

NEW LEASES: BURLINGTON,
FIVE BELOW & KIDS EMPIRE



COLUMBIA PARK CENTER

NORTH BERGEN, NEW JERSEY

STRATEGICALLY POSITIONED,
COMMUNITY DRIVEN

STRATEGICALLY POSITIONED

Columbia Park Center is a 351,000 SF shopping center in North Bergen, a high-density submarket in Hudson County, New Jersey. Located off John F. Kennedy Boulevard, it offers direct access to major road networks, including the 495, Route 3, the New Jersey Turnpike, and Routes 1 & 9. It also has advantageous proximity to the waterfront communities of Hoboken and Union City. And with a convenient drive to Manhattan via the Lincoln Tunnel, a 2-minute car ride from the site, it offers exceptional visibility for inbound and outbound drivers.

The center offers ample on-site parking, and with an excellent mix of local and regional retail, the opportunities at Columbia Park Center offer unmatched visibility for either local retailers or national ones seeking to expand their regional footprint.



VIEW FROM NEW JERSEY

PROPERTY

■ AVAILABLE SPACE



KENNEDY
BOULEVARD
25,275 VPD

VIEW FROM NEW YORK

HIGHLIGHTS

COLUMBIA PARK CENTER

There are multiple space opportunities at Columbia Park Center, ranging from 3,300 to over 33,000 square feet. One of the few shopping complexes with on-site parking, the site also offers convenient local

vehicular access and is close to numerous bus routes that help serve this densely populated submarket of working professionals and families with young children.

NORTH BERGEN FACTS & FIGURES




IN A 3 MILE RADIUS:

366K 
POPULATION

7 MI
1.07M



46% 
USE PUBLIC
TRANSPORTATION

7 MI
39%



\$138K 
AVERAGE INCOME

7 MI
\$137K



147K 
HOUSEHOLDS

7 MI



54K 
CHILDREN 0-14

7 MI
158K





MEADOWLANDS SPORTS COMPLEX

AMERICAN DREAM

TONELLE COMMONS
Walmart * BJ's
PETSMART five BELOW
THE VITAMIN SHOPPE

TONELLE PLAZA
ALDI Planet Fitness
Burlington

COLUMBIA PARK
OLD NAVY ShopRite
PartyCity carter's BIG LOTS!

MILL CREEK
TJ-maxx BOB'S DISCOUNT FURNITURE
KOHL'S BEST BUY
Burlington Marshalls HomeGoods
Michael's PETSMART

