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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE

BERGENFIELD, NJ

REDEVELOPMENT SITE

125 N Washington Ave

SIZE

±1,440 SF

TAXES

\$20,985.65 (2024)

ASKING RENT

Upon Request

ZONING: B2 BUSINESS & PROFESSIONAL ZONE

Permitted Uses:

Retail, Professional & Medical Offices, Post Office, Banks, Restaurants/Deli's (no DT), Cultivator & Manufacturer License, New Car Sales & Service, Tire Sales, Vocational School

Conditional Uses:

Gasoline Service Stations, Dry Cleaning, Auto Service, Repairs, Veterinarians

LOT SIZE

0.2089 Acres

TERM

Negotiable

COMMENTS

Great convenience corner

Signalized Intersection with full turning motions

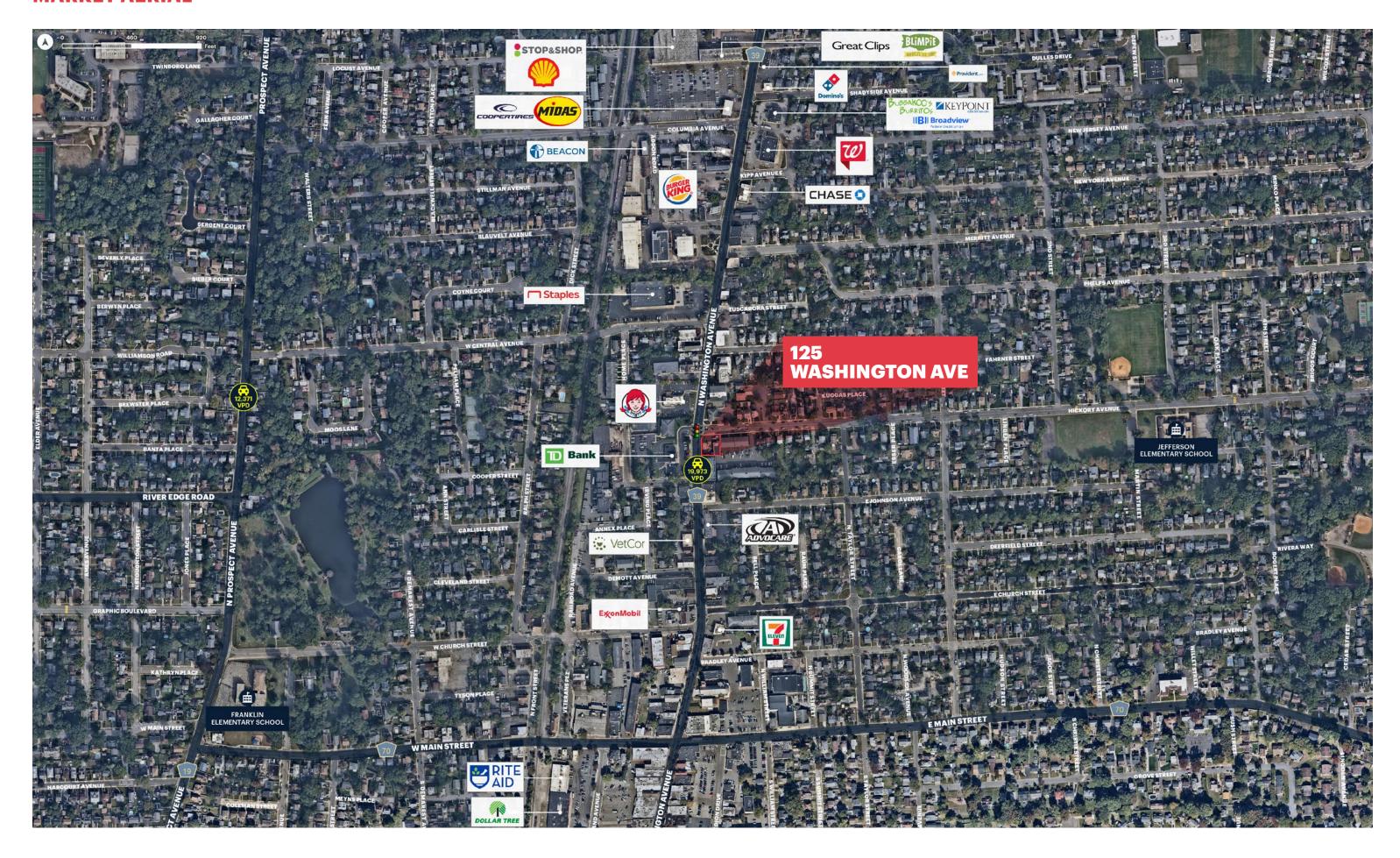
Outstanding population density

Great visibility

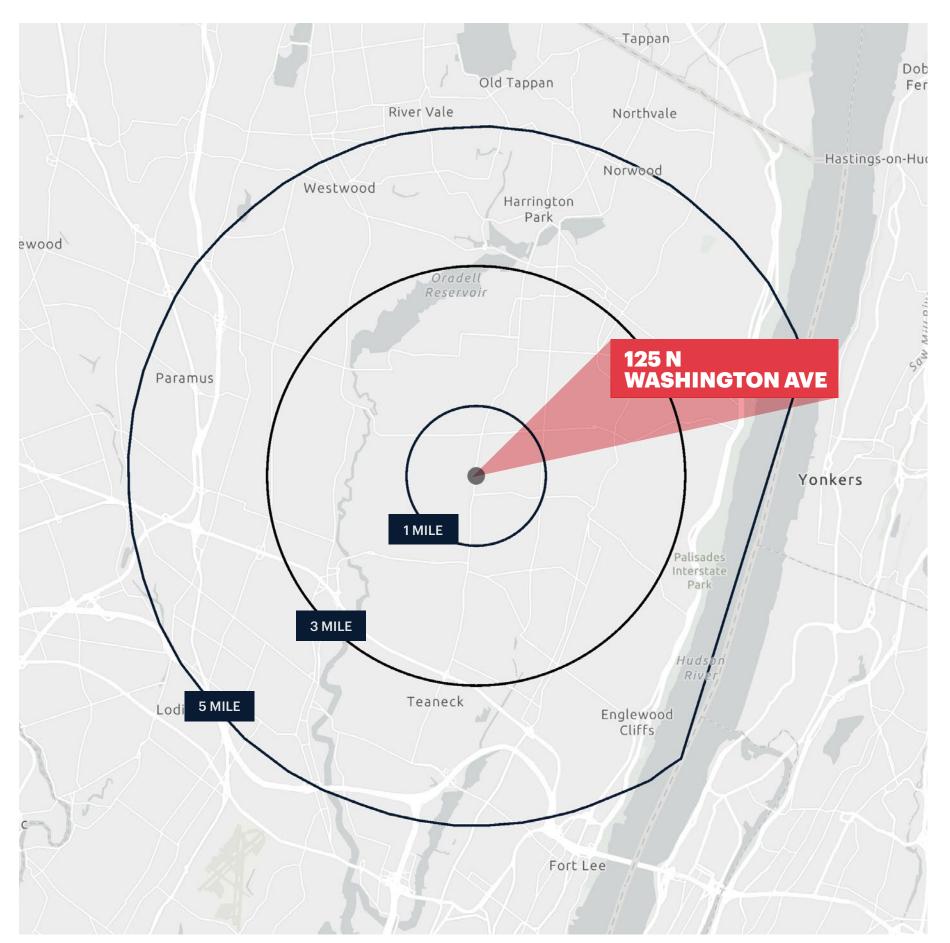
OBLIQUE AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION TOTAL BUSINESSES

