



**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

## CONTACT EXCLUSIVE AGENTS

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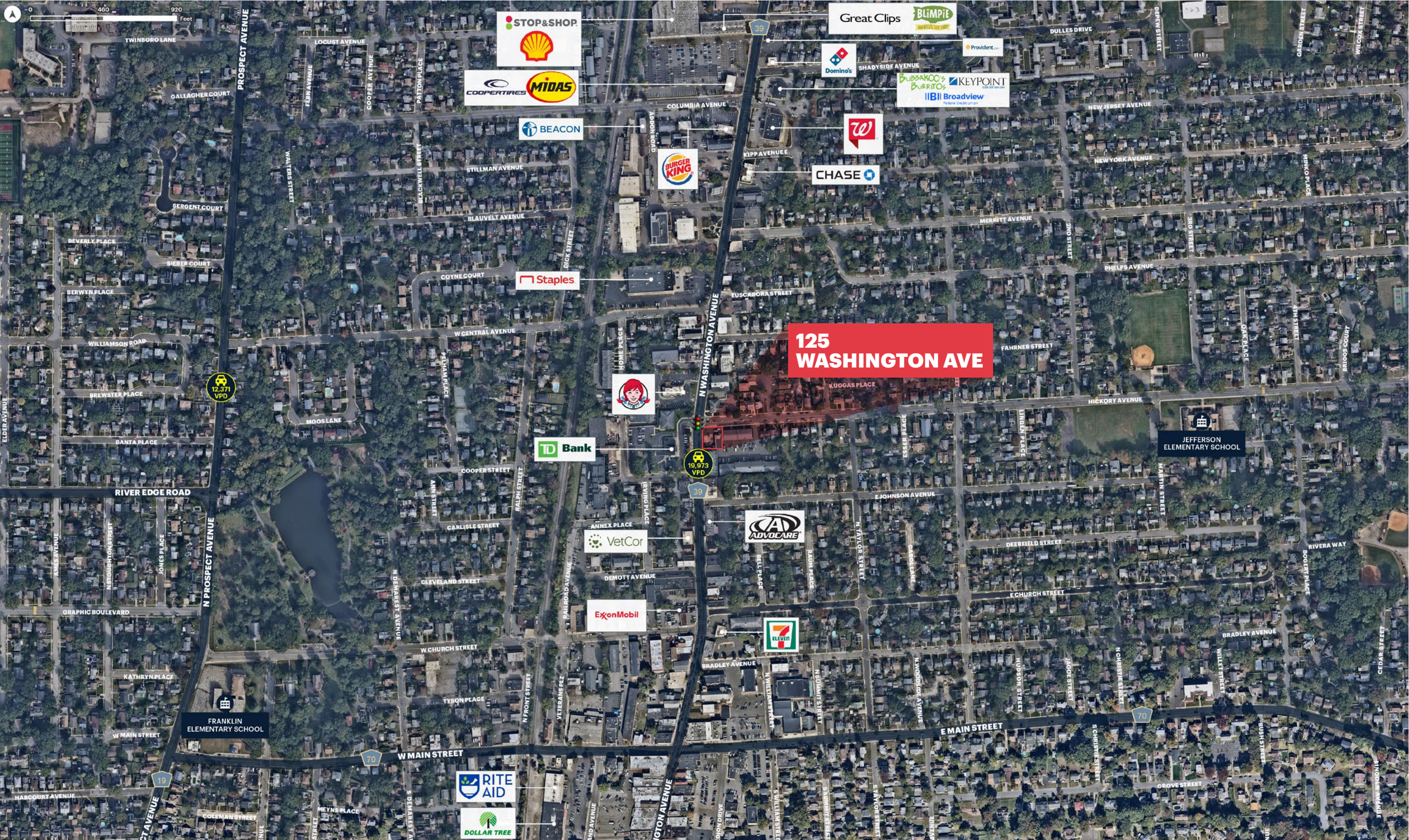


OBLIQUE AERIAL





MARKET AERIAL





DEMOGRAPHICS



1 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
30,612	870
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
10,606	6,889
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
42.7	20,504
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
10,773 - 48%	\$143,204