CRUNCH ALDI

KENNEDY CENTER
BENZER PHARMACY CHASE
SUPERCUTS KENNEDY MEDICAL CENTER

SECAUCUS JUNCTION
26,298 WEEKDAY RIDERS

JERSEY CITY APPROX 2 MILES FROM SITE

HOBOKEN APPROX 2 MILES FROM SITE

LINCOLN TUNNEL
117,775 VPD

495
140,210 VPD

REGIONAL AERIAL

(B) BUS STOPS ALONG KENNEDY BOULEVARD



A COMMUNITY

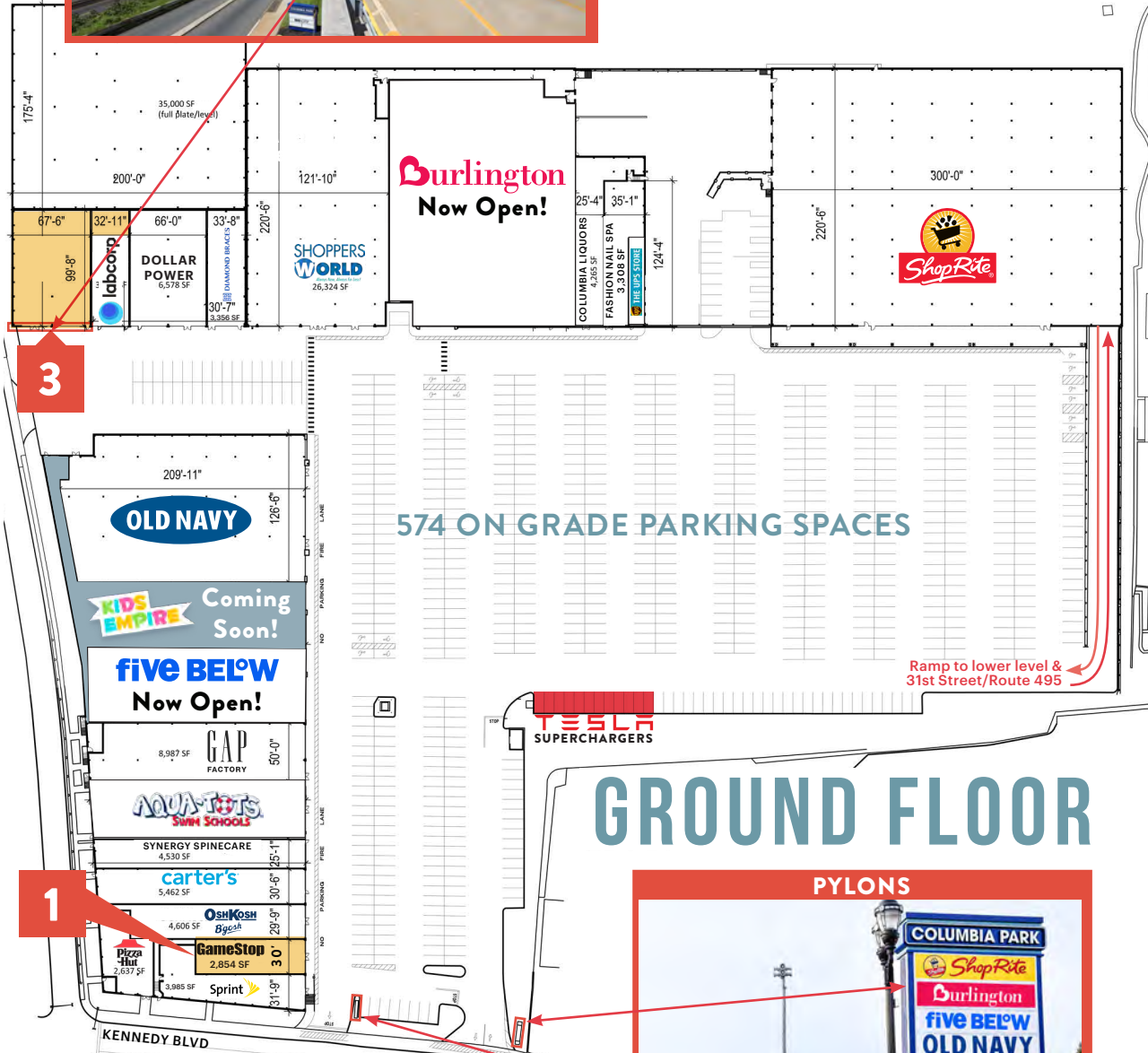
This highly active, family-oriented center is anchored by a super-Shop Rite, along with co-tenants like Burlington, Five Below, Old Navy, and Gap Factory, that help to serve the everyday needs of this family-oriented community.



LIFESTYLE

SITE PLANS

GREAT VISIBILITY



GROUND FLOOR SPACES

SPACE 1

2,854 SF

SPACE 3

7,808 SF (Former Restaurant)

LOWER LEVEL SPACES

SPACE 7A Former Gym

25,300 SF

13,500 SF (Ground floor)

11,800 SF (Second Level)

