



25,000+ SF RETAIL SPACE

406 MADISON AVE | DUMONT, NJ 07628



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MICHELLE SHIM

201.923.1882 | dhmcamerica@gmail.com

Prominent Properties Commercial | 457 Sylvan Ave, 2nd Floor, Englewood Cliffs, NJ 07632 |



PROPERTY INFORMATION

SECTION 1

25,000+ SF RETAIL SPACE

4062 MADISON AVE | DUMONT, NJ 07628



PROPERTY DESCRIPTION

Approximately 25,000+ square feet of prime commercial space available for lease at the bustling Cresskill Circle, a high-traffic intersection connecting Fort Lee, Englewood, Tenaflly, Cresskill, Dumont, Demarest, Closter, Alpine, Norwood, and surrounding areas. This property offers unmatched visibility and ample on-site parking, making it ideal for high-volume retail or grocery operations.

Formerly anchored by Pathmark Supermarket, the space includes a large finished basement with a conveyor system directly linked to the fully equipped loading dock, ensuring smooth stock movement and efficient logistics. The premises also feature a fully refrigerated section and an additional 5,000-square-foot bonus area, previously occupied by Pizza Hut, with dining infrastructure in place.

This property is turnkey-ready for a supermarket, gourmet market, deli, or food distribution business seeking a high-exposure, easily accessible location in one of Bergen County's most active commercial corridors.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	25,000 SF
Building Size:	25,000 SF

PROPERTY HIGHLIGHTS

- Prime East Madison Avenue location offering exceptional visibility and high daily traffic
- Versatile layout ideal for supermarket, gourmet market, restaurant, or other retail uses
- 25,000 SF of efficient space with a fully equipped loading dock and conveyor system
- Expansive open floor plan easily adaptable to a variety of business operations
- Excellent signage opportunities along a major Dumont/Cresskill thoroughfare
- Ample on-site parking for customers and employees
- Well-maintained property with modern infrastructure and logistics support
- Convenient access to major highways and surrounding Bergen County neighborhoods

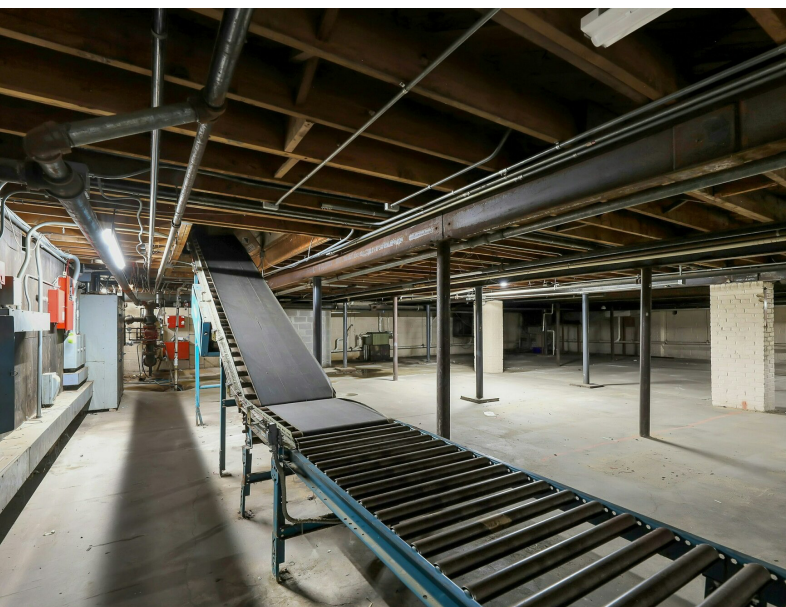
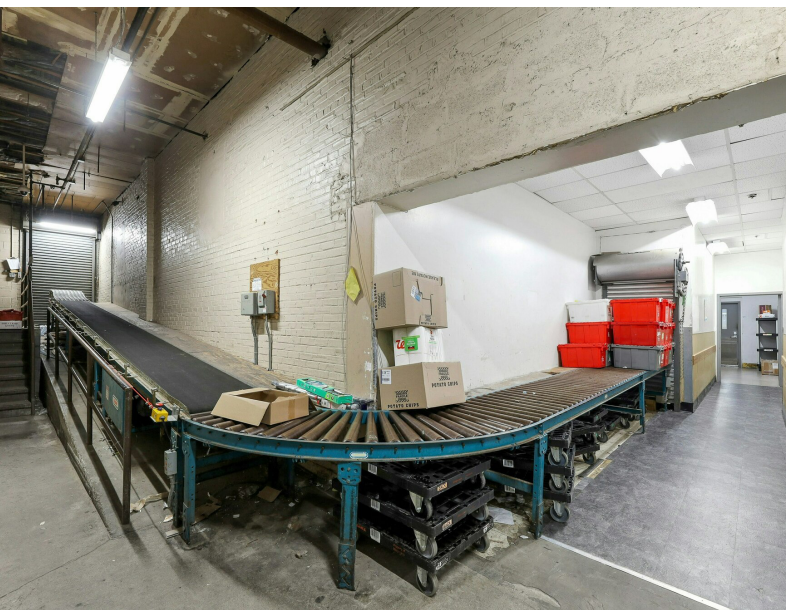
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	856	2,202	8,073
Total Population	2,425	6,424	23,526
Average HH Income	\$166,200	\$161,589	\$168,936

