

SUBLEASE AVAILABLE

PRIME 7,500 SF LOCATION

5806-5810 BERGENLINE AVE, WEST NEW YORK, NJ

**NEW
PRICE**



▶ DRONE VIDEO

DENSE MARKET WITH HIGH WALKABILITY

FACTS

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

Building Size: 7,500 SF Ground Floor
5,100 SF Non-Selling Basement
2,482 SF Mezzanine

Parking: Street parking plus nearby municipal lots

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

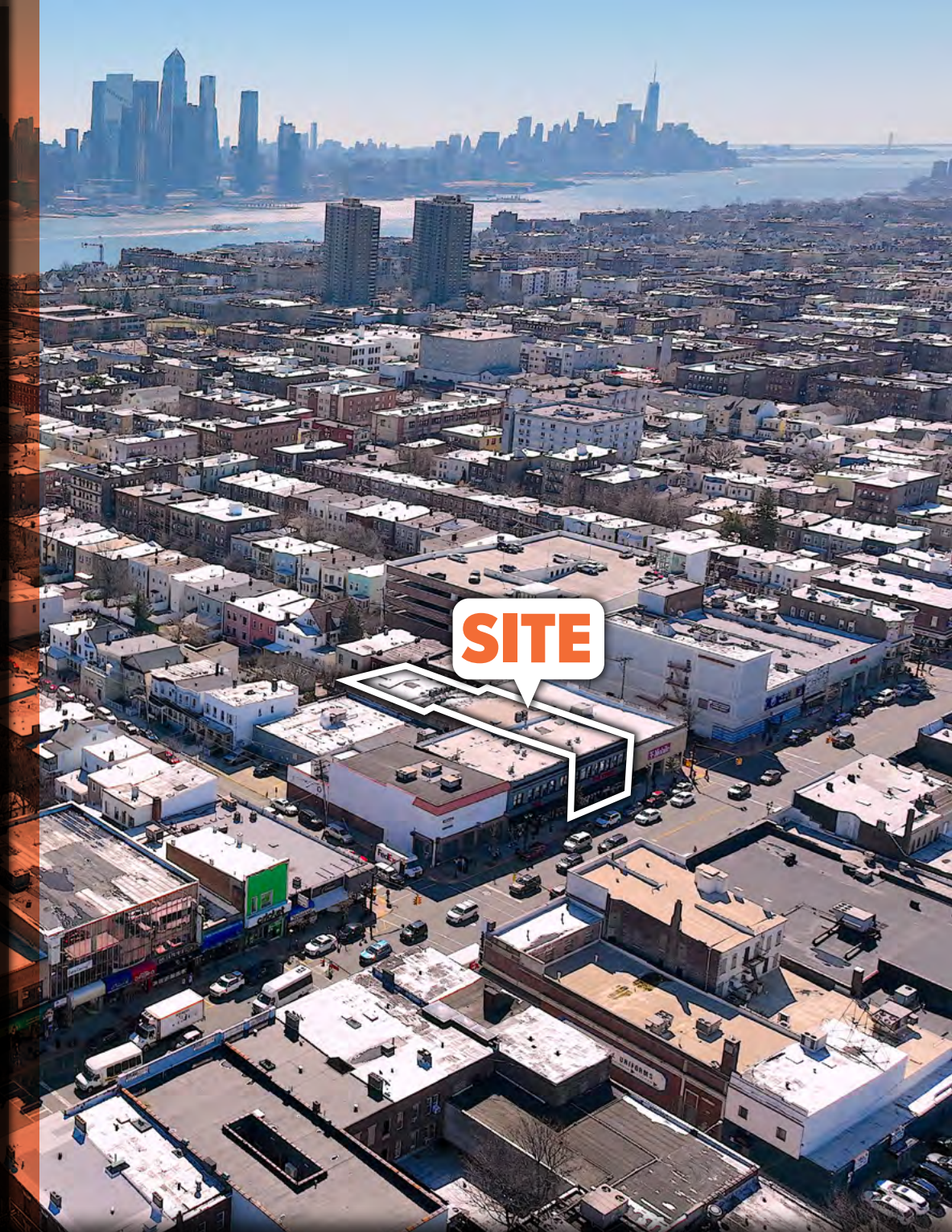
Neighboring Retailers: Footlocker, Children's Place, Snipes, Easy Pickens, XIOS & Fabco Shoes

