

**Specifications**

**Property Highlights**

- ±10,000 SF Freestanding Building
- ±2,000 – 10,000 SF Available (Divisible)
- Newly Renovated
- Prominent Frontage on Bergen Street
- ±8,500 VPD
- Excellent On-Site Parking
- Signalized Corner with Strong Ingress / Egress
- Flexible Interior Configuration / Divisible
- Immediate Availability

**Site & Access**

- Corner Location Bounded by Bergen Street, Shephard Avenue & Scheerer Avenue
- Dedicated On-Site Parking Field
- Strong Visibility from Multiple Approaches
- Ideal Layout for High-Traffic and Service-Oriented Users

**Ideal Uses**

- Grocery, Supermarket, Specialty Food
- Medical, Healthcare, Urgent Care
- Educational Institutions
- Retail, Showroom, Fitness Center
- Community and Service Uses
- Government, Cultural, or Professional Services

For additional property information or to arrange an inspection, please contact the exclusive broker:

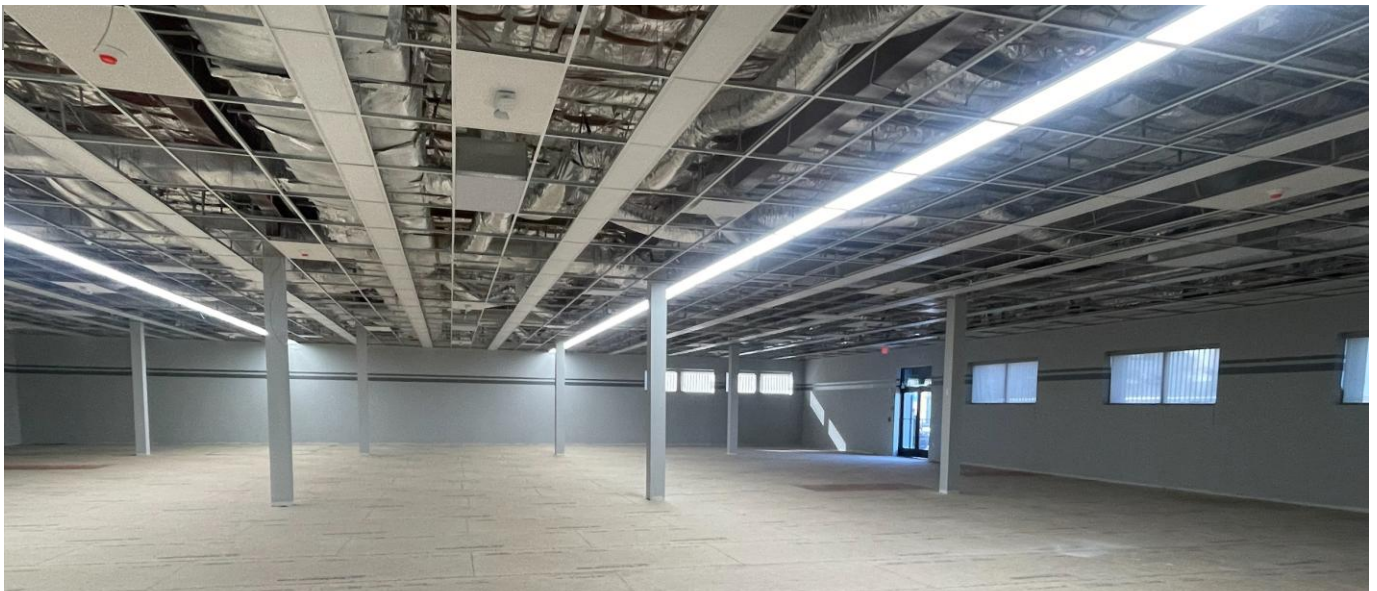
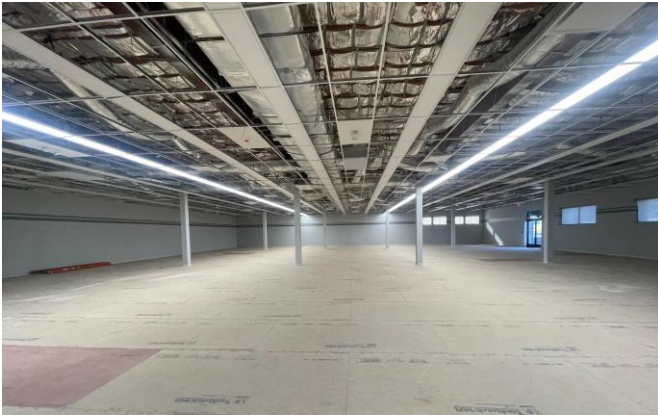
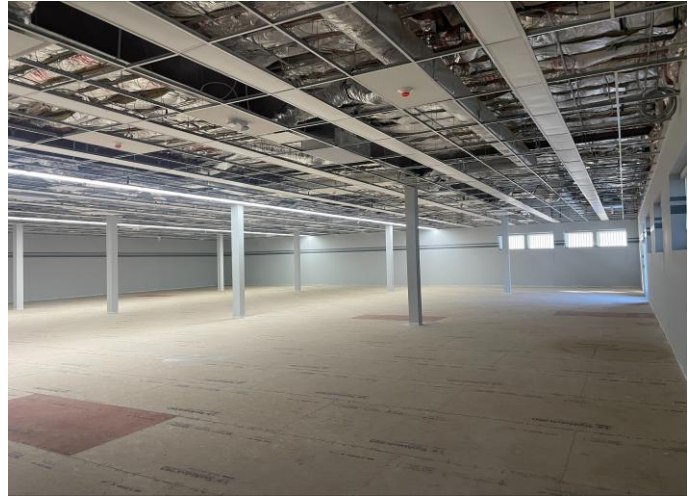
**Juan Disla**  
 Director  
 973.379.6644 x 226  
 JD@blauberg.com