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LOCATION DESCRIPTION

High visibility and high volume location at the Camp Merritt Memorial Circle on the border of Dumont and Cresskill, NJ. This prime location offers easy access to New York City, and acts as a connecting hub to Fort Lee, Englewood, Tenafly, Cresskill, Dumont, Demarest, Closter, Alpine, Norwood, and surrounding areas. With a variety of dining options, shopping centers, and local amenities nearby, the area is a dynamic and vibrant commercial and residential environment. Professionals and retailers will appreciate the proximity to major business centers while enjoying the tranquility of suburban surroundings. Additionally, nearby Washington Avenue Park provides a serene escape, perfect for workday relaxation.

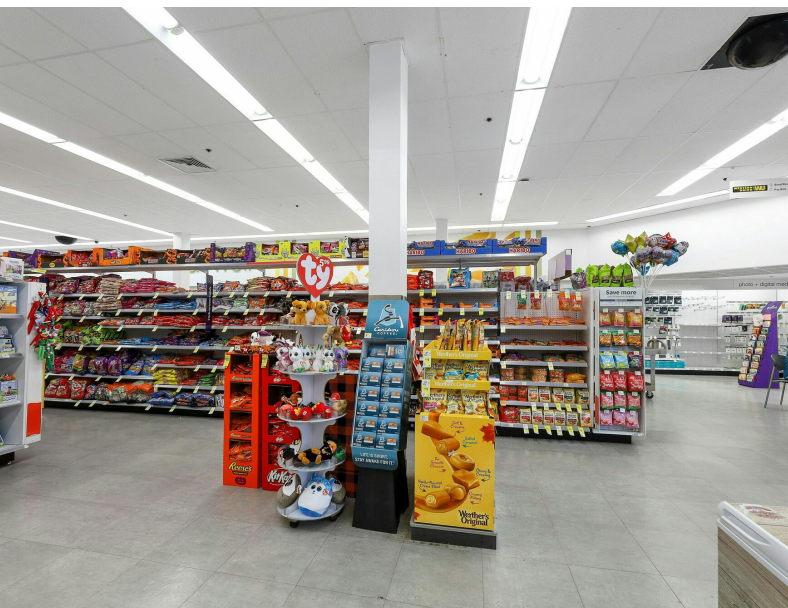
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LOCATION INFORMATION

