

SUBLEASE AVAILABLE

PRIME 7,500 SF LOCATION

5806-5810 BERGENLINE AVE, WEST NEW YORK, NJ



DENSE MARKET WITH HIGH WALKABILITY

FACTS

PRIME 58TH ST. LOCATION ON BERGENLINE AVE WITH HEAVY PEDESTRIAN TRAFFIC

Building Size: 7,500 SF with non-selling basement and mezzanine

Parking: Street parking plus nearby municipal lots

Lease Term: Nine years of base year with (2) five year options

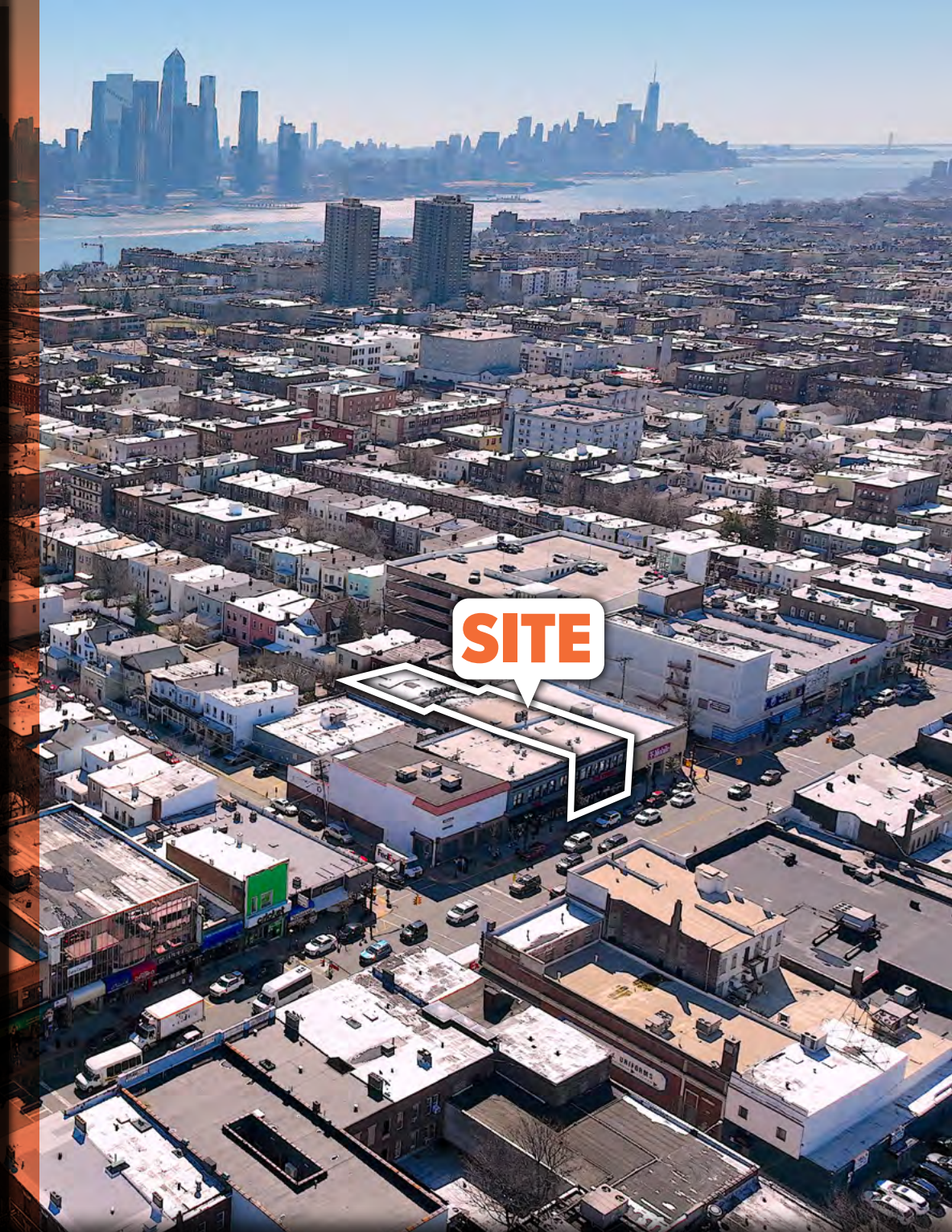
Neighboring Retailers: Footlocker, Children's Place, Snipes, Easy Pickens, XIOS & Fabco Shoes

SEEKING

- Mens / Woman's / Childrens Apparel
- Medical / Urgent Care
- Dollar / Convenience Stores
- Banks / Financial Institutions
- Hardware / Furniture Stores
- Pharmacy
- Health club
- Jewelry store
- Hardware store
- Restaurants

