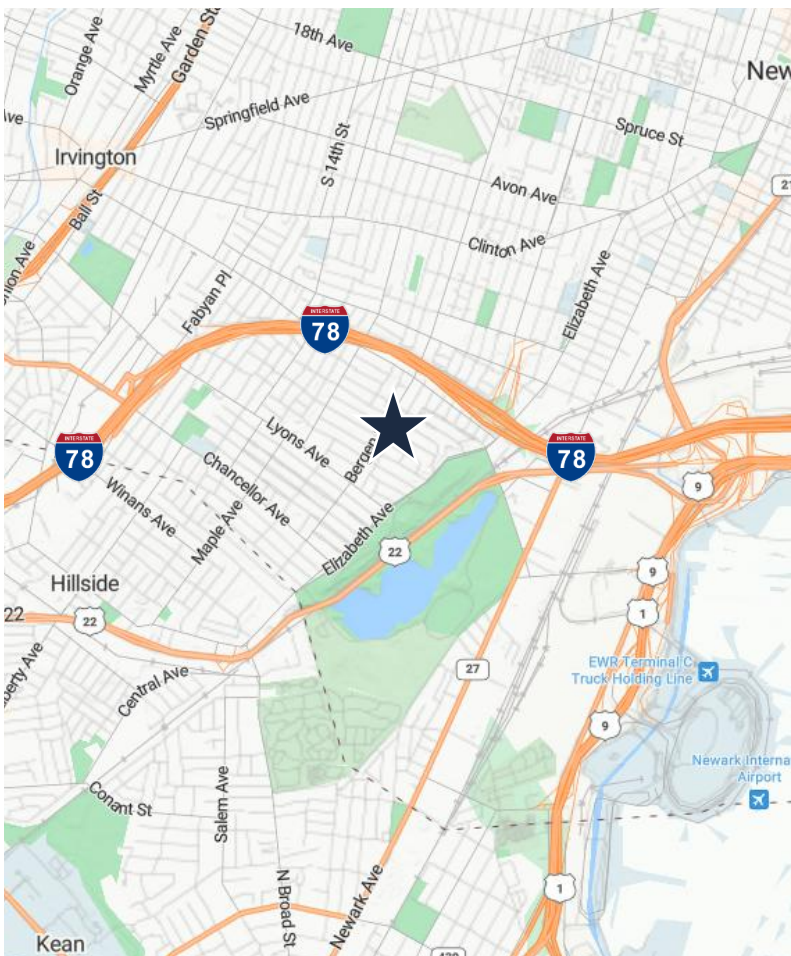




Specifications

Property Highlights

- ±10,000 SF Freestanding Building
- ±2,000 – 10,000 SF Available (Divisible)
- Newly Renovated
- Prominent Frontage on Bergen Street
- ±8,500 VPD
- Excellent On-Site Parking
- Signalized Corner with Strong Ingress / Egress
- Flexible Interior Configuration / Divisible
- Immediate Availability

Site & Access

- Corner Location Bounded by Bergen Street, Shephard Avenue & Scheerer Avenue
- Dedicated On-Site Parking Field
- Strong Visibility from Multiple Approaches
- Ideal Layout for High-Traffic and Service-Oriented Users

Ideal Uses

- Grocery, Supermarket, Specialty Food
- Medical, Healthcare, Urgent Care
- Educational Institutions
- Retail, Showroom, Fitness Center
- Community and Service Uses
- Government, Cultural, or Professional Services

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JD@blauberg.com

Marcos Bausch
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FOR SALE OR LEASE | 976-990 BERGEN STREET | NEWARK, NJ