SPACE 7B

6,529 SF

GROUND FLOOR

PYLONS



3

1

LOWER LEVEL



Entrance & Exit
to/from Lower Level
Parking: 574 Spaces

Entrance & Exit
to/from Lower Level
Parking: 574 Spaces

Available - Space 7A
25,300 SF
Former Gym

Kennedy
Boulevard
31,874 VPD

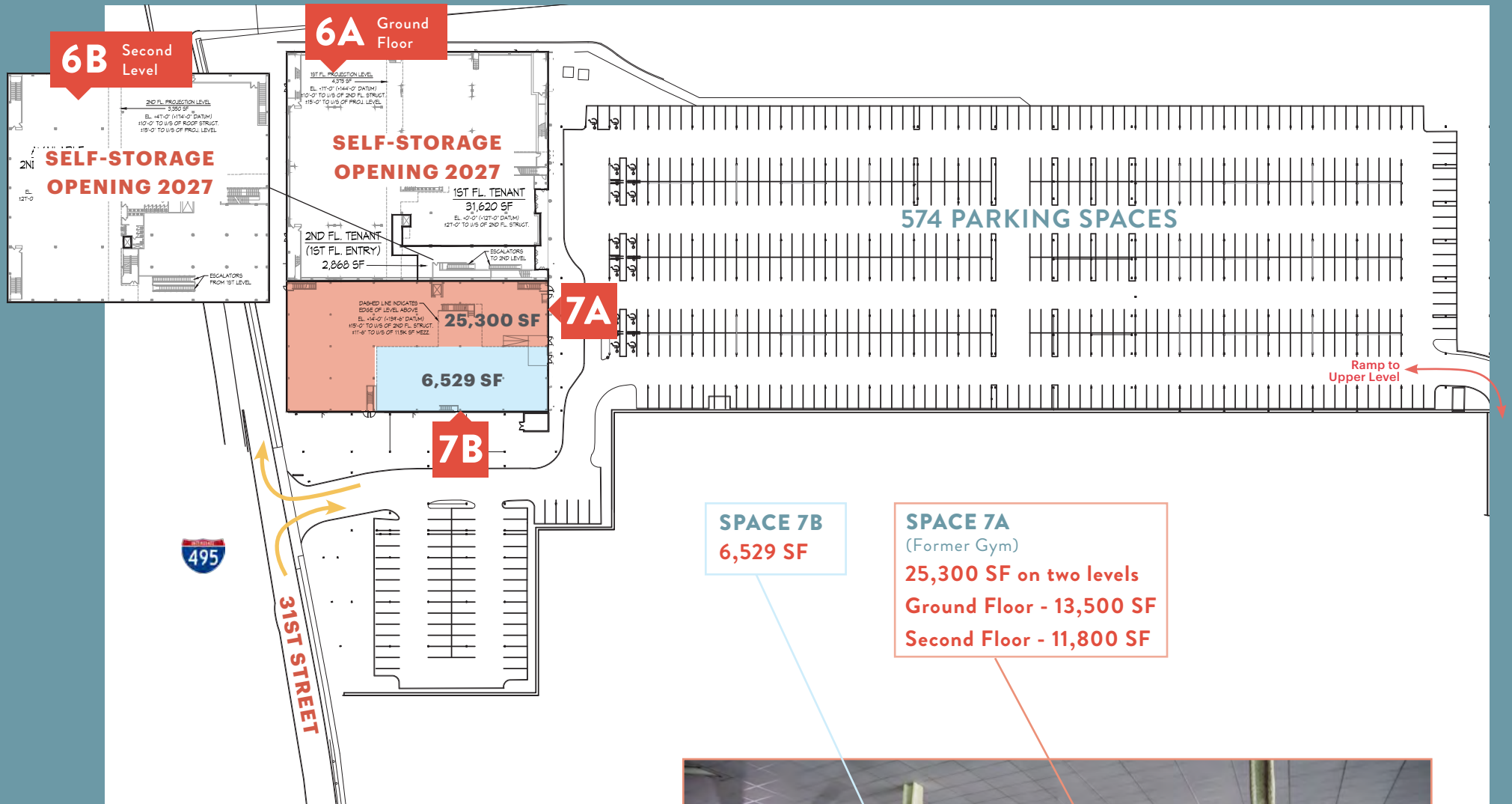
31st Street

495

140,210 VPD

495 East Access

VIEW FROM NEW JERSEY