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	108,308	678,661	2,078,147
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	41,823	316,307	992,835
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Average HH Income	\$203,113	\$203,113	\$198,476



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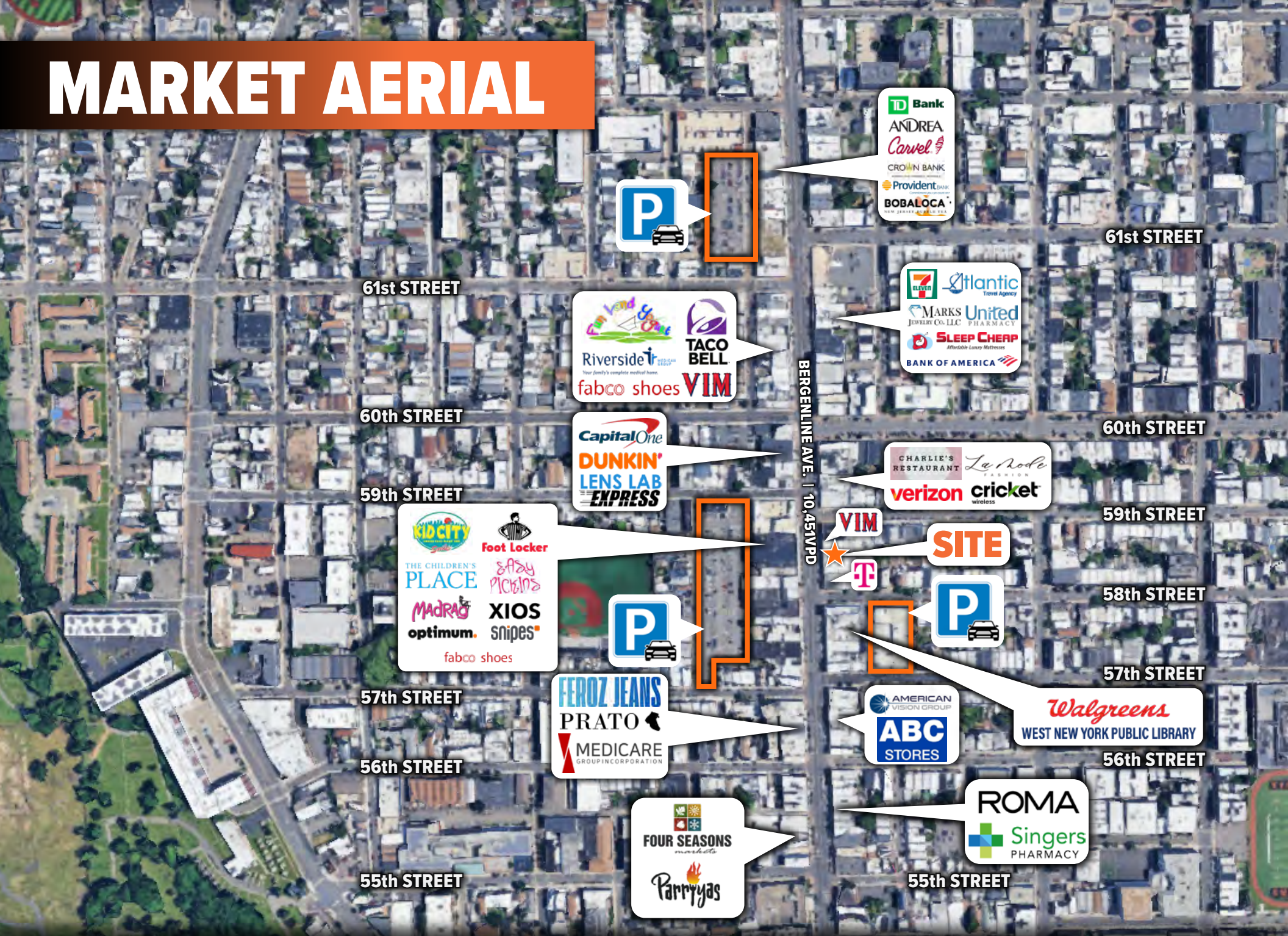
CLOSE IN AERIAL



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MARKET AERIAL



61st STREET

61st STREET

60th STREET

60th STREET

59th STREET

59th STREET

57th STREET

57th STREET

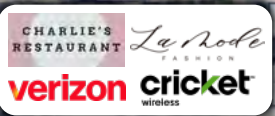
56th STREET

56th STREET

55th STREET

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BERGENLINE AVE. | 10,451VPD



SITE



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INTERIOR

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EXTERIOR



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