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SILBERT

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REALTY & MANAGEMENT COMPANY, INC.

Meridia Little Ferry 100

Brand New Mixed-Use Construction

**Class-A Ground Floor Retail
and 294 Luxury Apartments**

110 Bergen Turnpike, Little Ferry,
Bergen County, New Jersey 07643

PROPERTY DESCRIPTION

Meridia Little Ferry 100 is among Little Ferry's newest mixed-use redevelopments, comprising +/- 9,500 SF of highly visible ground level commercial plus 294 luxury apartments; containing 118 two-bedroom and 176 one-bedroom within two four-story buildings. Redevelopment is located directly off Route 46 affording immediate proximity to exit 68 of I-95 and exit 68A of I-80. The Little Ferry submarket contains a dense population which provides strong opportunity for retail, food, personal service, and medical uses within the impressive retail areas.

AVAILABLE SPACE

+/- 7,100 SF (Divisible)
+/- 2,400 SF (Dedicated Gym)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & RETAXES

+/- \$7.00 PSF projected 2025

TRAFFIC COUNT

42,546 VPD Sylvan Avenue/Route 46
9,845 VPD Bergen Turnpike

PARKING

Onsite parking lot contiguous retail space

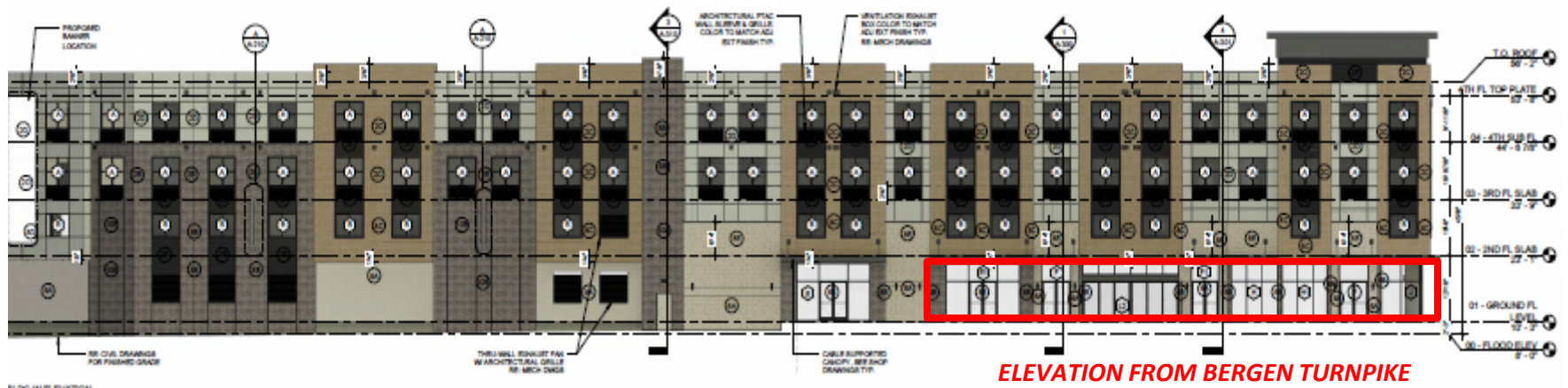
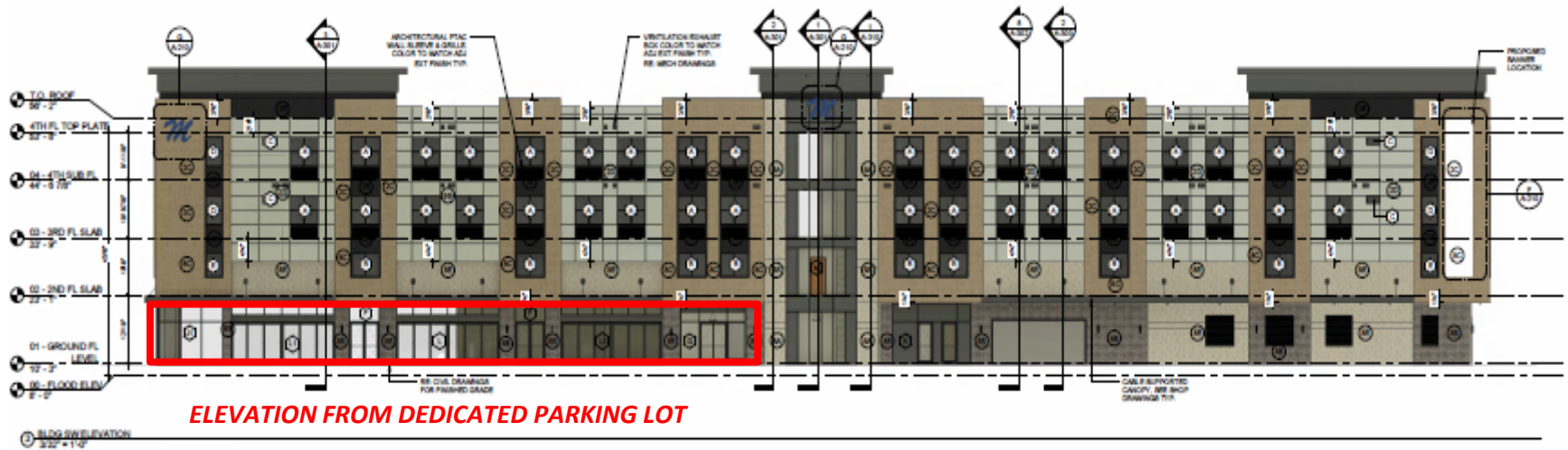


