

101 Portland Ave, Bergenfield, NJ 07621

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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AVAILABLE

FOR LEASE

- Street end cap approx. 2,200 SF (former dry cleaner) | Frontage 25 ft | 101-A
- End cap approx. 2,800 SF (former restaurant & grocer) | Frontage 25 ft | 101-D
- Ample parking | Located in downtown Bergenfield
- Minutes to Route 4, I-80 & Garden State Parkway
- Traffic count on S. Washington Ave: 24,001 VPD
- Zoning B-1 (retail business zone): Click Here for More Info
- Street end cap ideal for retail, boutique fitness, medical, professional office, salon, personal service or specialty food uses
- End cap ideal for full Restaurant, retail, QSR, deli, etc..
- 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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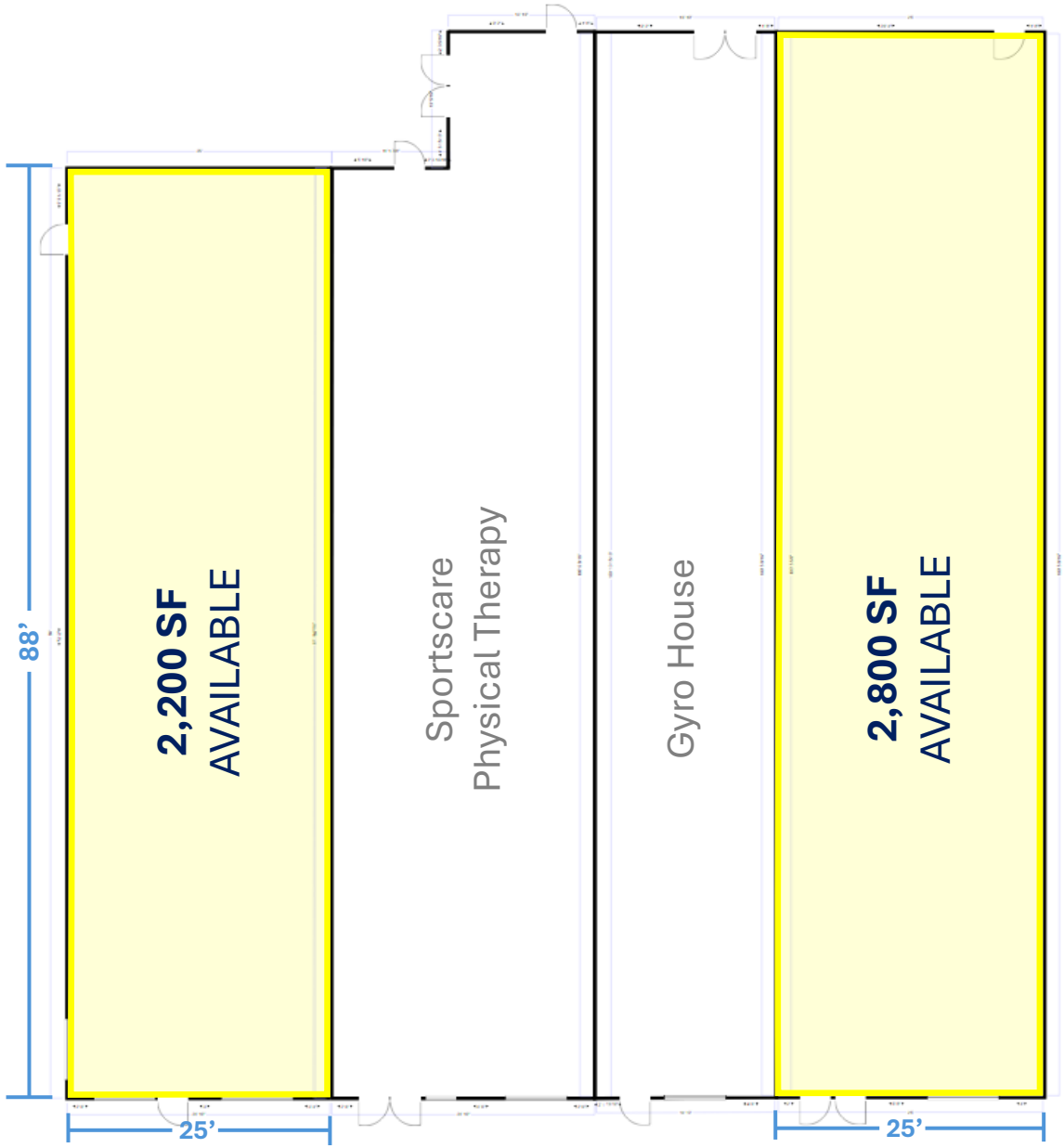
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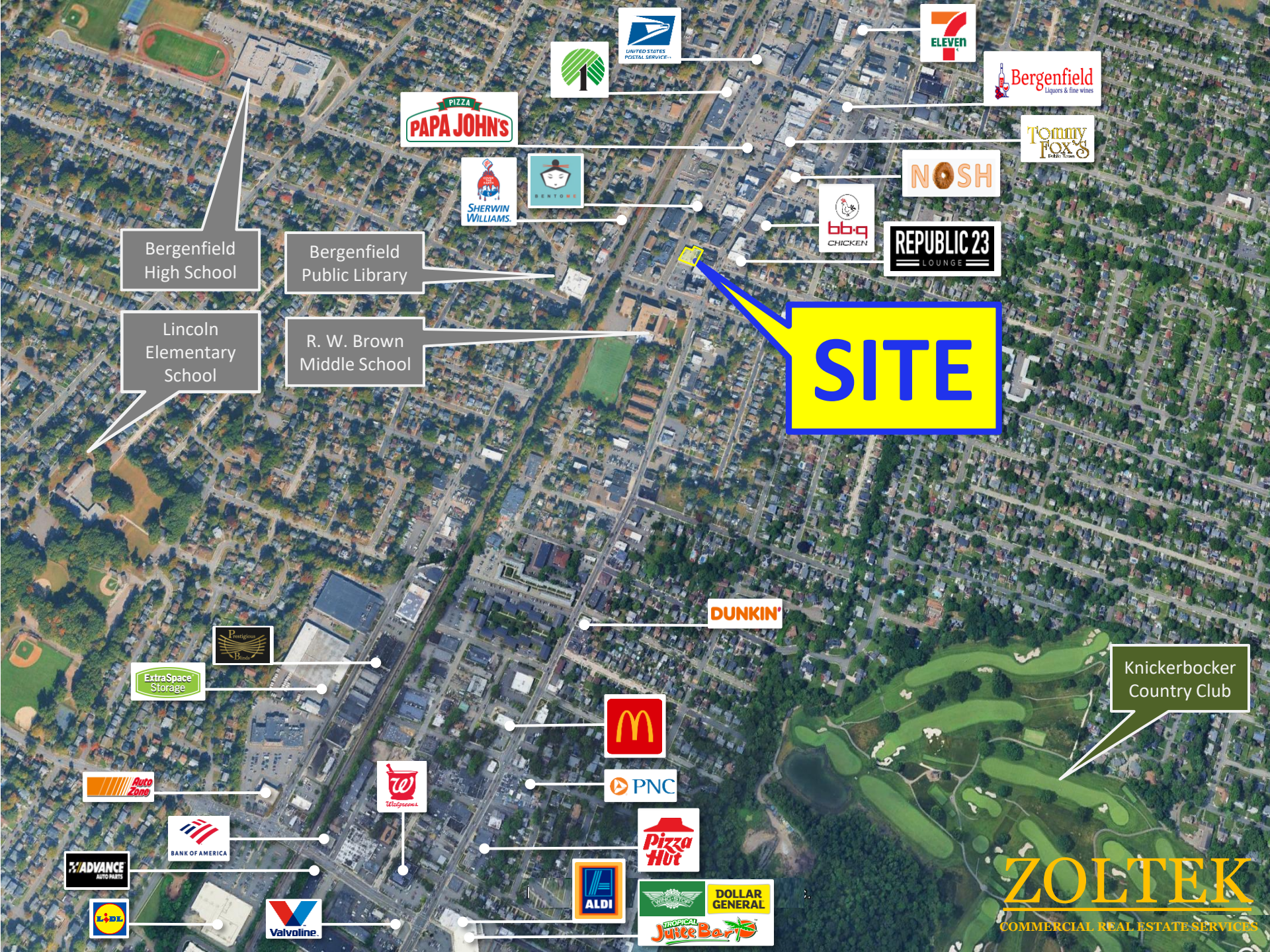
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Disclaimer: Floor plan not to scale, general representation



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	30,365	182,832	393,475
Daytime Population	6,522	63,864	196,332
Households	10,018	62,775	142,621
Median Age	41.6	42.2	43.3
Average HH Income	$138,614	$157,130	$146,452

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