



RETAIL PROPERTY

FOR LEASE

±1,170 SF AND ±2,690 SF RETAIL SPACES

1041 and 1057 Bergen Street, Newark, NJ 07112

For More Information, Contact the Exclusive Broker

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±1,170 SF and ±2,690 SF Retail Spaces

LOCATION DESCRIPTION

Approx. 1 Miles to I-78
 Approx. 1.3 Miles to US Highway 1 & 9
 Approx. 3.2 Miles to Newark Liberty International Airport
 Approx. 11.3 Miles to Holland Tunnel
 Approx. 14.2 Miles to Lincoln Tunnel

PROPERTY FEATURES

- ±1,170 SF and ±2,690 SF Retail Spaces
- Ideal for a Convenience Store, Cellphone Store, Deli, Coffee Shop
- New Constructed Residential Apartments on Upper Floors
- Situated at Traffic Light Corner Lot Intersection of Bergen Street and Harding Terrace
- In Front of Bus Stop (NJ Transit Buses 39 and 99 Servicing Irvington and Hillside Lines)
- Located One Block from Weequahic Park and Newark Beth Israel Medical Center
- 8,976 AADT at Bergen Street & Scheerer Avenue (2018)

OFFERING SUMMARY

Lease Rate:	\$22 PSF Gross
Available SF:	1,170 - 2,690 SF
Building Size:	3,860 SF

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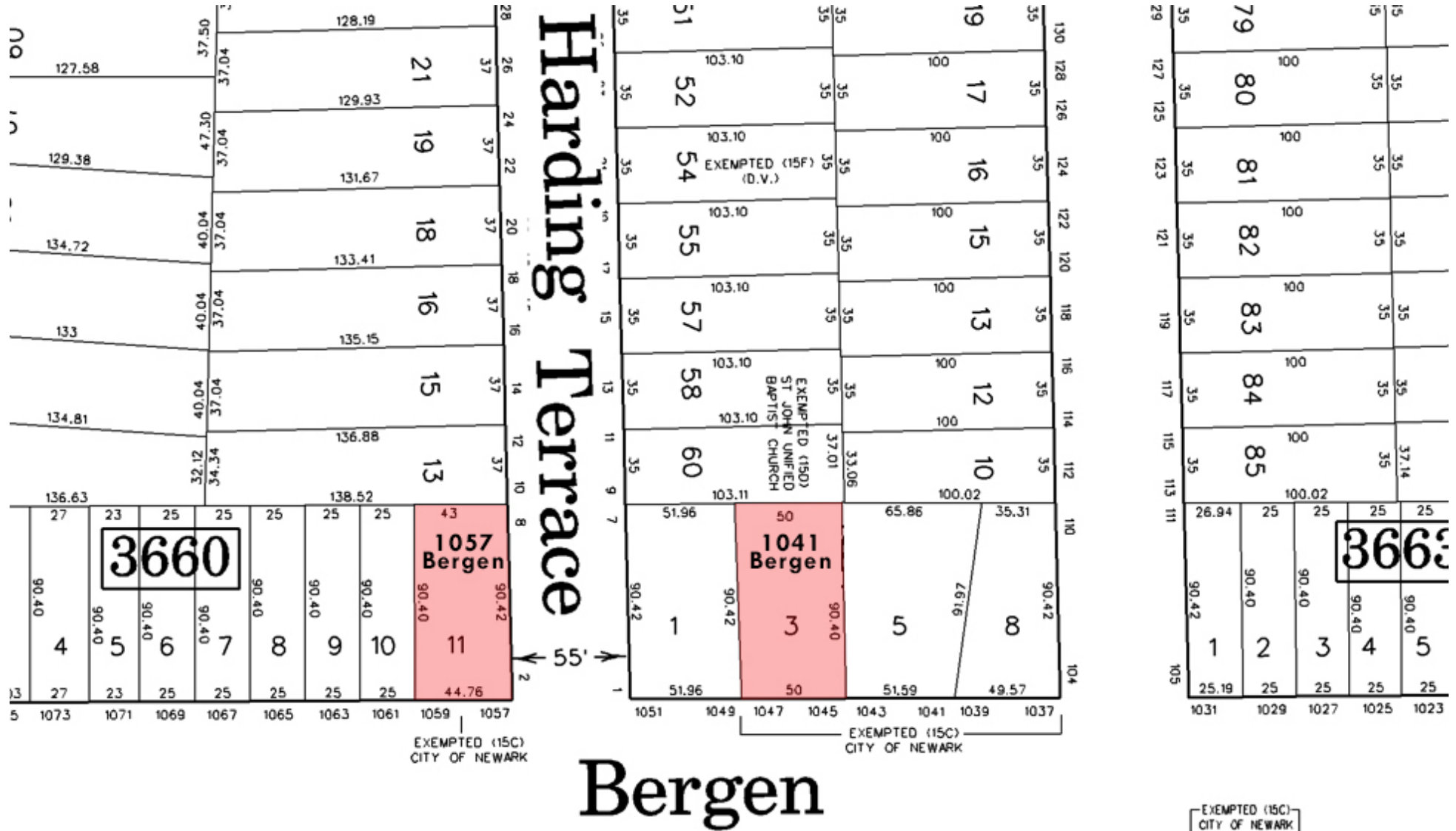
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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

