SUBLEASE AVAILABLE

PRIME 7,500 SF LOCATION

5806-5810 BERGENLINE AVE, WEST NEW YORK, NJ

DENSE MARKET WITH HIGH WALKABILITY

FACTS

PRIME 58TH ST. LOCATION ON BERGENLINE AVE WITH HEAVY PEDESTRIAN TRAFFIC

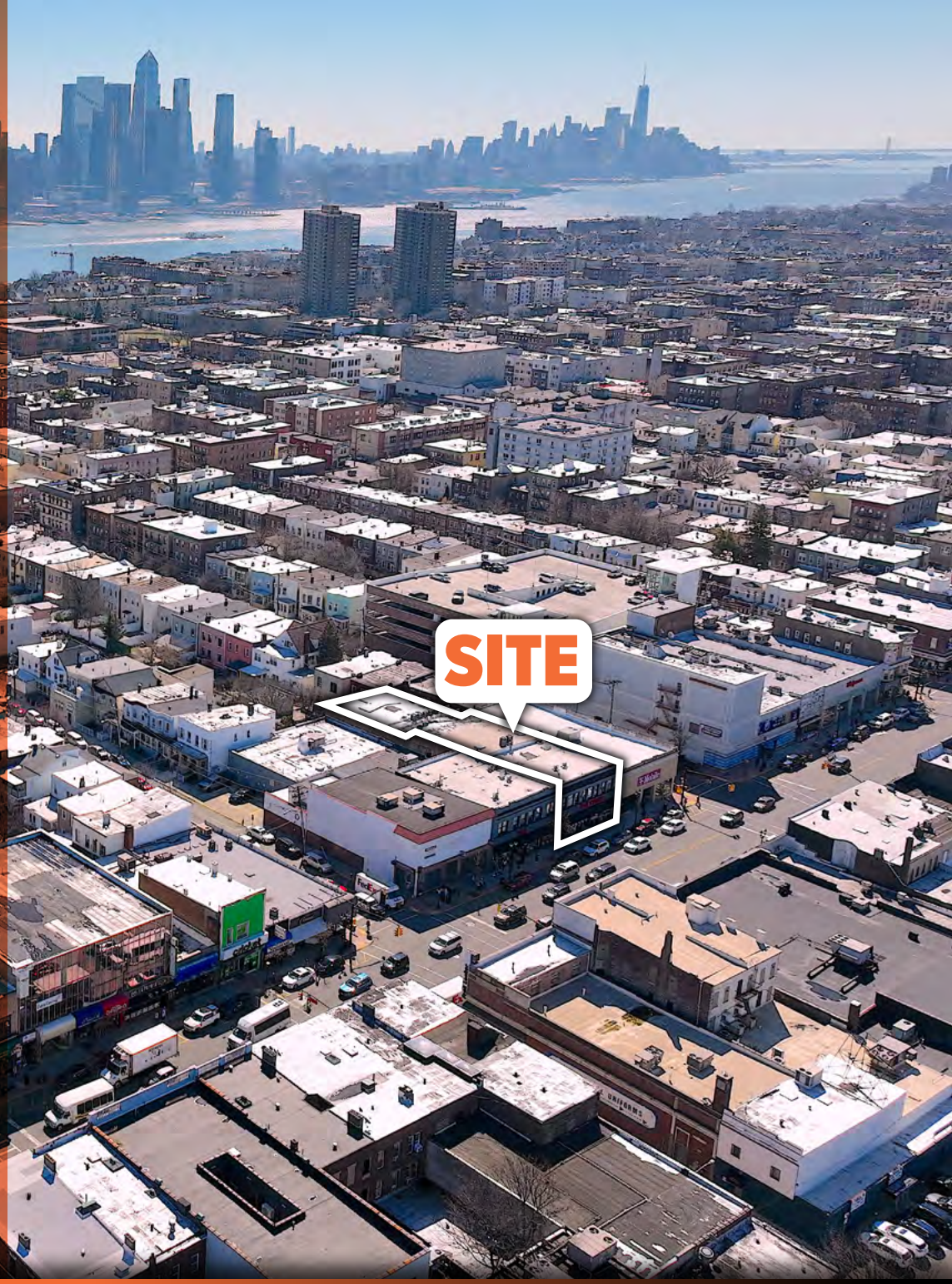
Building Size:	7,500 SF Ground Floor 5,100 SF Non-Selling Basement 2,482 SF Mezzanine
Parking:	Street parking plus nearby municipal lots
Lease Term:	Nine years of base year with (2) five year options
Neighboring Retailers:	Footlocker, Children's Place, Snipes, Easy Pickens, XIOS & Fabco Shoes

SEEKING

- Mens / Woman's / Childrens Apparel
- Medical / Urgent Care
- Dollar / Convenience Stores
- Banks / Financial Institutions
- Hardware / Furniture Stores
- Pharmacy
- Health club
- Jewelry store
- Hardware store
- Restaurants

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	108,308	678,661	2,078,147
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2025 Households	41,823	316,307	992,835
HOUSEHOLD INCOME	**1-MILE**	**3-MILE**	**5-MILE**
2025 Average HH Income	$203,113	$203,113	$198,476



