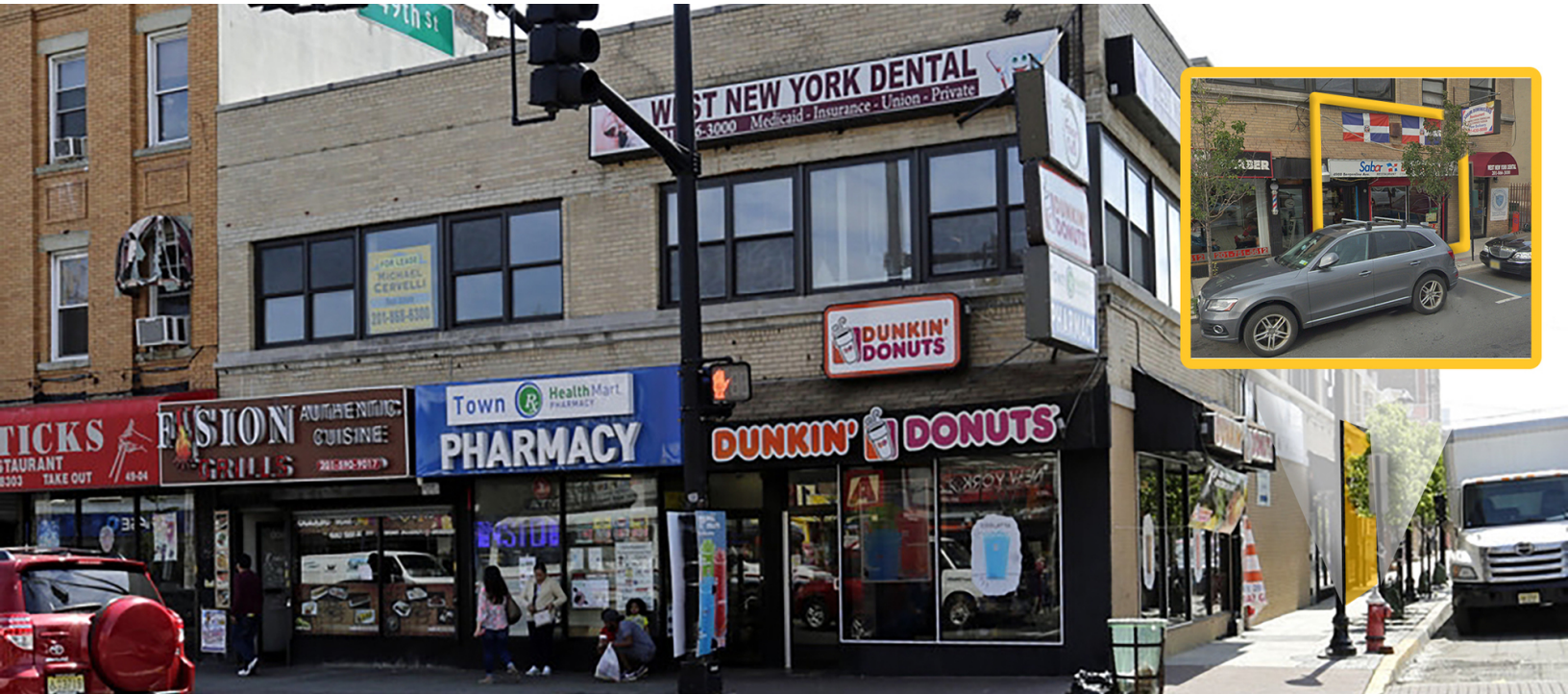


**UNION CITY, NJ**

4900-02 BERGENLINE AVENUE, UNION CITY, NJ 07087



**OFFERING SUMMARY**

Available SF: 1,093 SF

Lease Rate: Call For Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Downtown/CBD Spaces For Lease