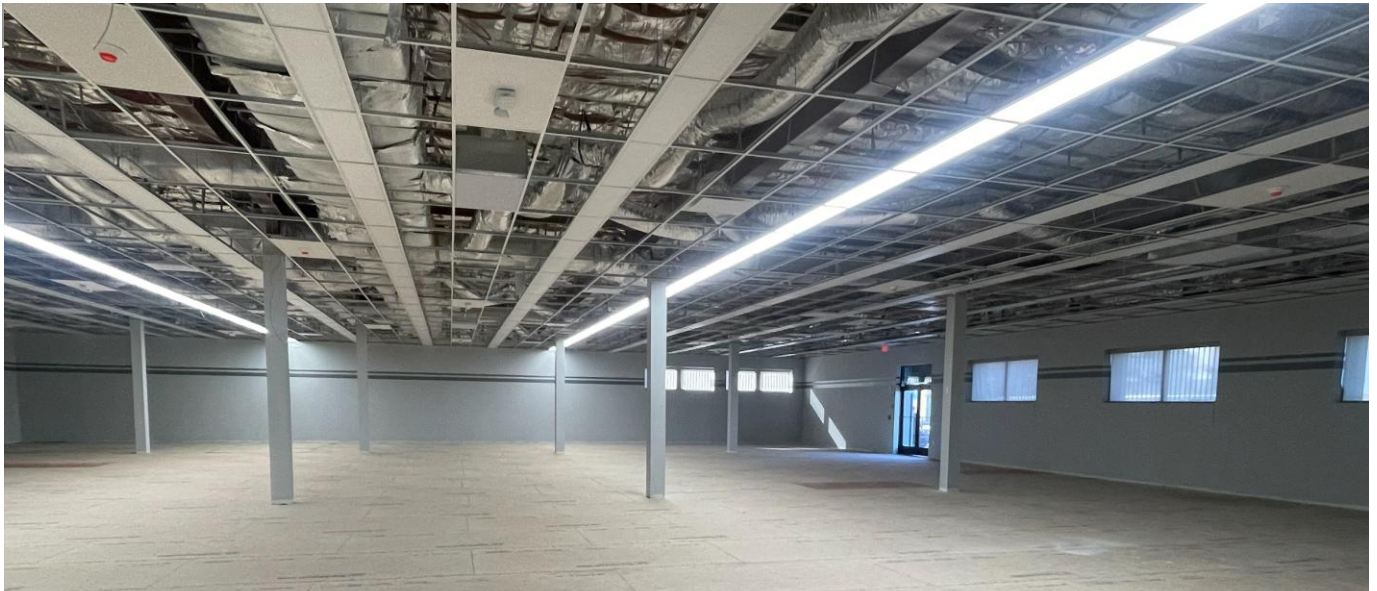
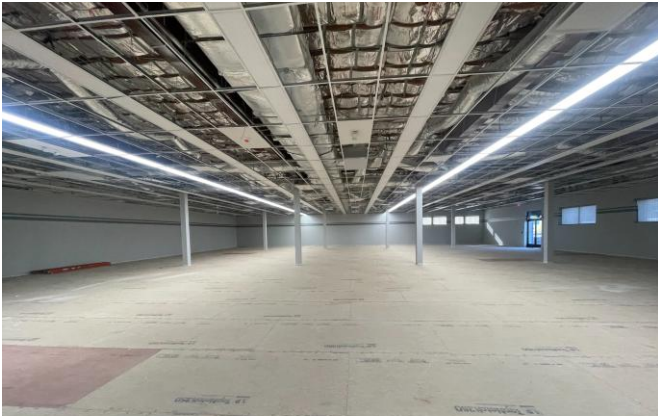
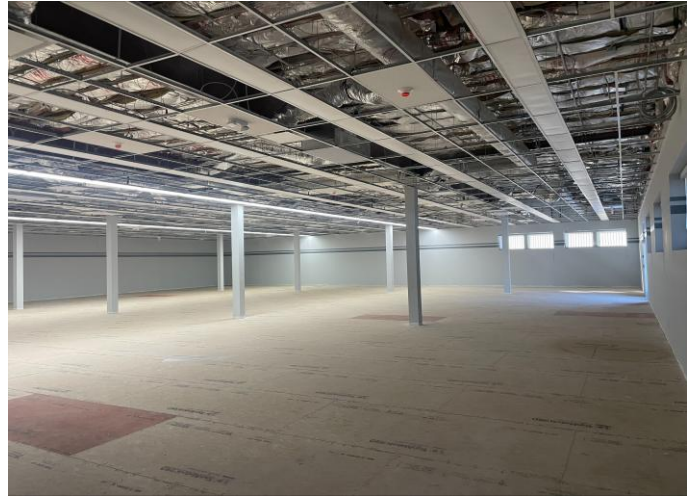