SECTION 2

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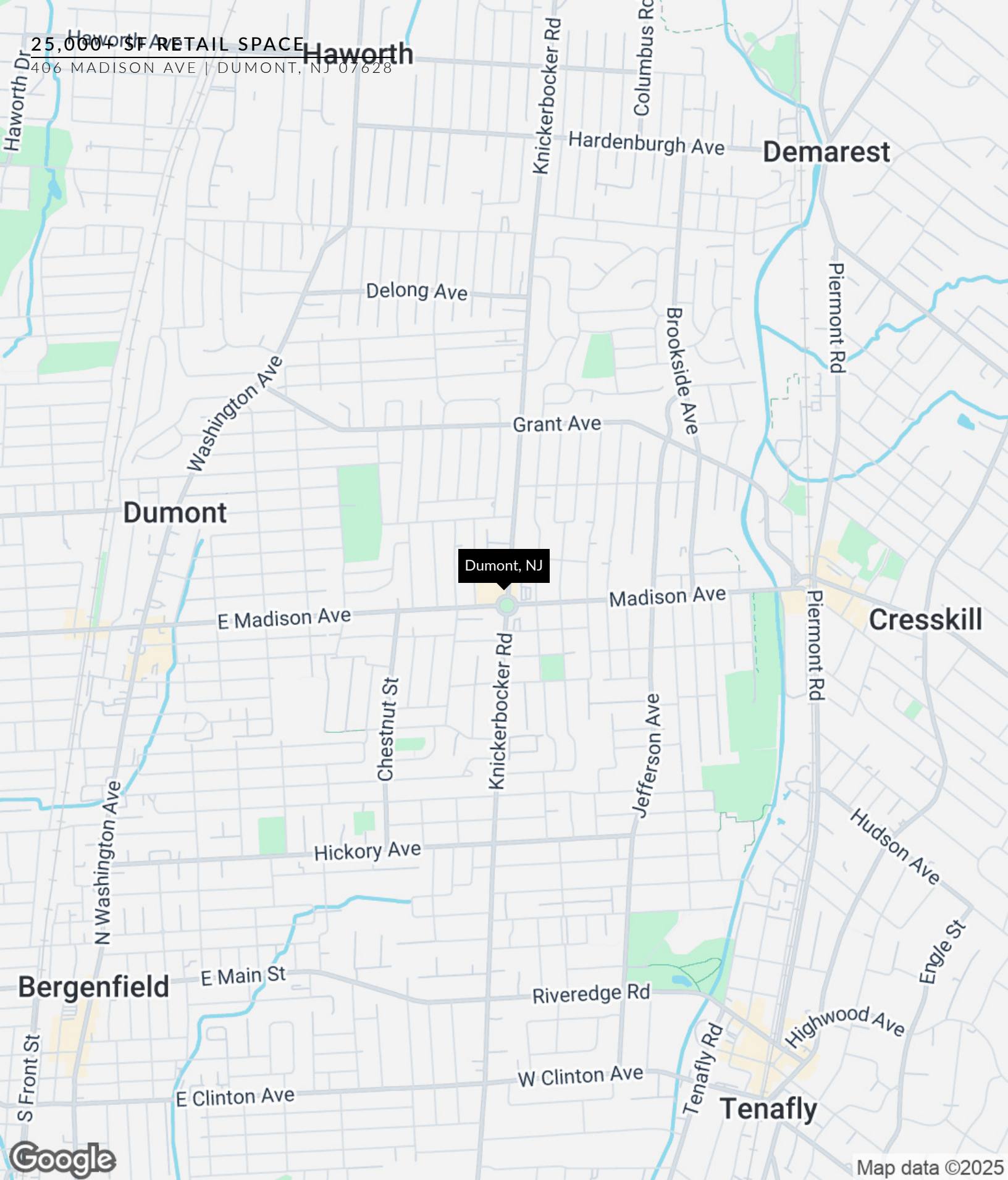
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Map data ©2025