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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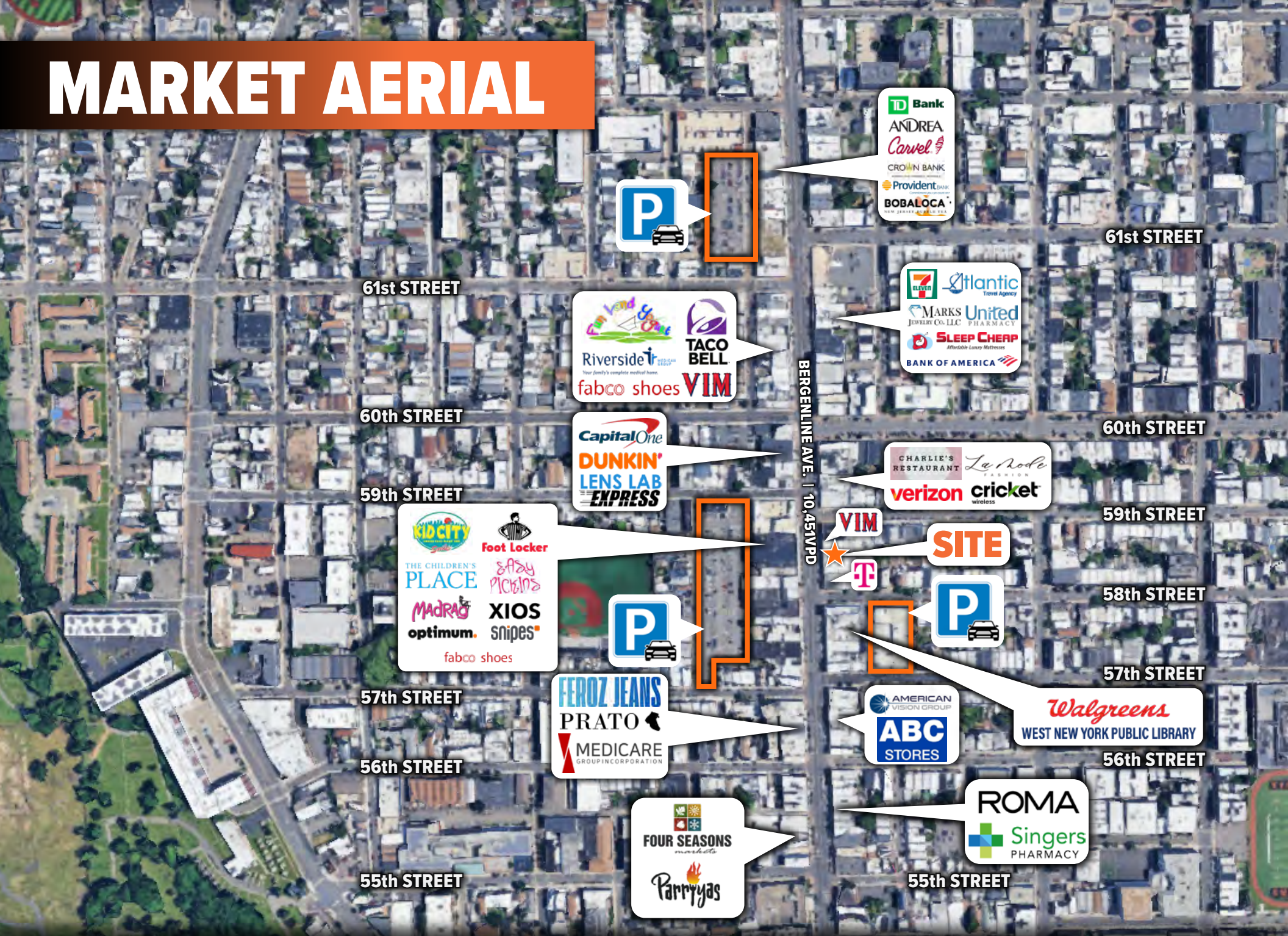
CLOSE IN AERIAL



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MARKET AERIAL



TD Bank
 ANDREA Carvel
 CROWN BANK
 Provident BANK
 BOBALOCA

61st STREET



61st STREET

Rain Vendors
 TACO BELL
 Riverside Medical Group
 fabco shoes
 VIM

60th STREET

7-Eleven
 Atlantic Travel Agency
 MARKS JEWELER CO. LLC
 UNITED PHARMACY
 SLEEP CHEAP
 BANK OF AMERICA

60th STREET

Capital One
 DUNKIN'
 LENS LAB EXPRESS

59th STREET

CHARLIE'S RESTAURANT
 La Mode FASHION
 verizon cricket wireless

59th STREET

KIDCITY
 Foot Locker
 THE CHILDREN'S PLACE
 Madrag
 optimum
 fabco shoes
 XIOS
 snipes

57th STREET

VIM
 ★
 T

58th STREET



56th STREET

FERROZ JEANS
 PRATO
 MEDICARE GROUP INCORPORATION

57th STREET

AMERICAN VISION GROUP
 ABC STORES

56th STREET

Walgreens
 WEST NEW YORK PUBLIC LIBRARY

55th STREET

FOUR SEASONS markets
 Parryyas

ROMA Singers PHARMACY

55th STREET

BERGENLINE AVE. | 10,451VPD

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INTERIOR

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EXTERIOR



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DAN CASIERO, V.P. LEASING/REDEVELOPMENT

732.837.4999 | DAN@BENNETTREALTYLLC.COM



TYLER BENNETT, CEO

732.837.4153 | TYLER@BENNETTREALTYLLC.COM



BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

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