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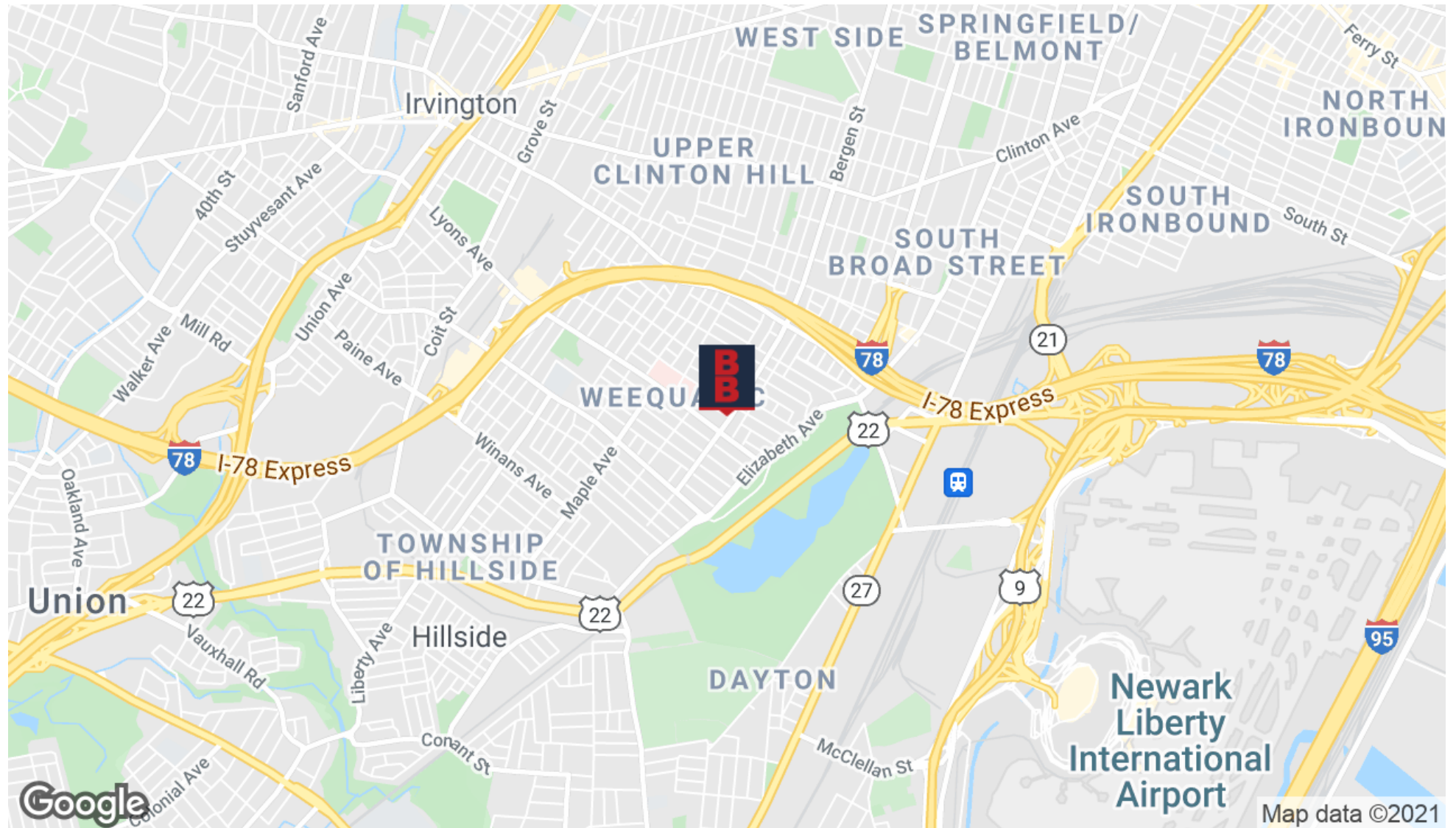
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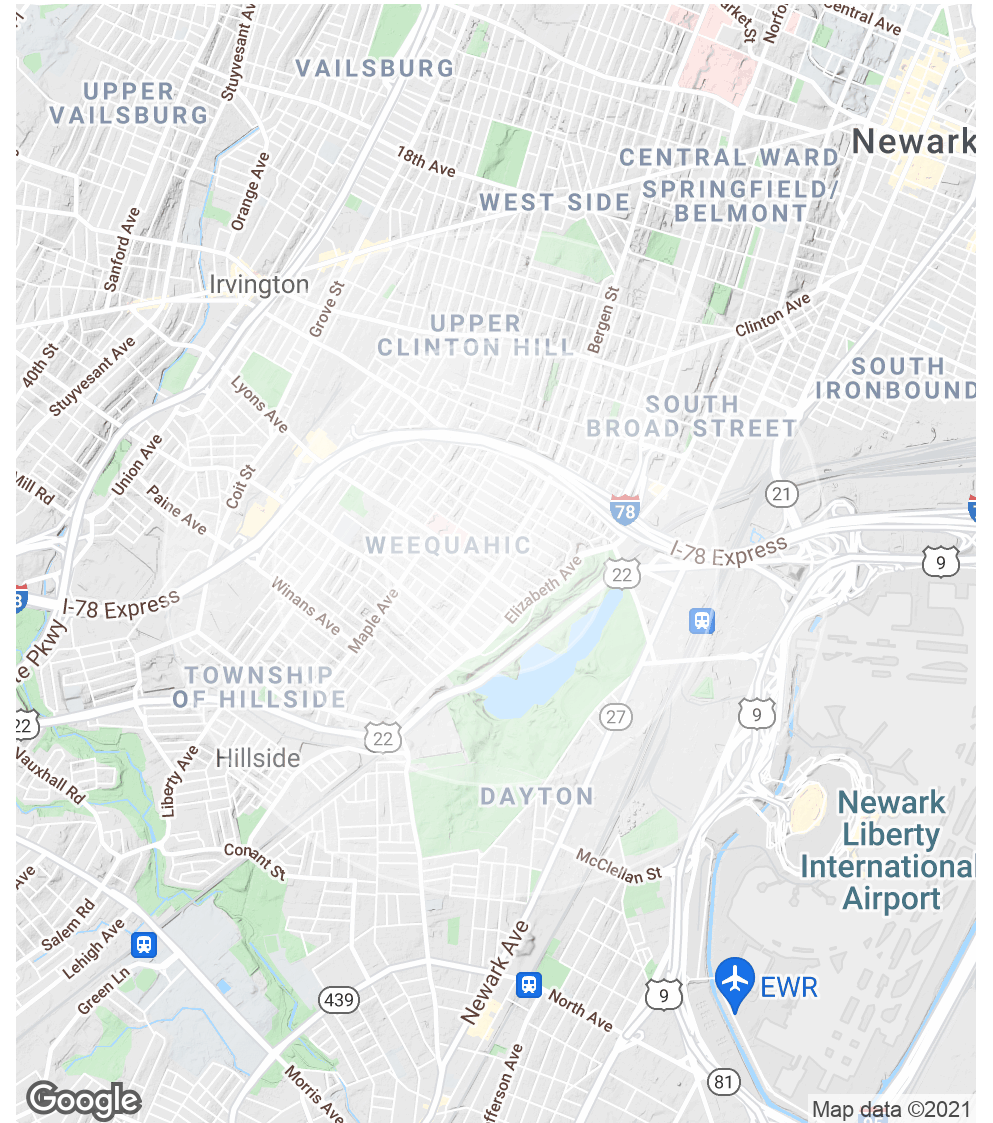
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	14,983	44,008	82,150
Average age	36.3	34.2	34.1
Average age (Male)	33.2	30.5	30.6
Average age (Female)	37.6	35.8	35.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,885	16,788	30,489
# of persons per HH	2.5	2.6	2.7
Average HH income	\$50,135	\$47,782	\$47,981
Average house value	\$297,595	\$296,567	\$293,162

* Demographic data derived from 2010 US Census



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