



3100 Bergenline Ave

UNION CITY, NJ

LOCATION DESCRIPTION

- 3,000 SF Retail Space Available on 31st Street
- 9,000 SF Available in Lower Level with storefront and signage on 31st Street.
- Ideal for Retail, Medical, Restaurants
- Close Proximity to Manhattan
- Surrounded by Public Transportation
- 25 brand new residential apartments located on upper floor

TRANSPORTATION

- Bus lines in walking distance: 22, 83, 84, 85, 86, 87, 107, 108, 111, 121, 124, 125, 127, 129, 144, 154, 159, 160, 161, 163, 167, 190, 191, 192, 195, 199

DEMOGRAPHICS

DISTANCE	POPULATION	HOUSEHOLDS	AVG. HH INCOME
1 Mile*	82,685	30,450	\$61,114
3 Miles*	333,653	133,814	\$85,378
5 Miles*	533,342	215,922	\$84,122



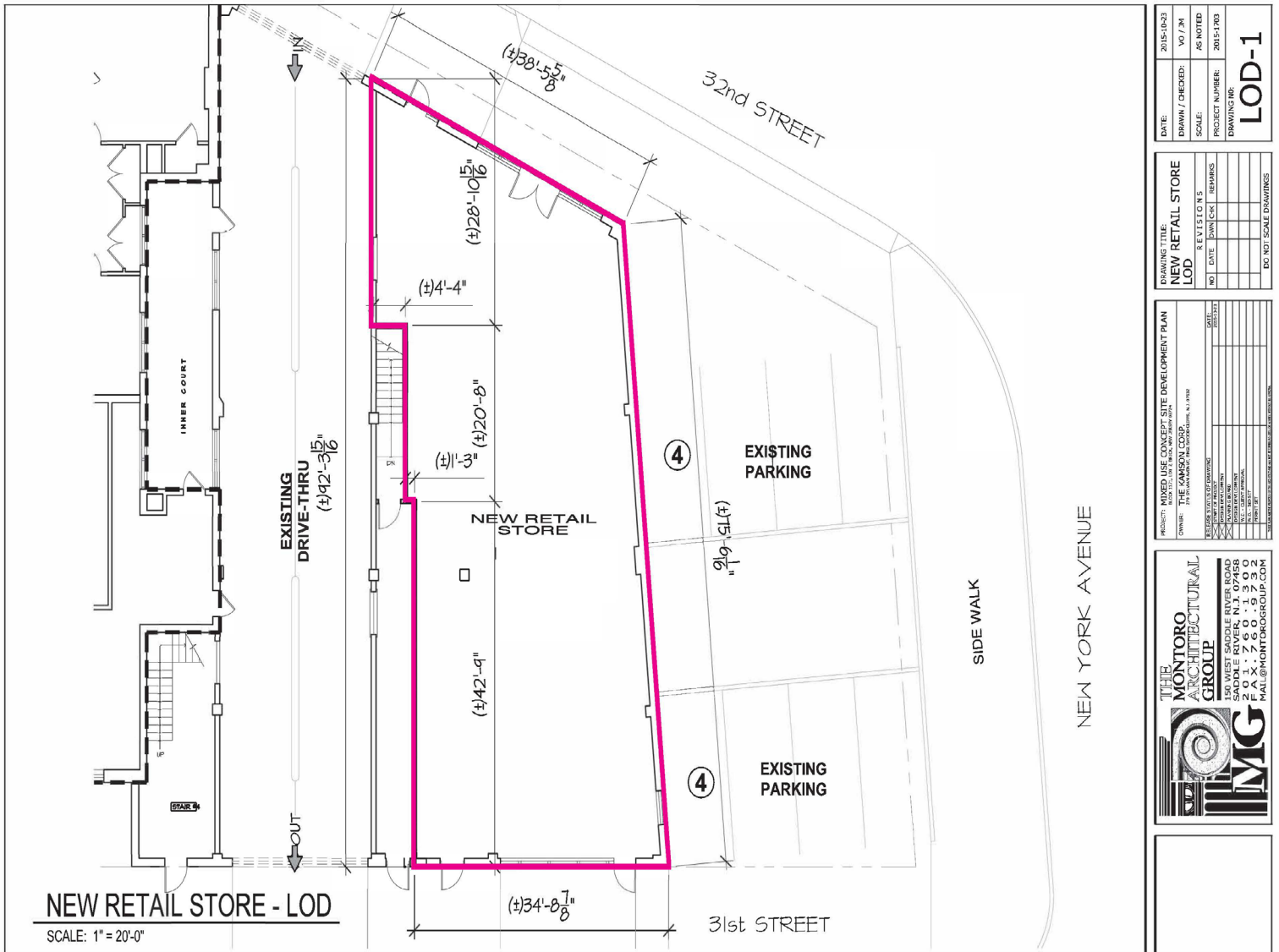
CONTACT INFORMATION

Jason Gerbsman, Managing Principal
212-599-2900 / jg@hudsonre.com

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.