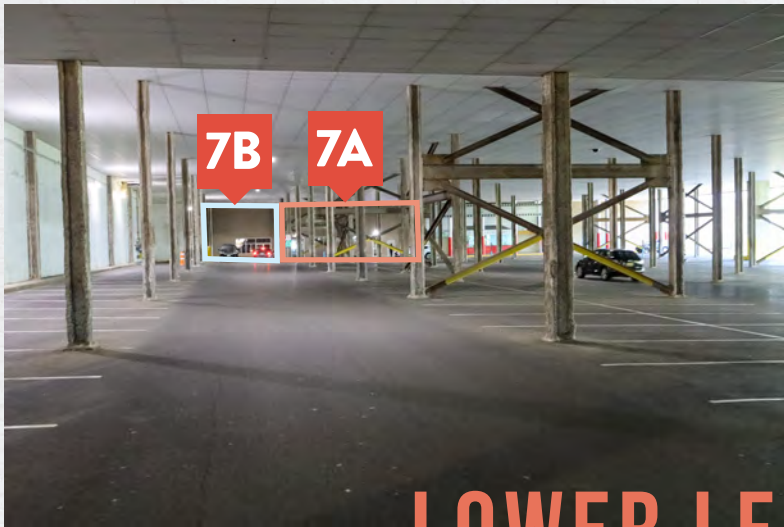
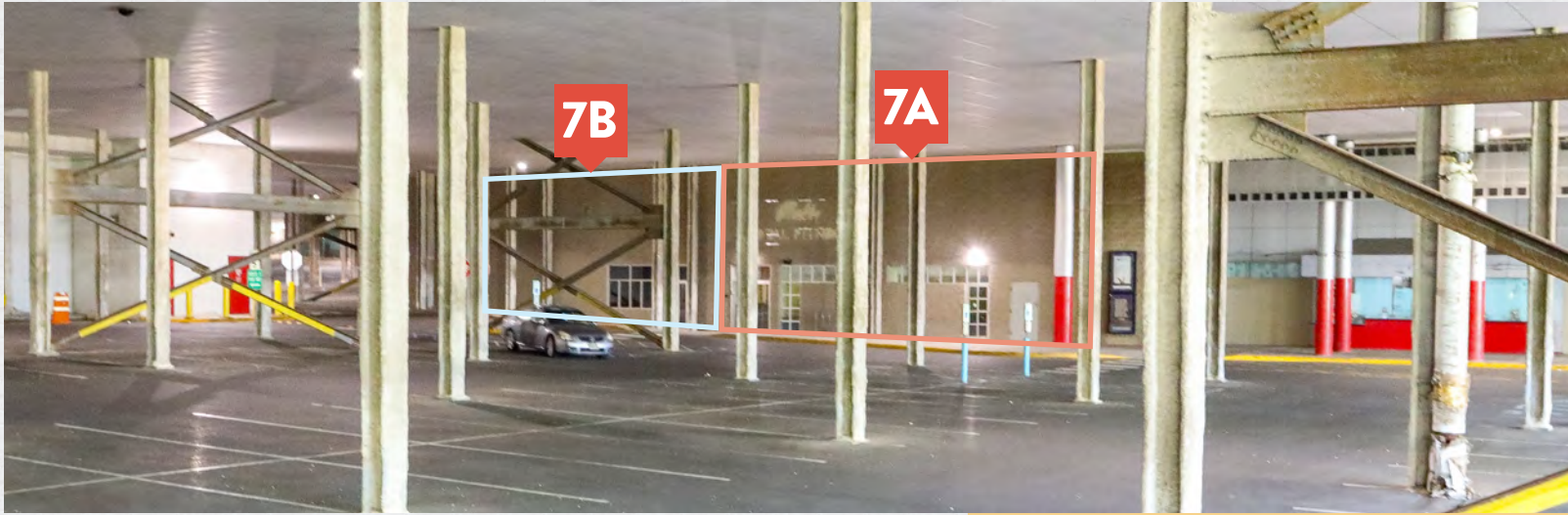


SPACE 7B
 6,529 SF

SPACE 7A
 (Former Gym)
 25,300 SF on two levels
 Ground Floor - 13,500 SF
 Second Floor - 11,800 SF

LOWER LEVEL SITE PLANS





LOWER LEVEL
574 PARKING PACES



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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.