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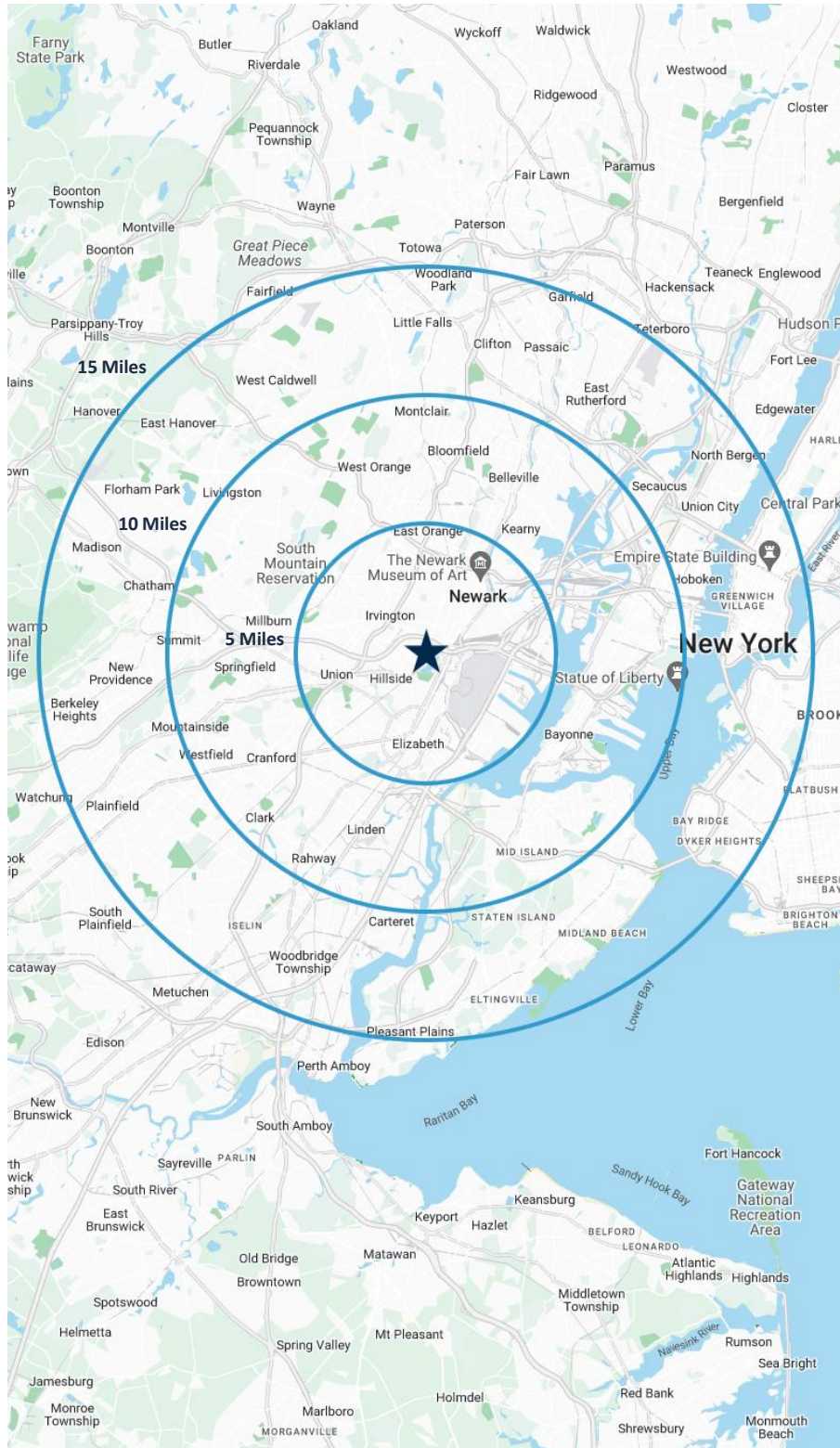
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### 5 MILES