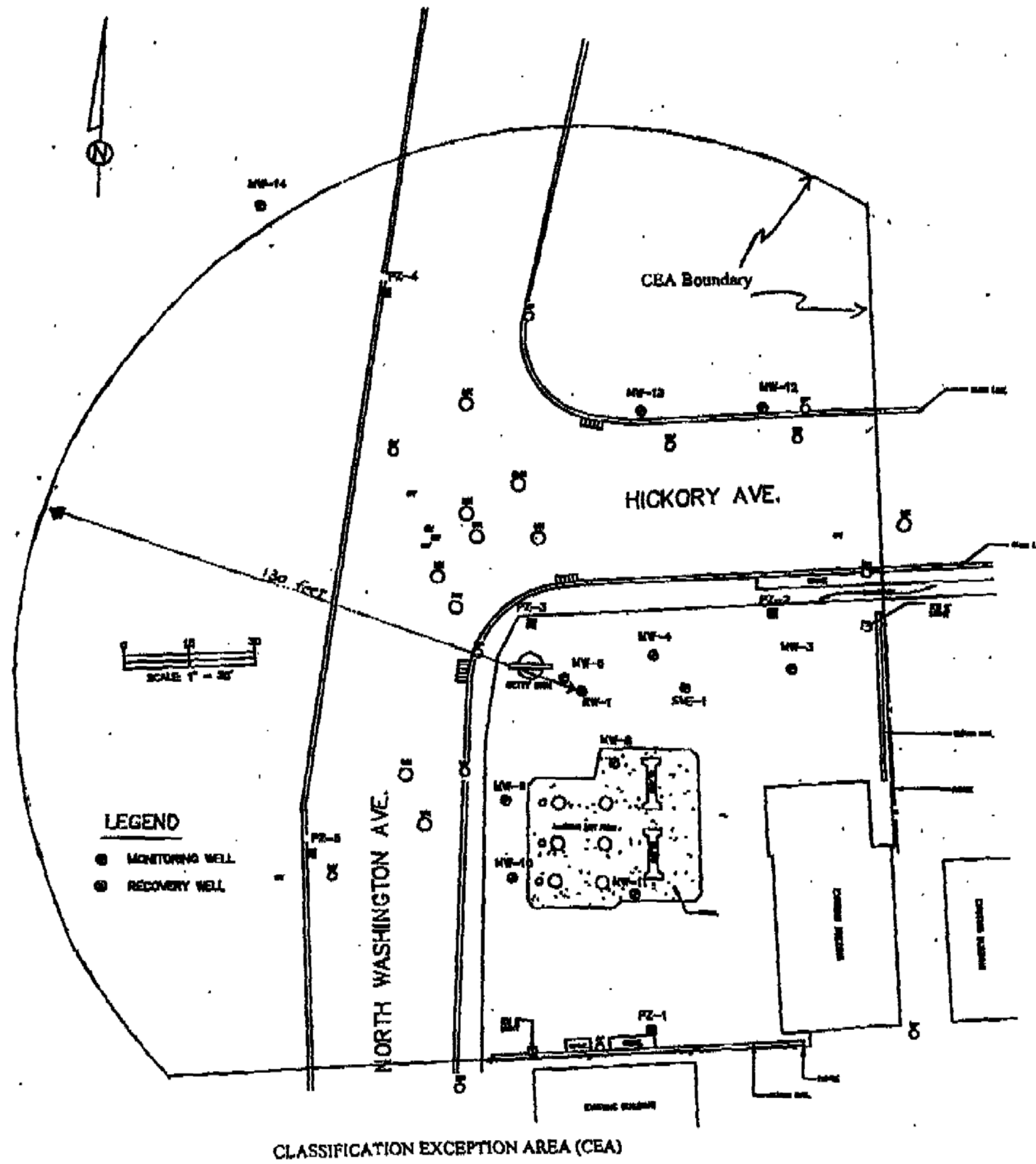
3 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
159,949	5,141
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
54,730	56,644
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
41.9	133,172
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
61,637 - 55%	\$181,161

5 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
340,528	15,927
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
122,253	183,627
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
42.5	344,911
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
130,659 - 54%	\$176,463

\*2024 estimates



CLASSIFICATION EXCEPTION AREA (CEA)



SURVEY OVERLAY

