

RETAIL & OFFICE

112 S. Washington Ave.
Bergenfield, NJ

Office Your Sign Here

Retail Your Sign Here

FOR FURTHER INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Grace Bosede

C: 201.960.6888

O: 973.798.6130 Ext 1003

Grace@ZoltekCRE.com

Urszula Zoltek

C: 973.896.8377

O: 973.798.6130 Ext 1001

Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE

- **1,200 SF Retail Space** - Ground Floor
- **2,580 SF Office Space | Divisible** - 2nd Floor
- **Retail Frontage: 16 Feet**
- **Ample Parking in the Back**
- **Located in Downtown Bergenfield**
- **Minutes to Route 4, I-80 & Garden State Parkway**
- **Traffic Count S. Washington Ave : 20,391 VPD**
- **Zoning B-1 (Retail Business Zone):** [Click Here For More Info](#)
- **Ideal Use for Medical/wellness, Salon or Spa, Fitness Studio, Office, Specialty Food-Café, Financial-Insurance, Boutique Retail**
- **Neighboring National Tenants:** Dollar Tree, 7-Eleven, Sherwin-Williams, Papa Johns, Pizza Hut, Wingstop, Dunkin', McDonald's, Dollar General, Tropical Juice Bar, ALDI, Lidl, Walgreens, Valvoline, Extra Space Storage, and many more...

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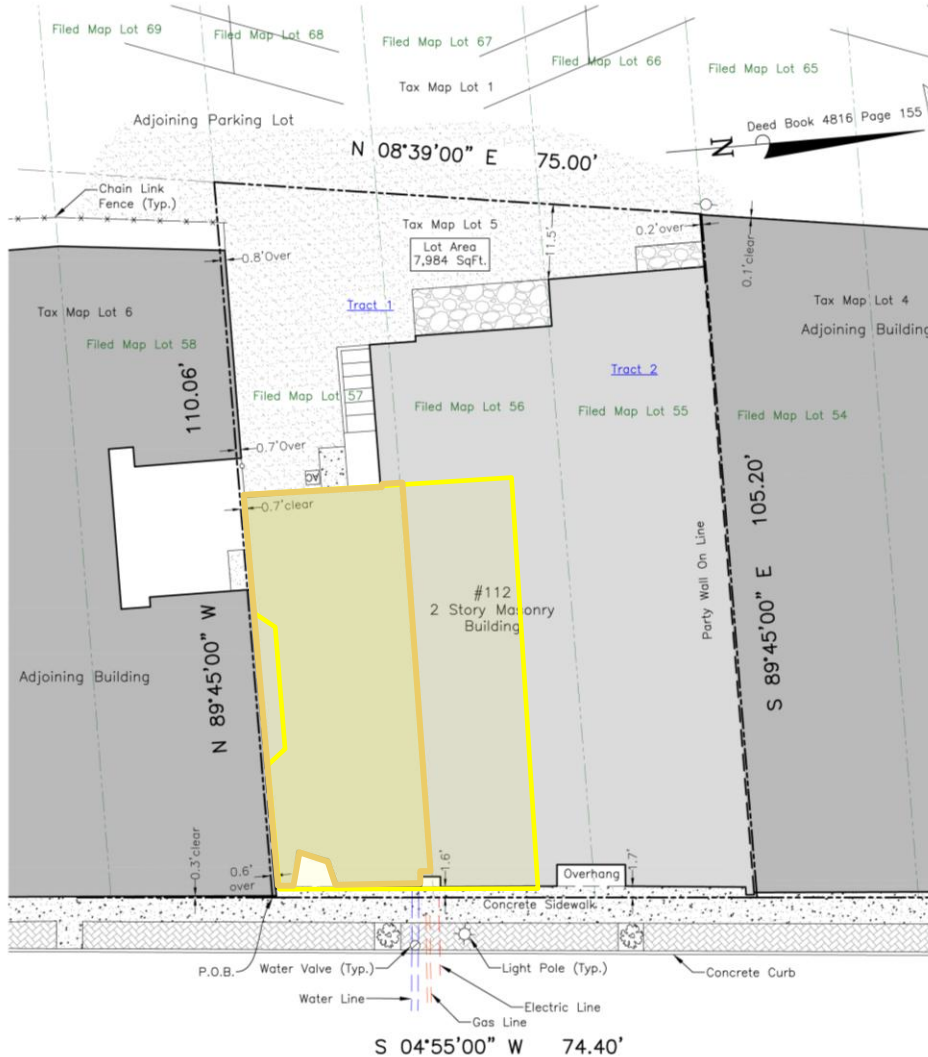


SECOND FLOOR PLAN

Discussion

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 * T: 973-798.6130
WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE
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 NOTICE.