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SITE PLAN



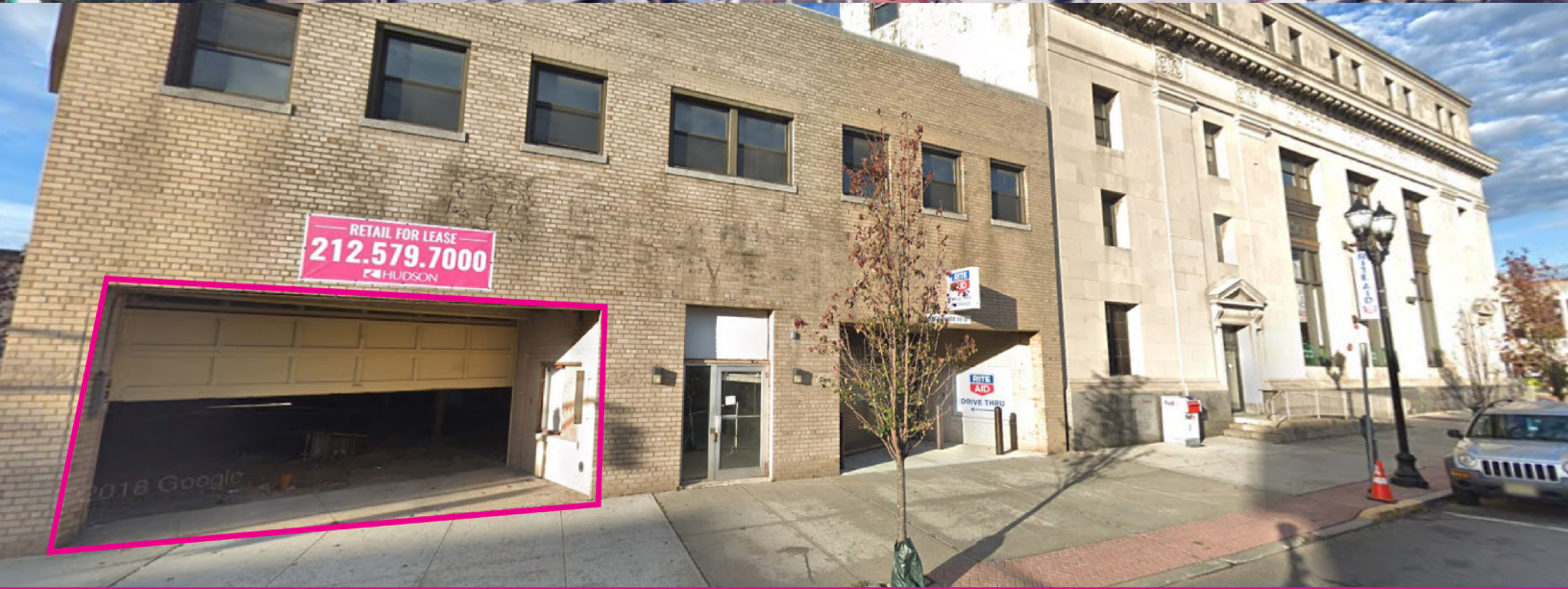
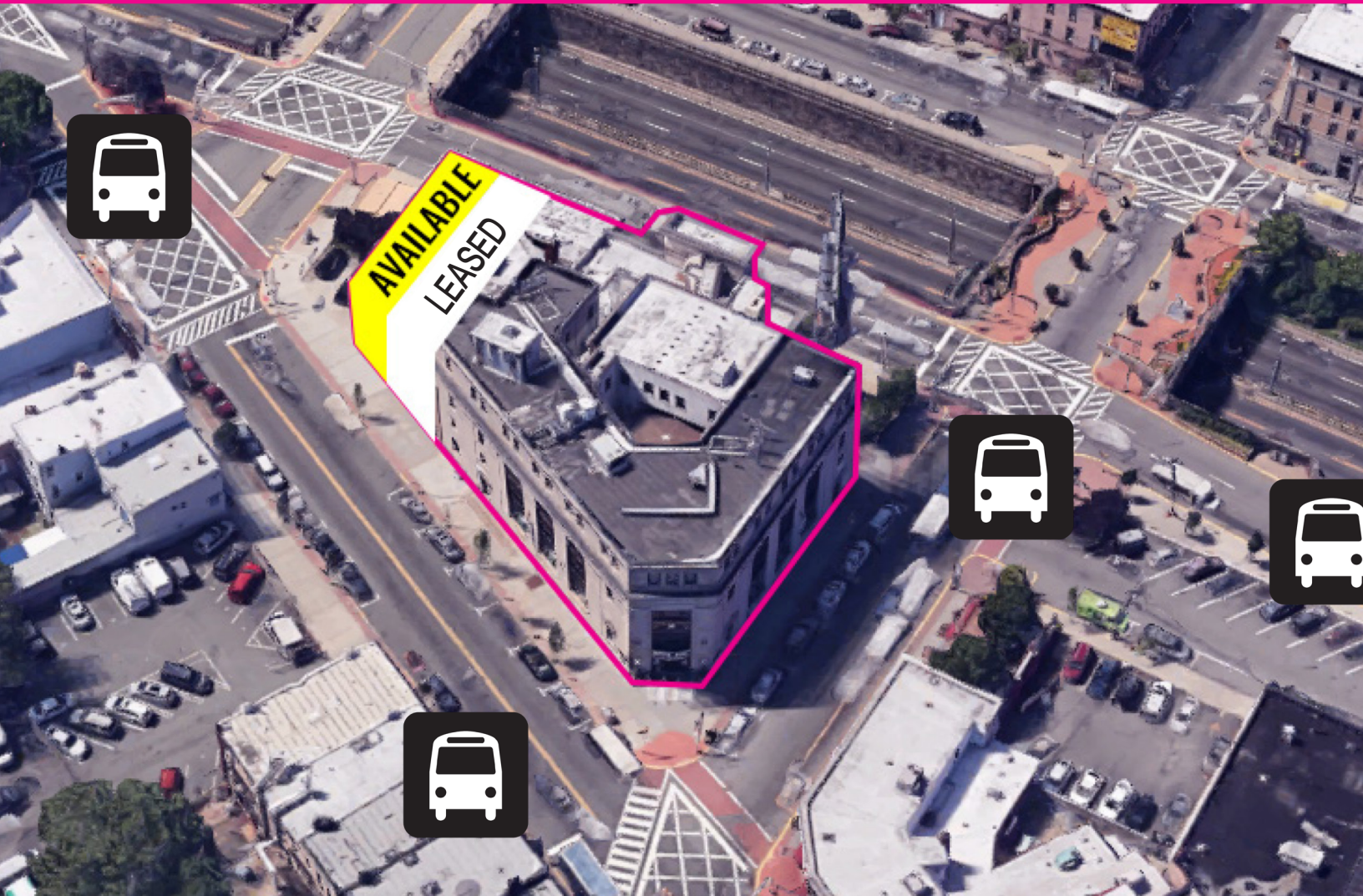
DATE:	2015-10-23
DRAWN / CHECKED:	VOJ / JM
SCALE:	AS NOTED
PROJECT NUMBER:	2015-1003
DRAWING NO:	LOD-1

DRAWING TITLE: NEW RETAIL STORE LOD				
NO.	DATE	BY	CHK	REMARKS

PROJECT: MIXED USE CONCEPT SITE DEVELOPMENT PLAN
OWNER: THE MONTORO ARCHITECTURAL GROUP, LLC
ARCHITECT: THE MONTORO ARCHITECTURAL GROUP, LLC
DATE: 10/11/2015
DRAWN BY: JG
CHECKED BY: JG
SCALE: AS NOTED
PROJECT NUMBER: 2015-1003
DRAWING NO: LOD-1

THE MONTORO ARCHITECTURAL GROUP
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