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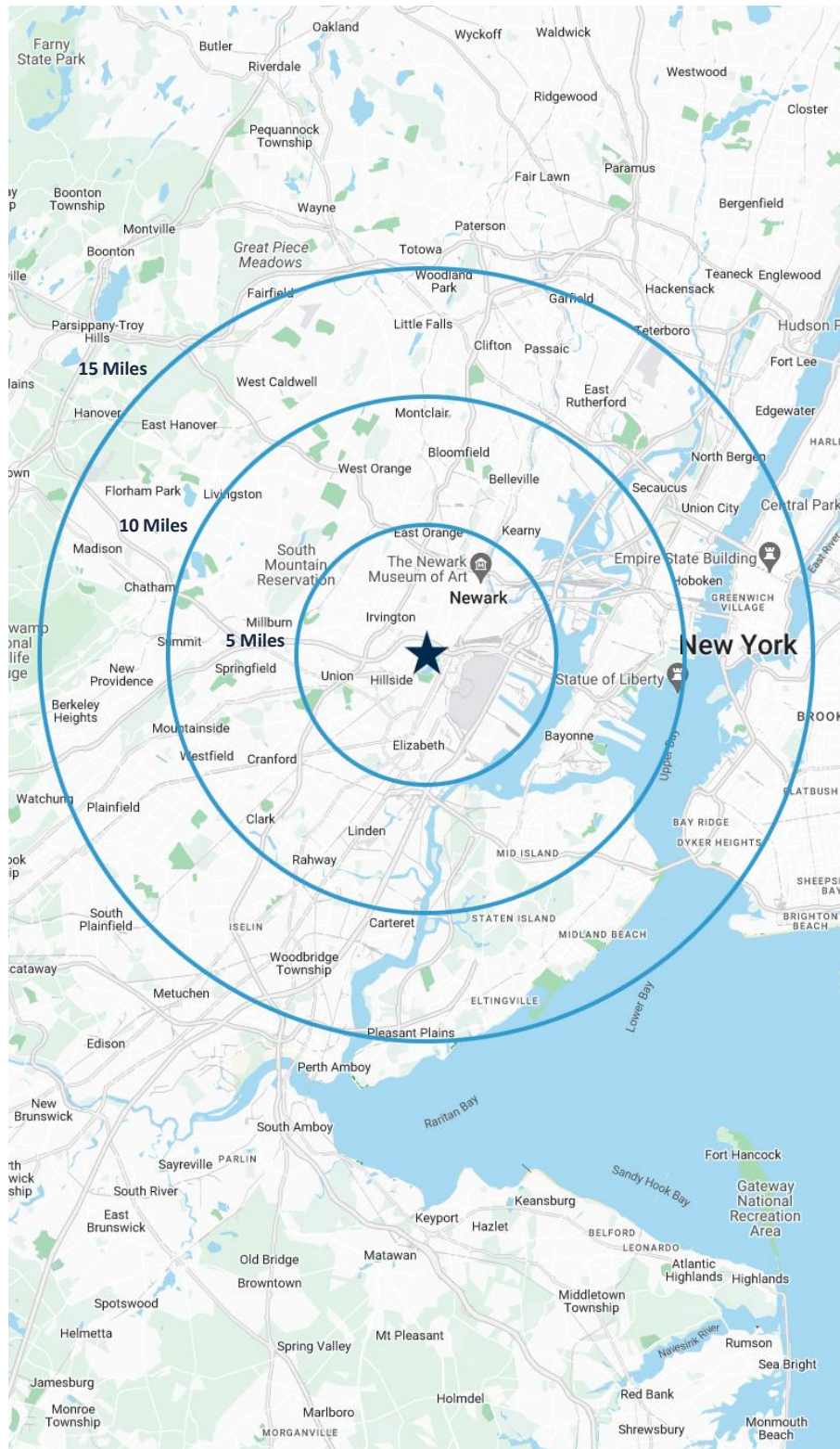