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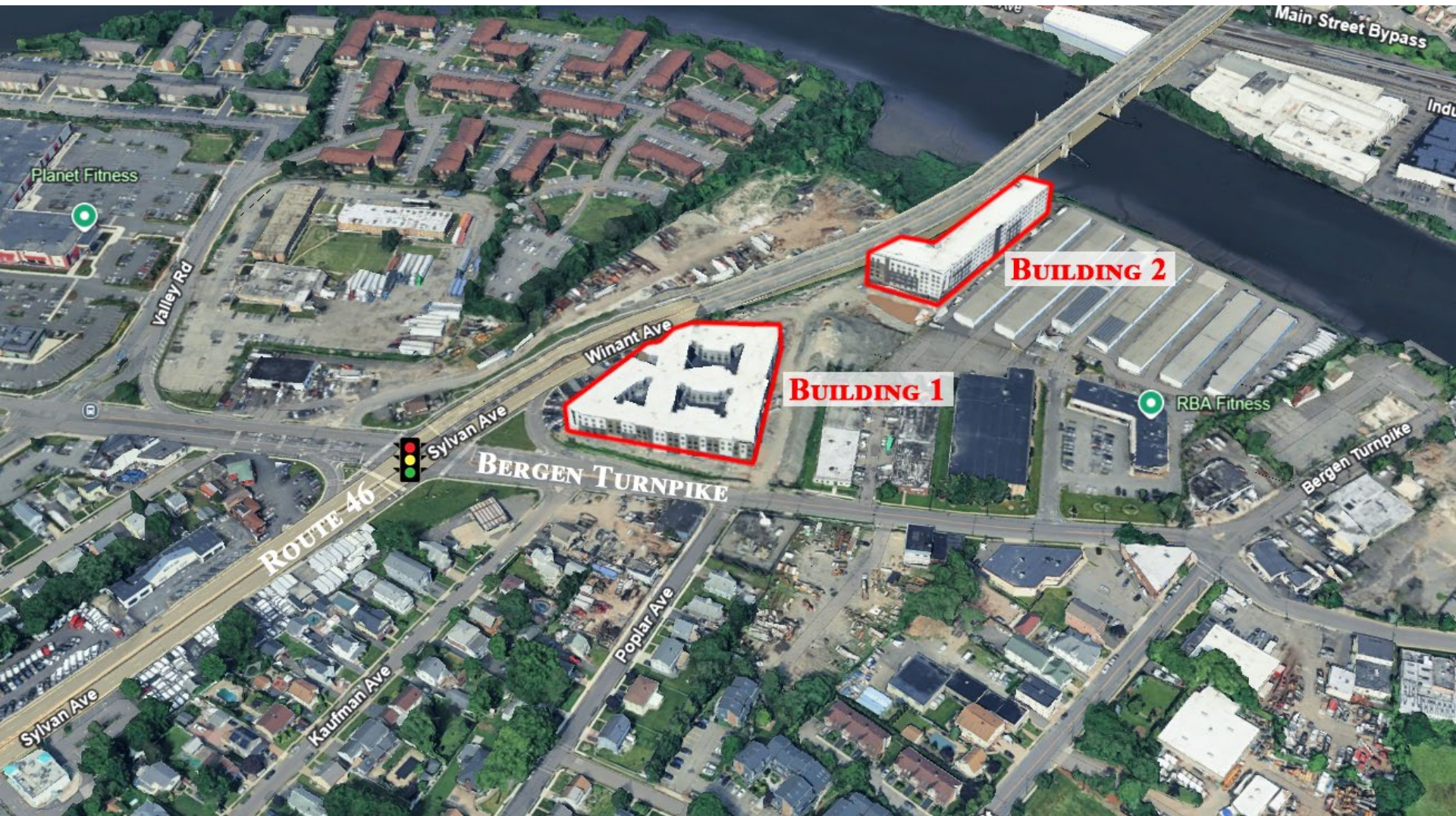
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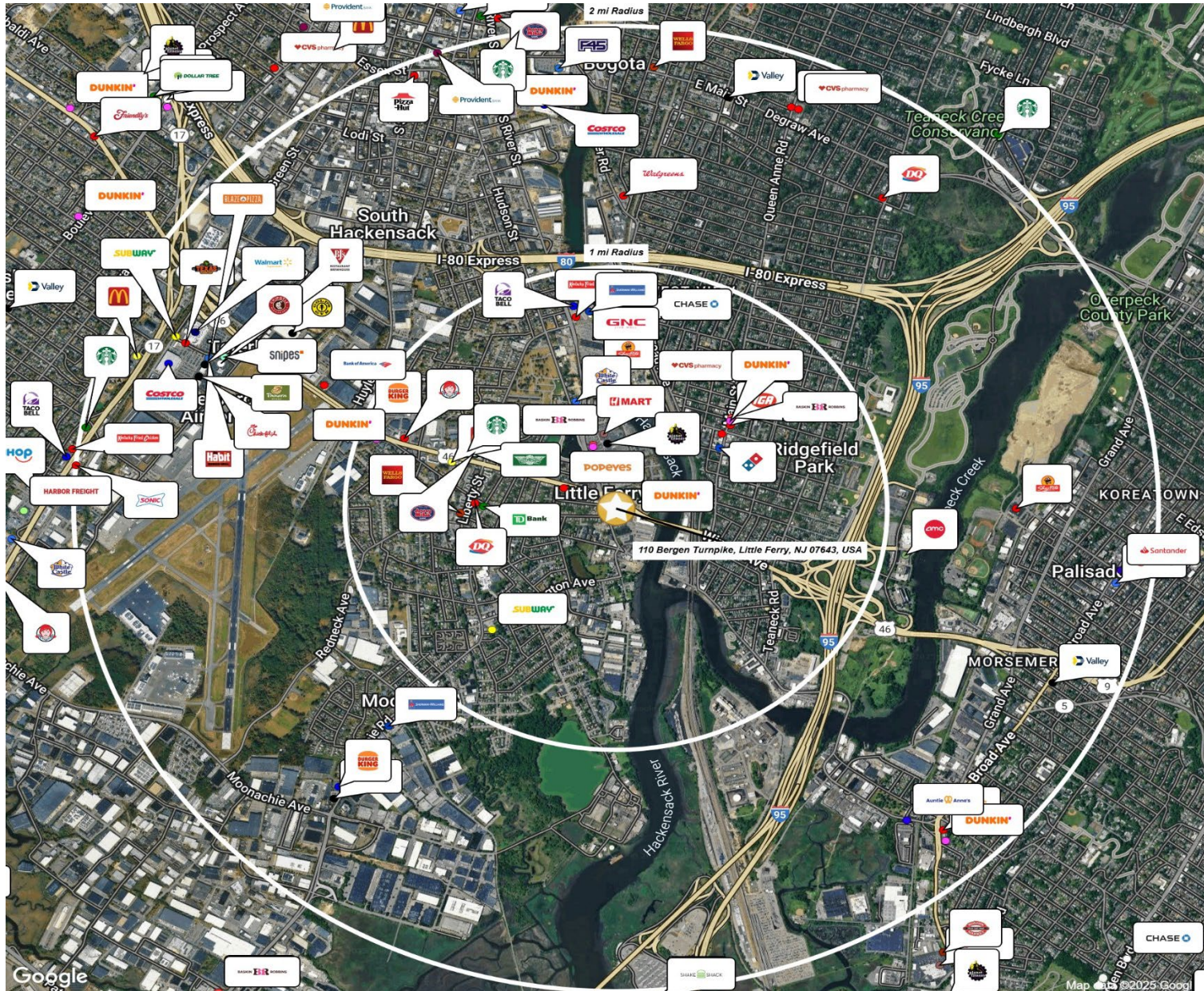
ELEVATIONS



PROPERTY AERIAL



TRADE AREA AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	26,215
Median HH Income	\$98,879
Average HH Income	\$121,583
Median Age	39.4
Total Households	10,134
Daytime Population	16,300

2 Mile Radius

Population	65,866
Median HH Income	\$100,803
Average HH Income	\$124,723
Median Age	39.5
Total Households	23,896
Daytime Population	61,866

3 Mile Radius

Population	195,352
Median HH Income	\$109,025
Average HH Income	\$141,359
Median Age	40.0
Total Households	73,854
Daytime Population	164,393