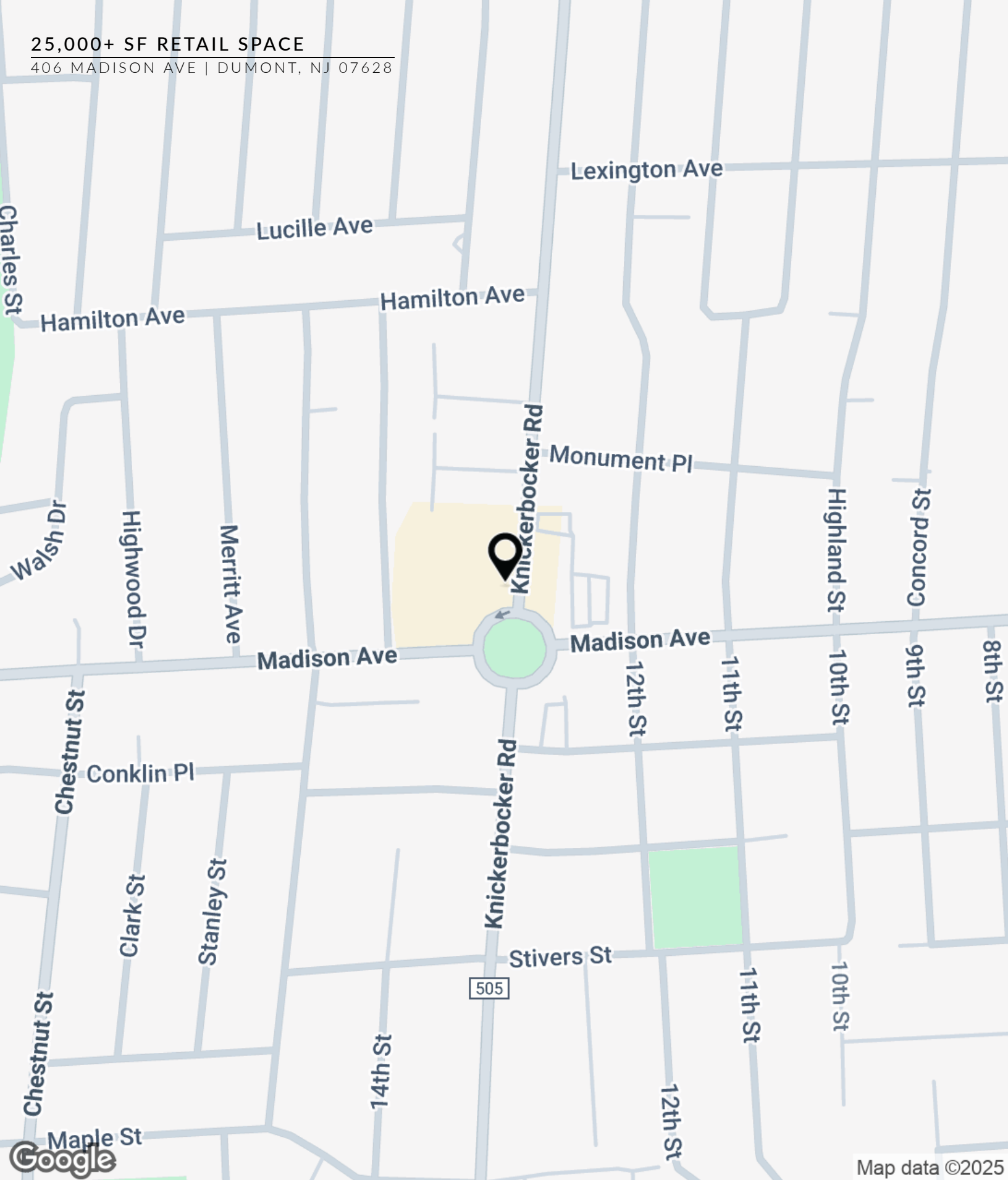
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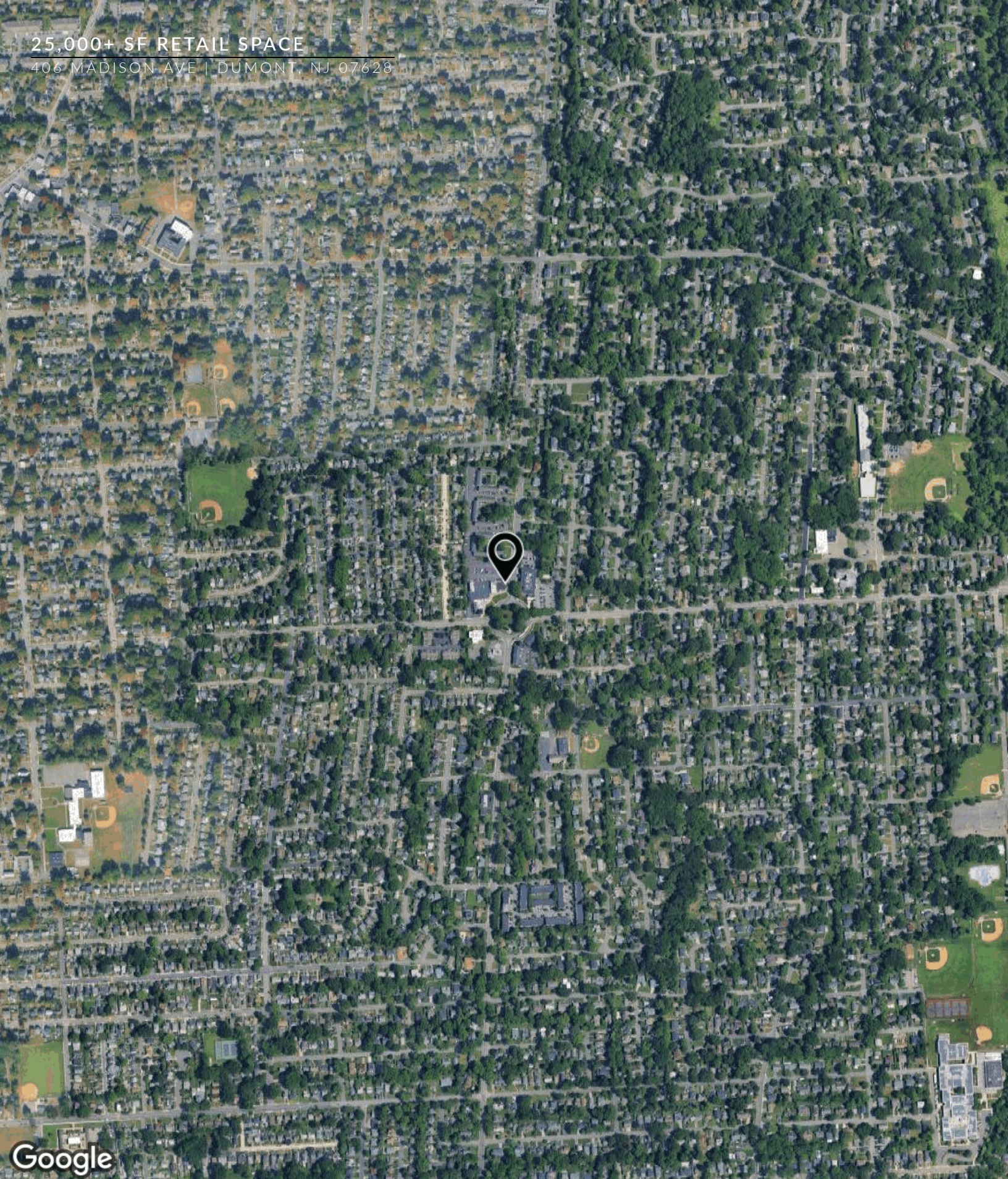
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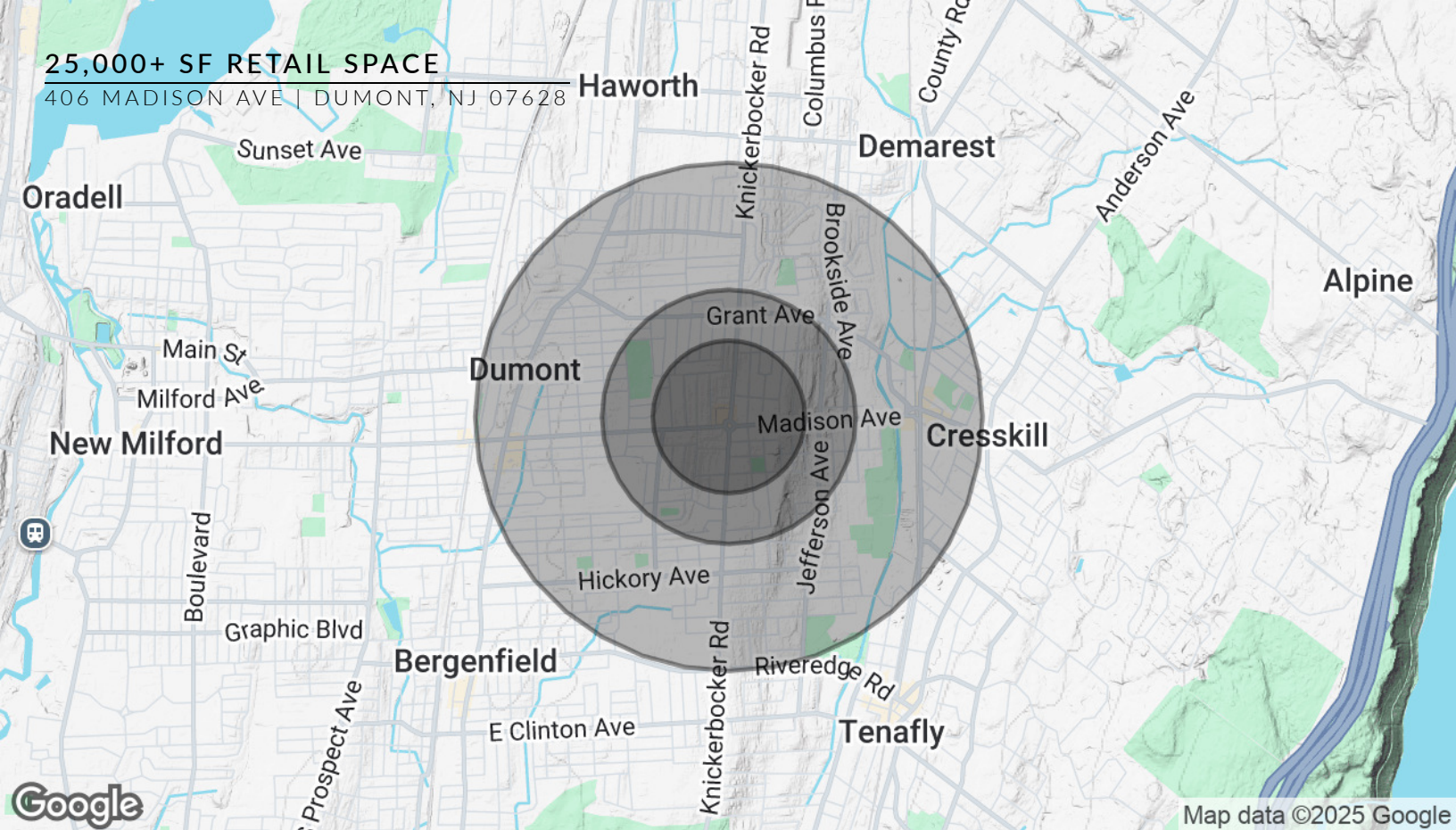


DEMOGRAPHICS

SECTION 3

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,425	6,424	23,526
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	856	2,202	8,073
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$166,200	\$161,589	\$168,936
Average House Value	\$704,678	\$676,332	\$683,981

Demographics data derived from AlphaMap

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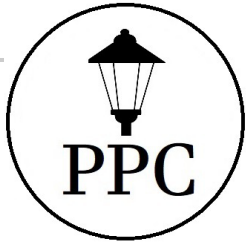


ADVISOR BIOS

SECTION 4

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Direct: **201.923.1882**

Prominent Properties Commercial

457 Sylvan Ave 2nd Floor
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201.664.9550

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