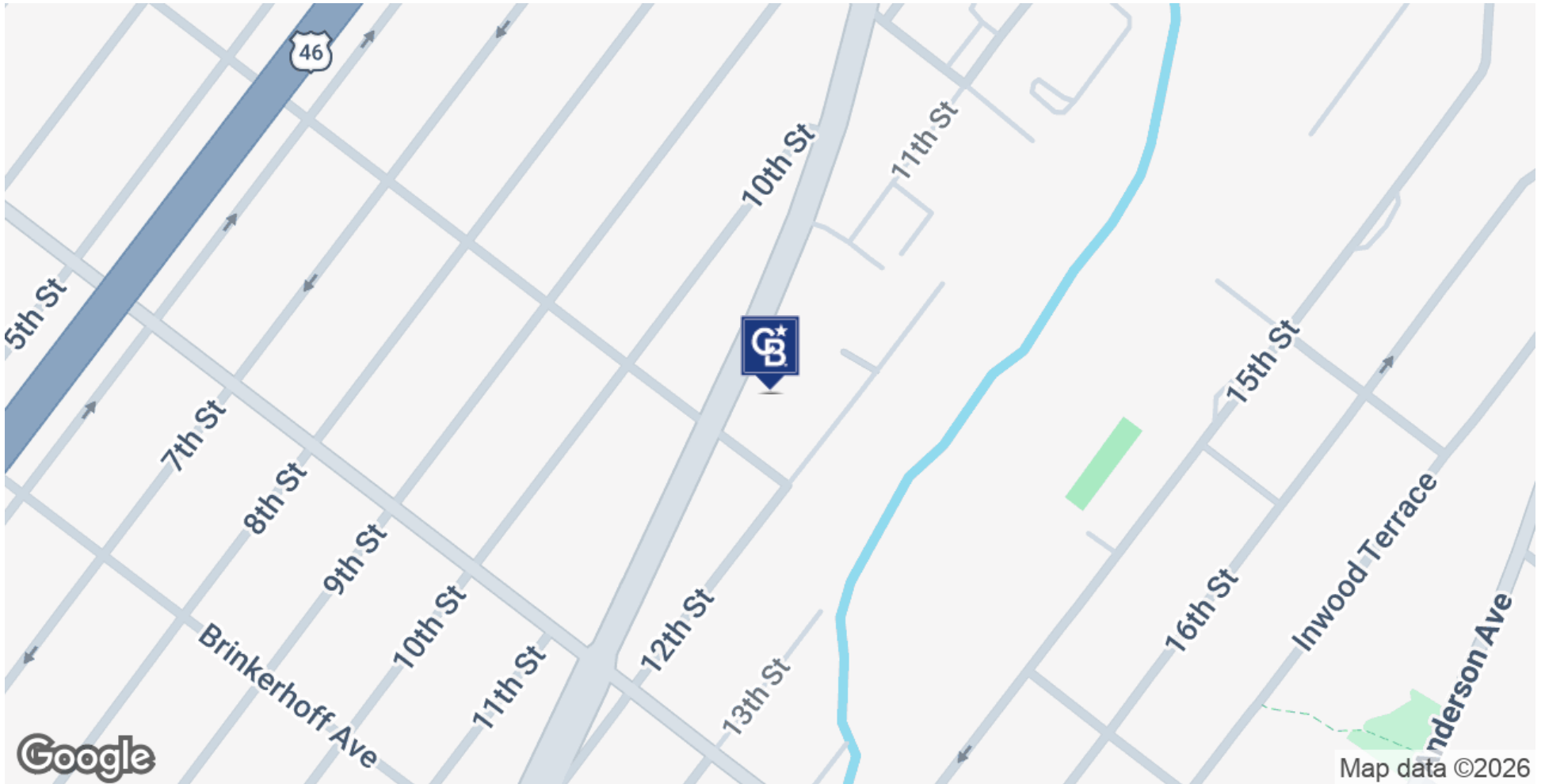
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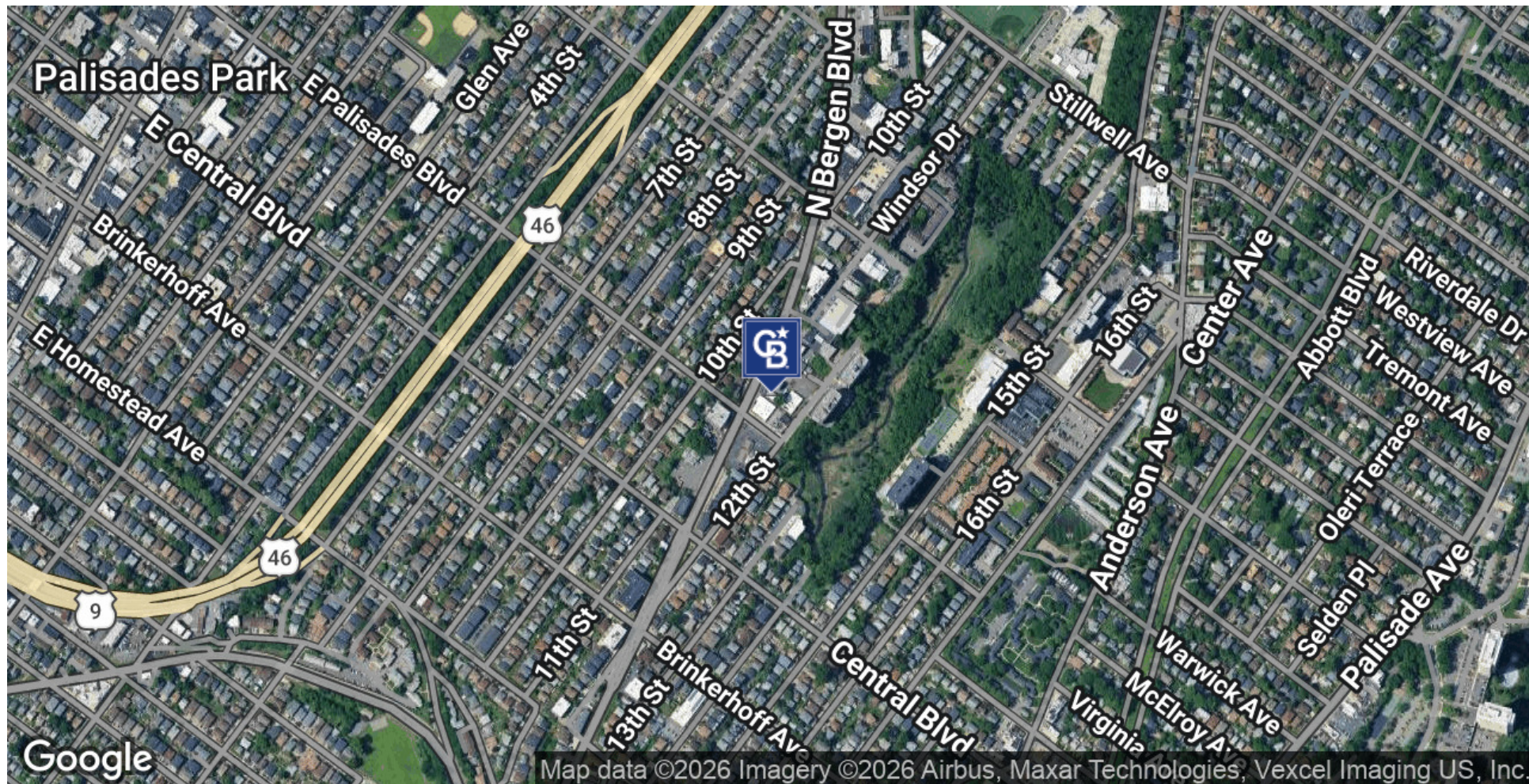
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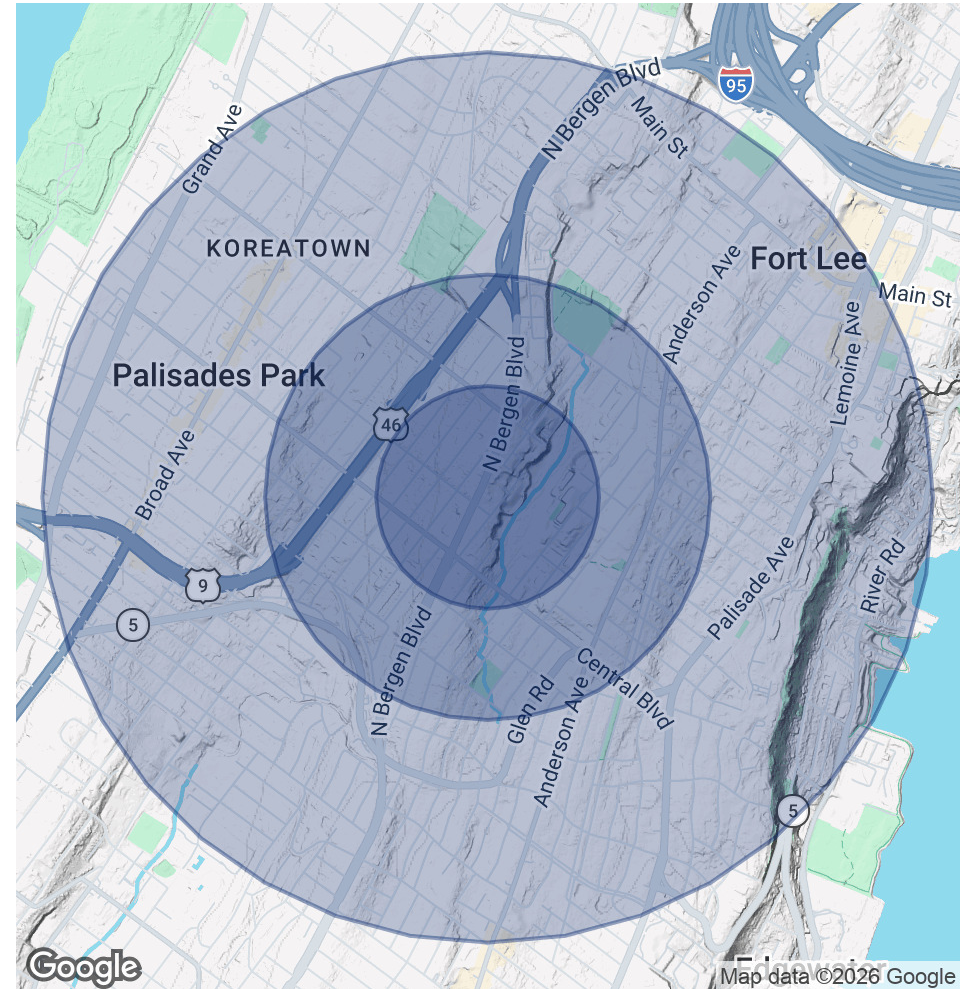
## 410 BERGEN BOULEVARD PALISADES PARK, NJ 07650

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,630	13,336	50,980
Average Age	41.8	42.2	46.4
Average Age (Male)	40.8	42.9	45
Average Age (Female)	42.5	41.7	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,535	5,079	20,900
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$143,195	\$149,476	\$151,340
Average House Value	\$632,670	\$619,593	\$603,636

2023 American Community Survey (ACS)



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## BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

## SERVICES

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Tenant Representation
- Landlord Representation

## WILLIAM LEE - AWARDS

- **COSTAR Power Broker 2024, 2025, Commercial Real Estate**
- **Certified Commercial Investment Member CCIM**
- **Coldwell Banker International Sterling Society Award**

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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