30,612 870

HOUSEHOLDS TOTAL EMPLOYEES

10,606 6,889

MEDIAN AGE TOTAL DAYTIME POPULATION

42.7 20,504

COLLEGE GRADUATES (Bachelor's +) **AVERAGE HOUSEHOLD INCOME**

10,773 - 48% \$143,204

3 MILE RADIUS

POPULATION TOTAL BUSINESSES

159,949 5,141

HOUSEHOLDS TOTAL EMPLOYEES

54,730 56,644

MEDIAN AGE TOTAL DAYTIME POPULATION

41.9 133,172

COLLEGE GRADUATES (Bachelor's +) AVERAGE HOUSEHOLD INCOME

61,637 - 55% \$181,161

5 MILE RADIUS

POPULATION TOTAL BUSINESSES

340,528 15,927

HOUSEHOLDS TOTAL EMPLOYEES

122,253 183,627

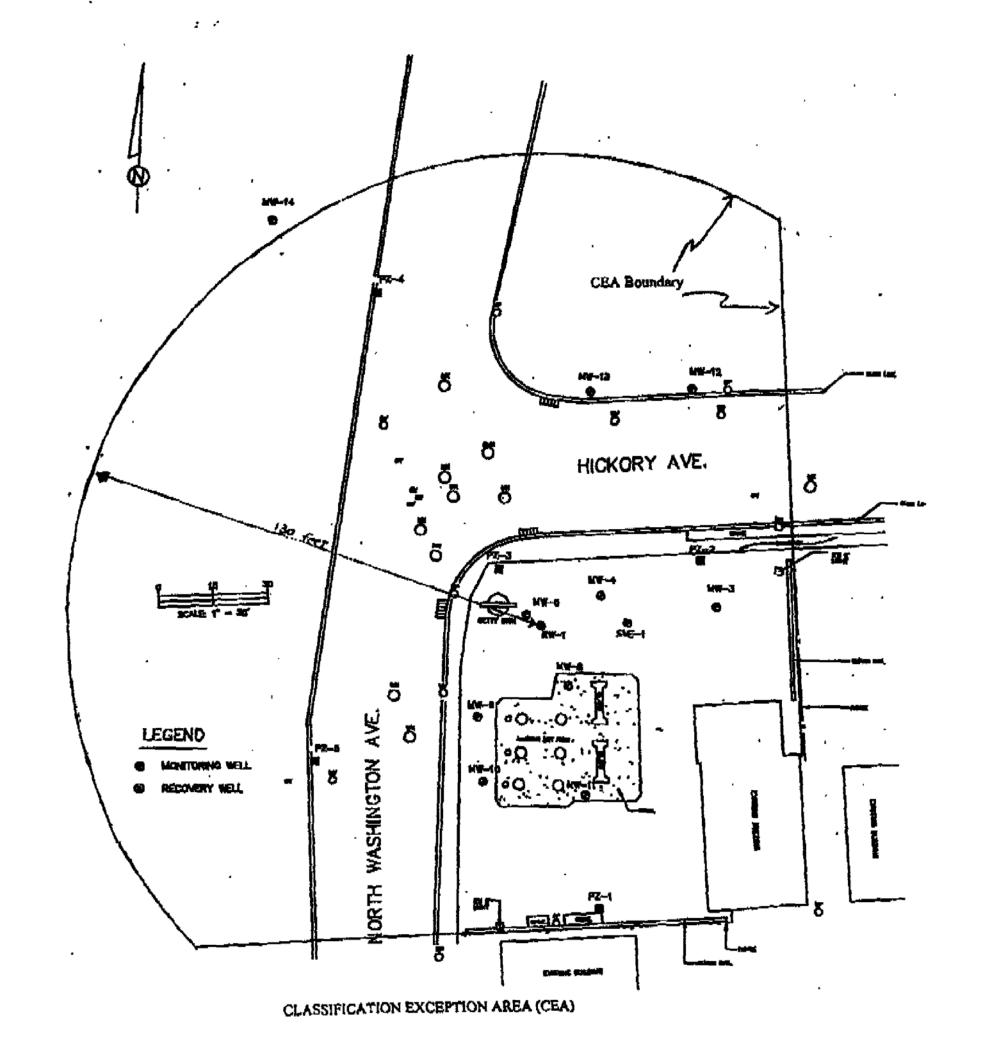
MEDIAN AGE TOTAL DAYTIME POPULATION

42.5 344,911

COLLEGE GRADUATES (Bachelor's +) **AVERAGE HOUSEHOLD INCOME**

130,659 - 54% \$176,463

φ170,400



SURVEY OVERLAY