AMPLE PARKING
BEHIND BUILDING



South Washington Avenue
(50' Wide)

This Survey is certified to:
Sun Lock, LLC

20 10 0 20
1 inch = 20 feet

Schmidt
Surveying

49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

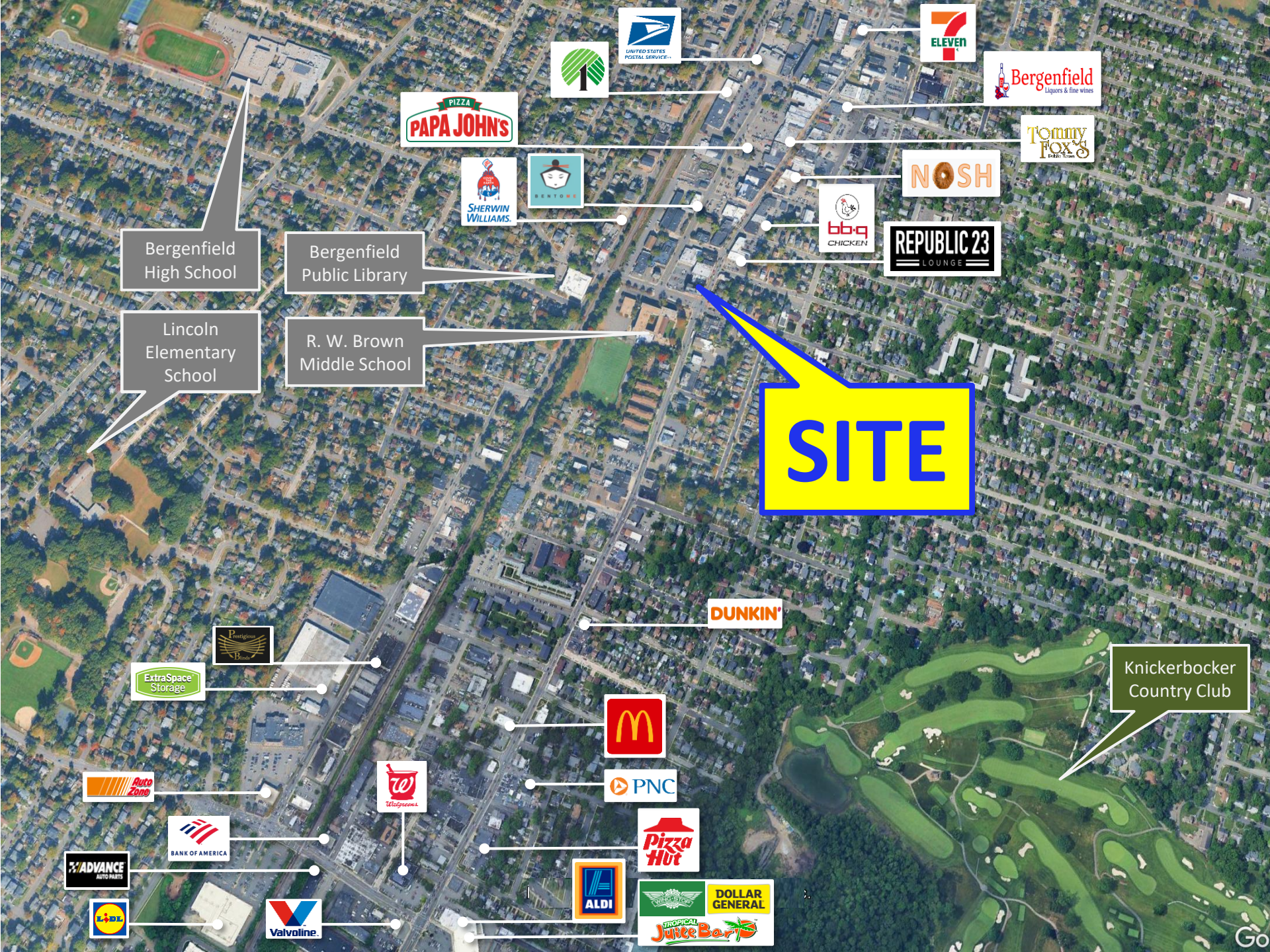
NJ Professional
Land Surveyor
No. 24GS04330100

Boundary Survey
Tax Lot 5 - Block 130
112 South Washington Avenue
Borough of Bergenfield
Bergen County, New Jersey

Drawn: JTC	Checked: AS	Date: 10-01-23	Scale: 1" = 20'
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SITE PLAN

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Bergenfield High School

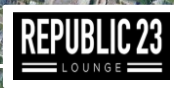
Bergenfield Public Library

Lincoln Elementary School

R. W. Brown Middle School

SITE

Knickerbocker Country Club





<i>Demographics</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	29,975	183,008	397,865
Daytime Employees	6,522	63,864	196,332
Households	9,828	62,886	144,607
Median Age	41.6	42.2	43.3
Average HH Income	\$139,639	\$157,021	\$145,701

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