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CLOSE IN AERIAL

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MARKET AERIAL

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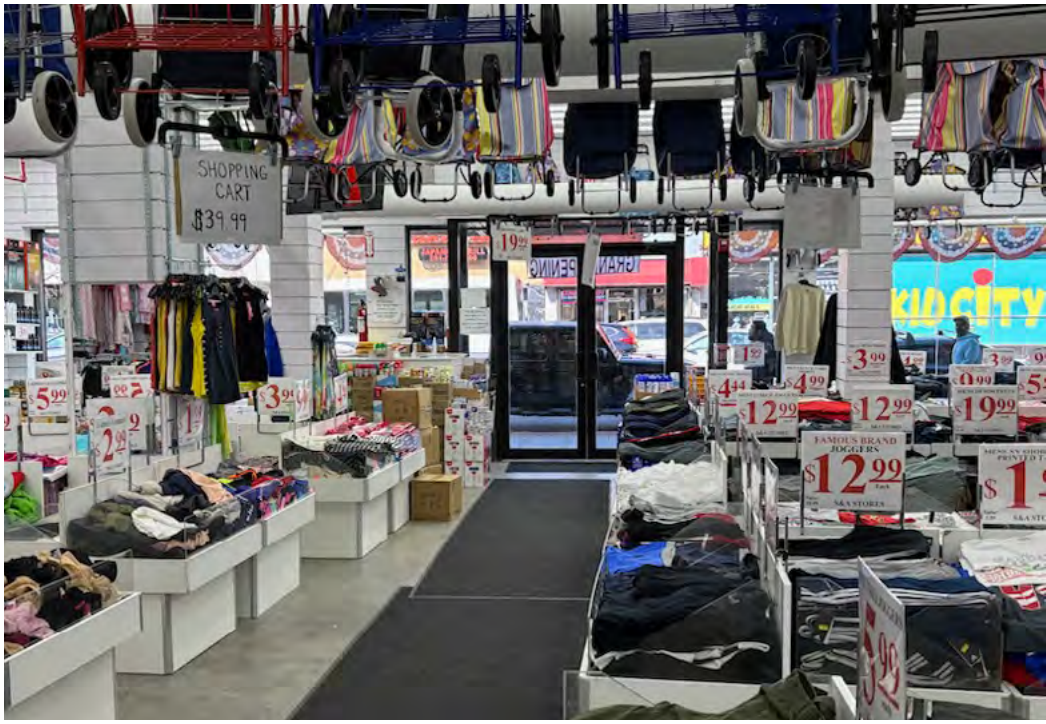
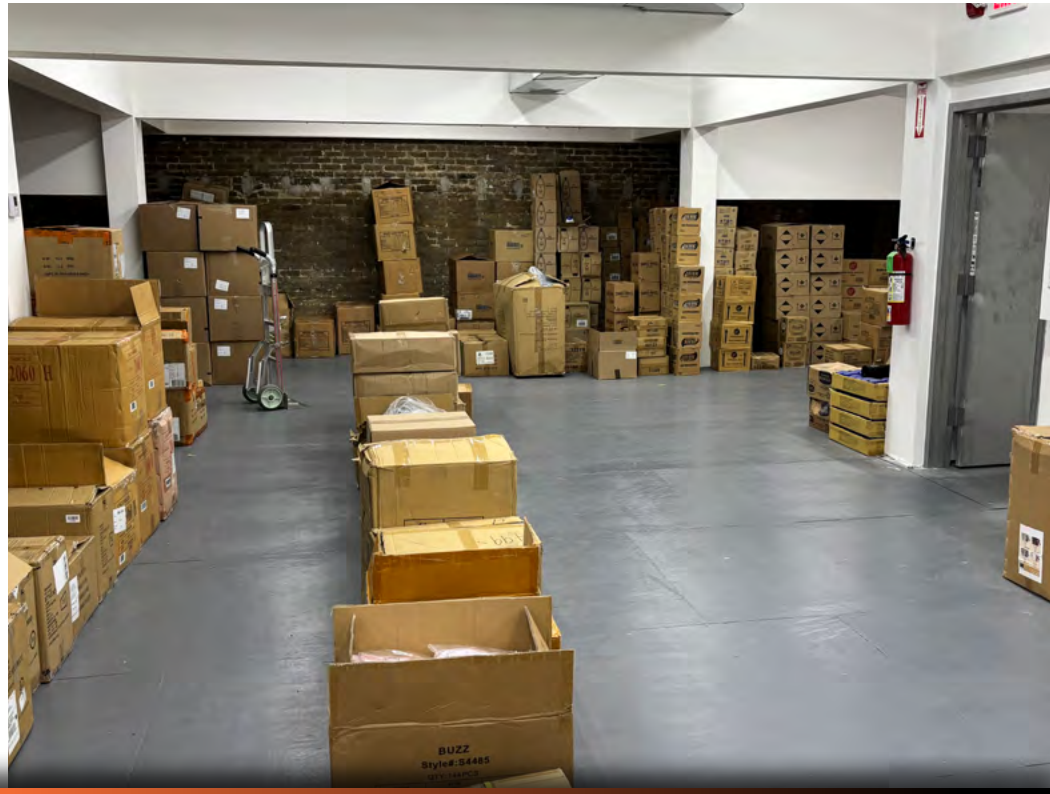


INTERIOR



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EXTERIOR

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DAN CASIERO, V.P. LEASING/REDEVELOPMENT

732.837.4999 | DAN@BENNETTREALTYLLC.COM

TYLER BENNETT, CEO

732.837.4153 | TYLER@BENNETTREALTYLLC.COM

BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

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