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5 MILES

- Total Population: 850,775
- Households: 305,598
- Median Household Income: \$79,624
- Average Household Size: 2.7
- Transportation to Work: 414,757
- Labor Force: 675,689

10 MILES

- Total Population: 2.34M
- Households: 879,865
- Median Household Income: \$110,611
- Average Household Size: 2.6
- Transportation to Work: 1.21M
- Labor Force: 1.89M

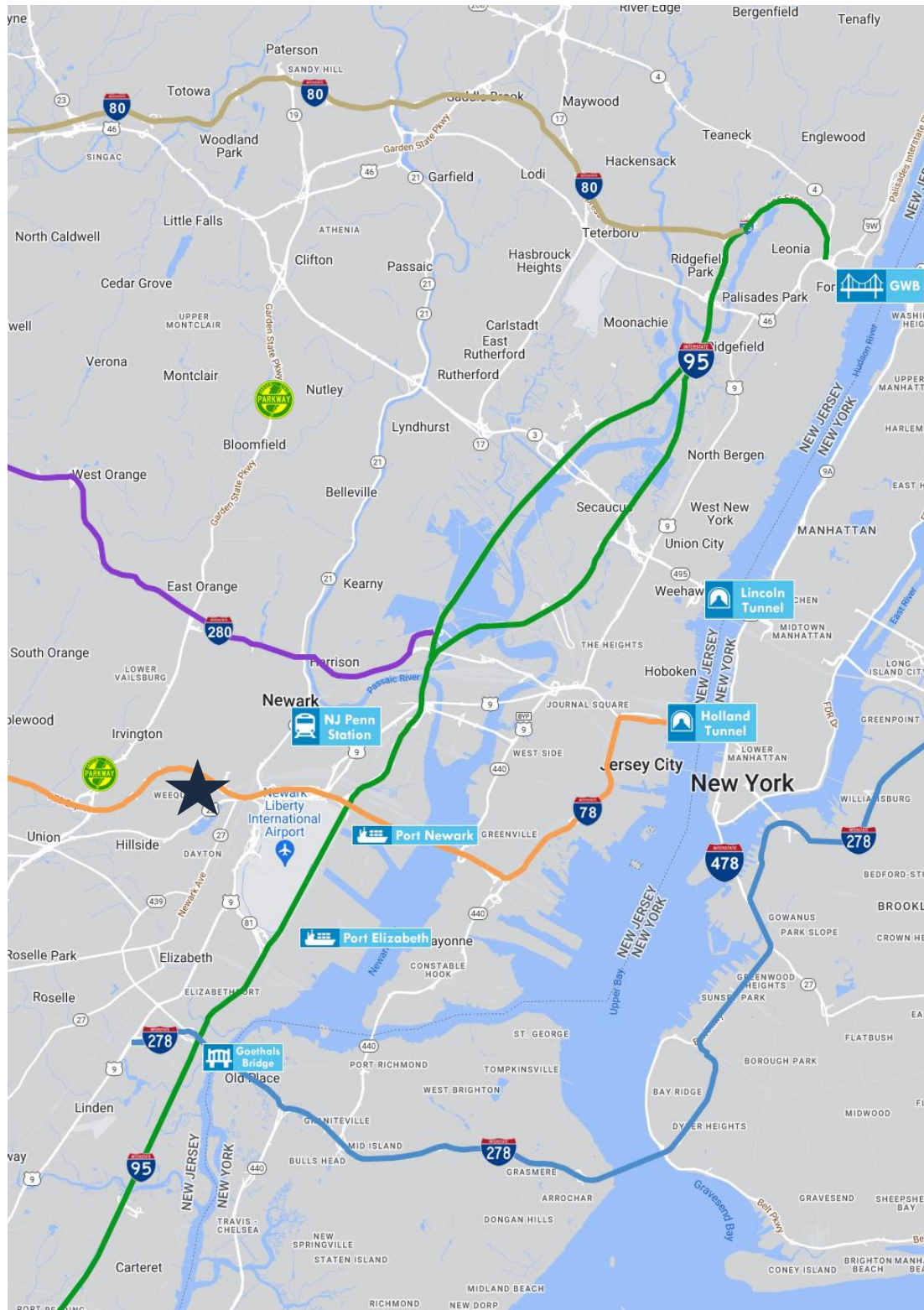
15 MILES

- Total Population: 7.11M
- Households: 2.85M
- Median Household Income: \$116,910
- Average Household Size: 2.4
- Transportation to Work: 3.78M
- Labor Force: 5.85M

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ACCESSIBILITY



1.3 MI
I-78



1.8 MI
US Hwy 1 & 9



2.9 MI
Newark Airport



3.4 MI
GSP



3.5 MI
Penn Station



3.7 MI
I-95 Exit 14



4.1 MI
I-280



6.8 MI
Ports Newark
and Elizabeth



10.3 MI
Holland Tunnel



13.8 MI
Lincoln Tunnel

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