**PROPERTY HIGHLIGHTS**

- Available Immediately | 1,093 SF
- Excellent Facade Signage and Street Level Visibility
- Prime Downtown Retail Corner With Parking (8 Surface Spaces)
- Excellent Frontage On Bergenline Ave
- Strong Downtown
- One Of The Most Densely Populated Corridors In The Country
- Excellent Location For Bank, Medical, Daily Needs
- Across From NJ Transit Light Rail and Bus Stop In Front
- Convenient Access | Lincoln Tunnel, Route 1, Route 9, Route 495, Route 3, Route 46 and Route 80

FOR MORE INFORMATION CONTACT:

**ROY PARET**

201.703.9700 x132

rparet@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

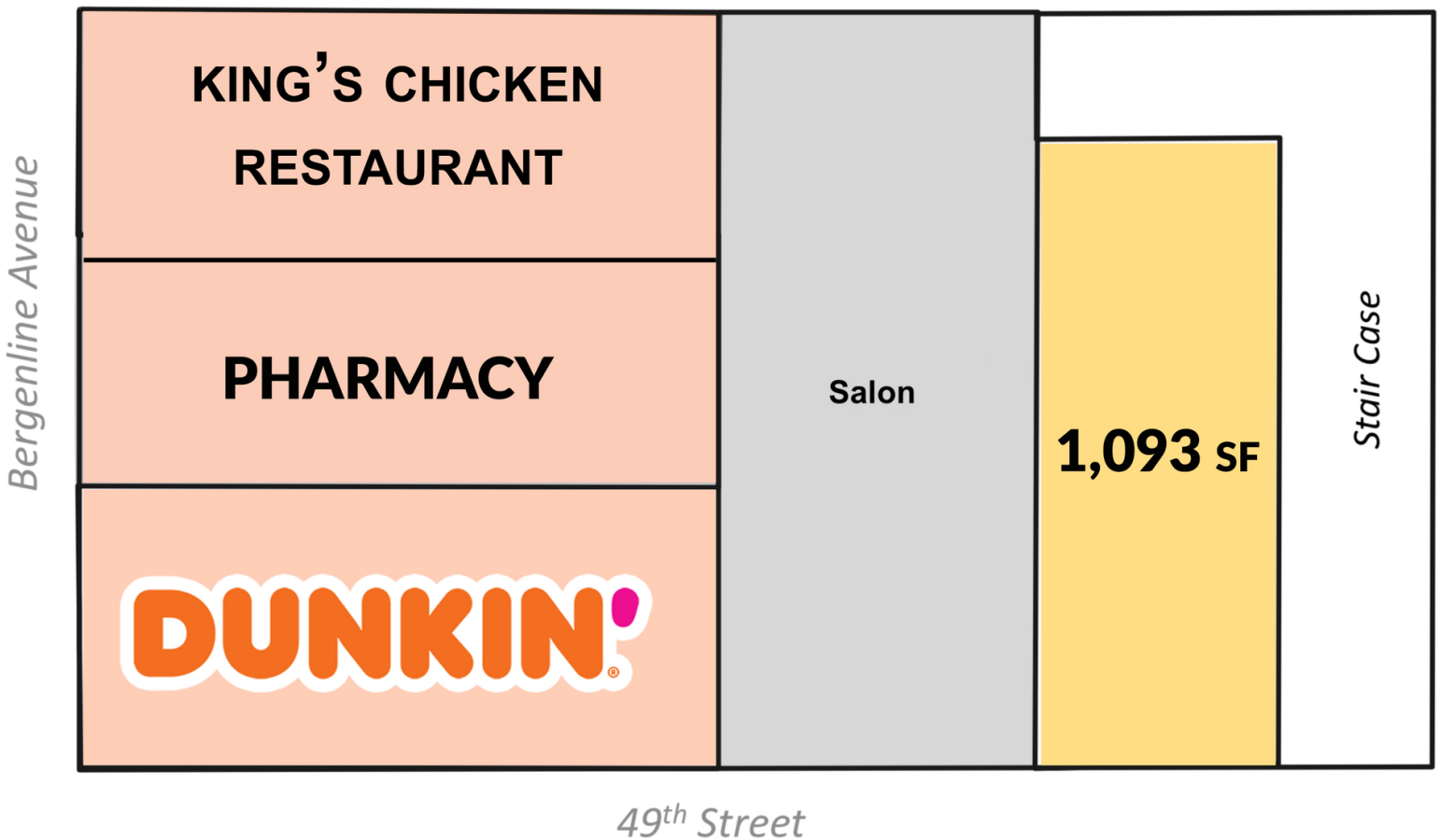
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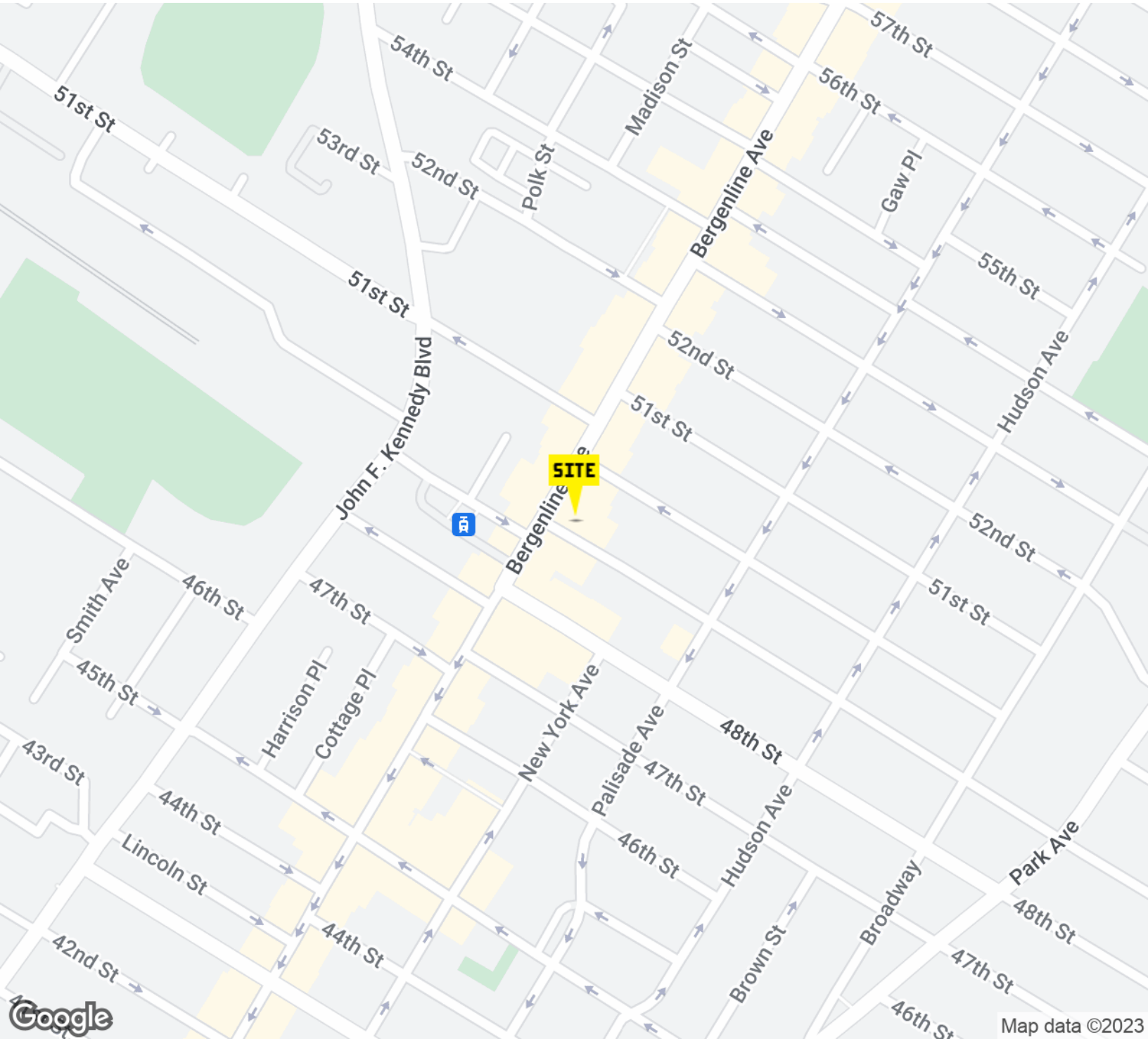
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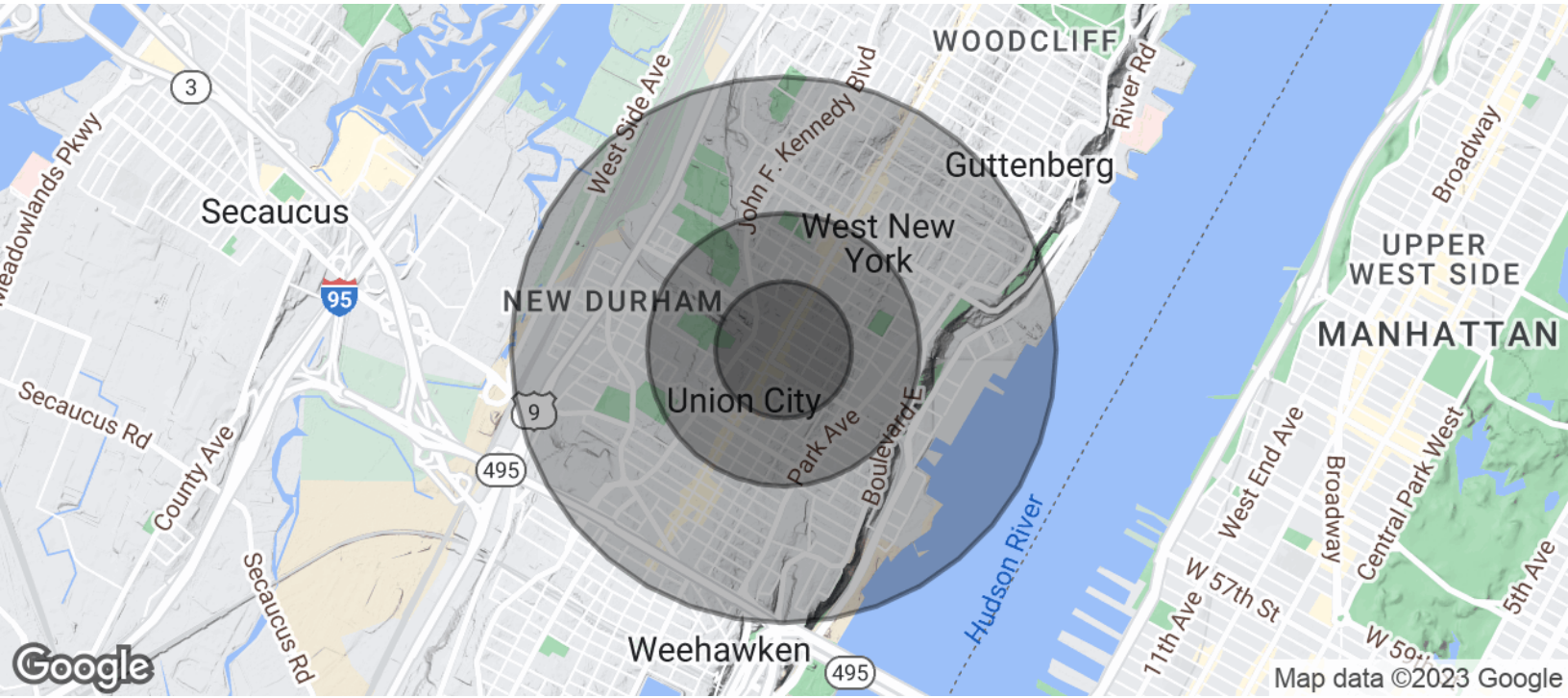
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,484	37,827	102,189
Average age	32.8	33.5	34.8
Average age (Male)	31.8	32.5	33.0
Average age (Female)	34.5	35.1	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,506	12,861	36,289
# of persons per HH	3.0	2.9	2.8
Average HH income	\$46,869	\$49,548	\$54,873
Average house value	\$468,101	\$463,747	\$467,828

\* Demographic data derived from 2020 ACS - US Census

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