- Total Population: 850,775
- Households: 305,598
- Median Household Income: \$79,624
- Average Household Size: 2.7
- Transportation to Work: 414,757
- Labor Force: 675,689

### 10 MILES

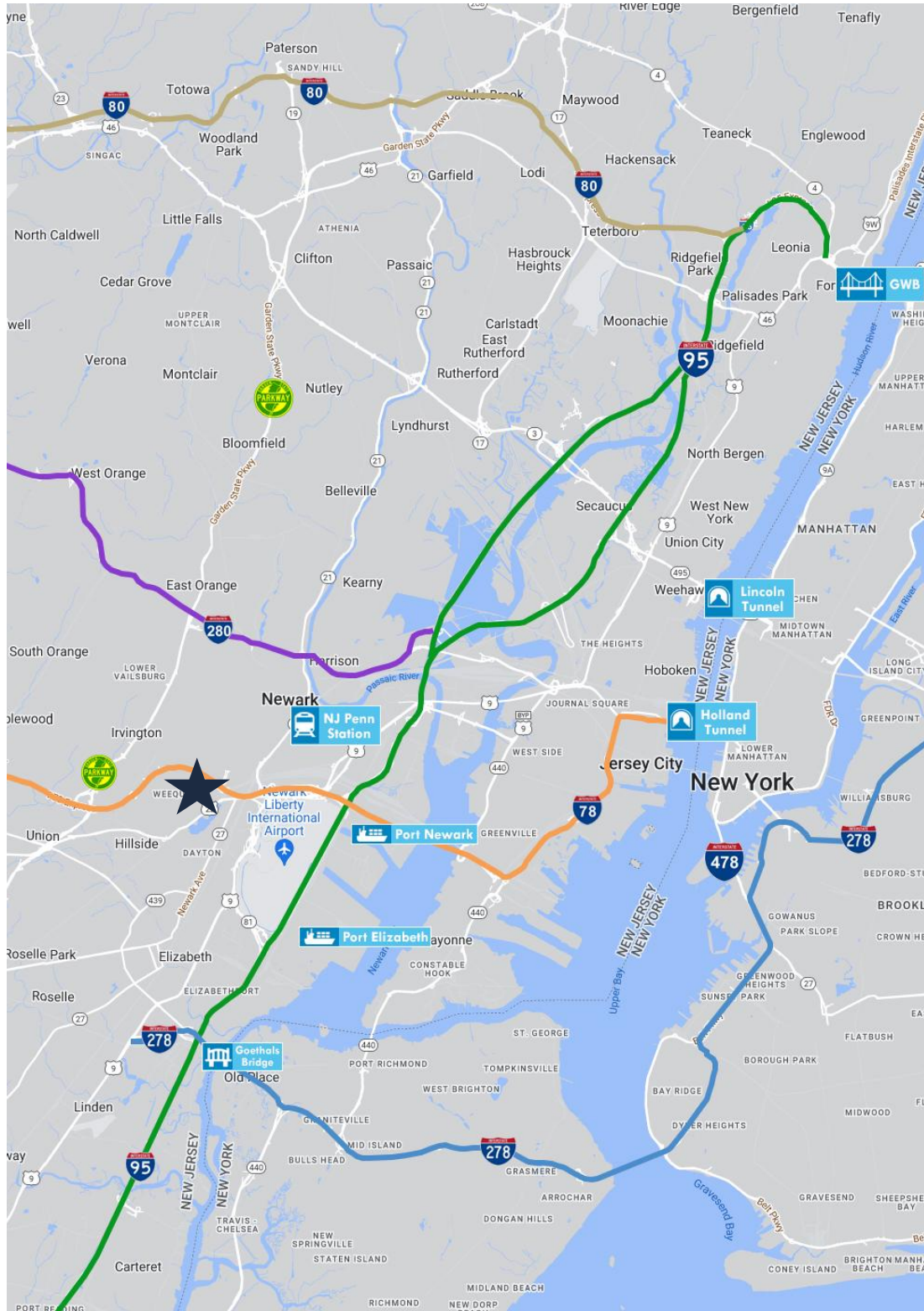
- Total Population: 2.34M
- Households: 879,865
- Median Household Income: \$110,611
- Average Household Size: 2.6
- Transportation to Work: 1.21M
- Labor Force: 1.89M

### 15 MILES




- Total Population: 7.11M
- Households: 2.85M
- Median Household Income: \$116,910
- Average Household Size: 2.4
- Transportation to Work: 3.78M
- Labor Force: 5.85M

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**ACCESSIBILITY**

- 
1.3 MI  
I-78
- 
1.8 MI  
US Hwy 1 & 9
- 
2.9 MI  
Newark Airport
- 
3.4 MI  
GSP
- 
3.5 MI  
Penn Station
- 
3.7 MI  
I-95 Exit 14
- 
4.1 MI  
I-280
- 
6.8 MI  
Ports Newark  
and Elizabeth
- 
10.3 MI  
Holland Tunnel
- 
13.8 MI  
Lincoln Tunnel

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