

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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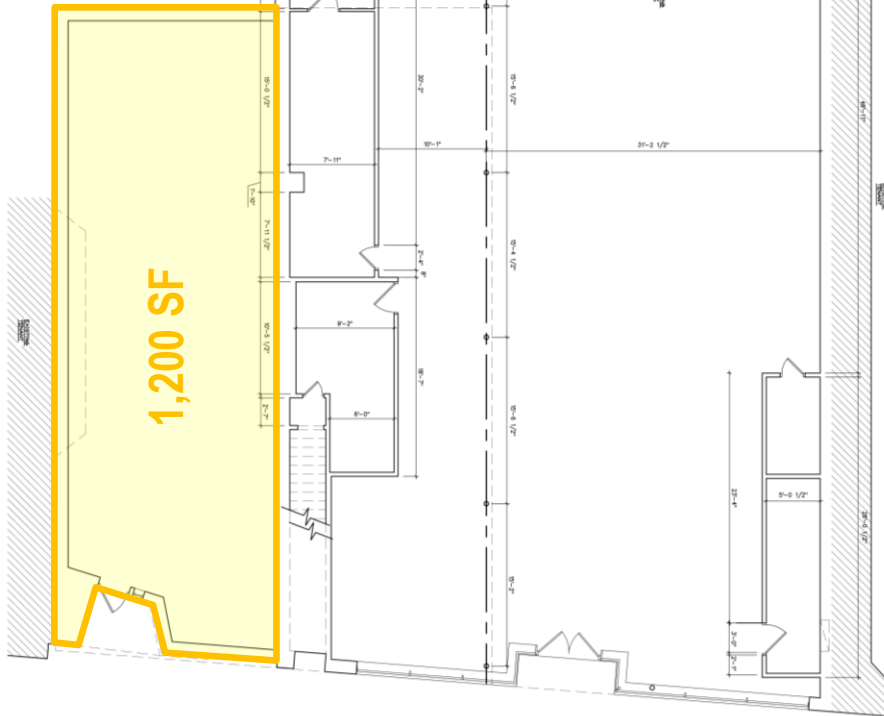
ZOLTEK

COMMERCIAL REAL ESTATE SERVICES



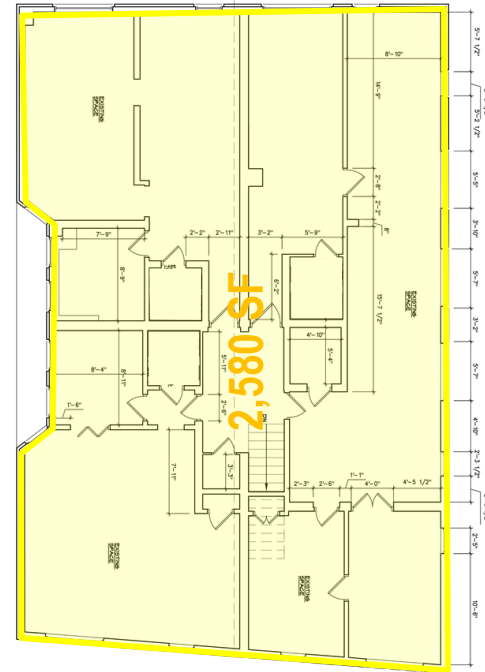
FIRST FLOOR PLAN

GROUND FLOOR
RETAIL – 1,200 SF



SECOND FLOOR PLAN

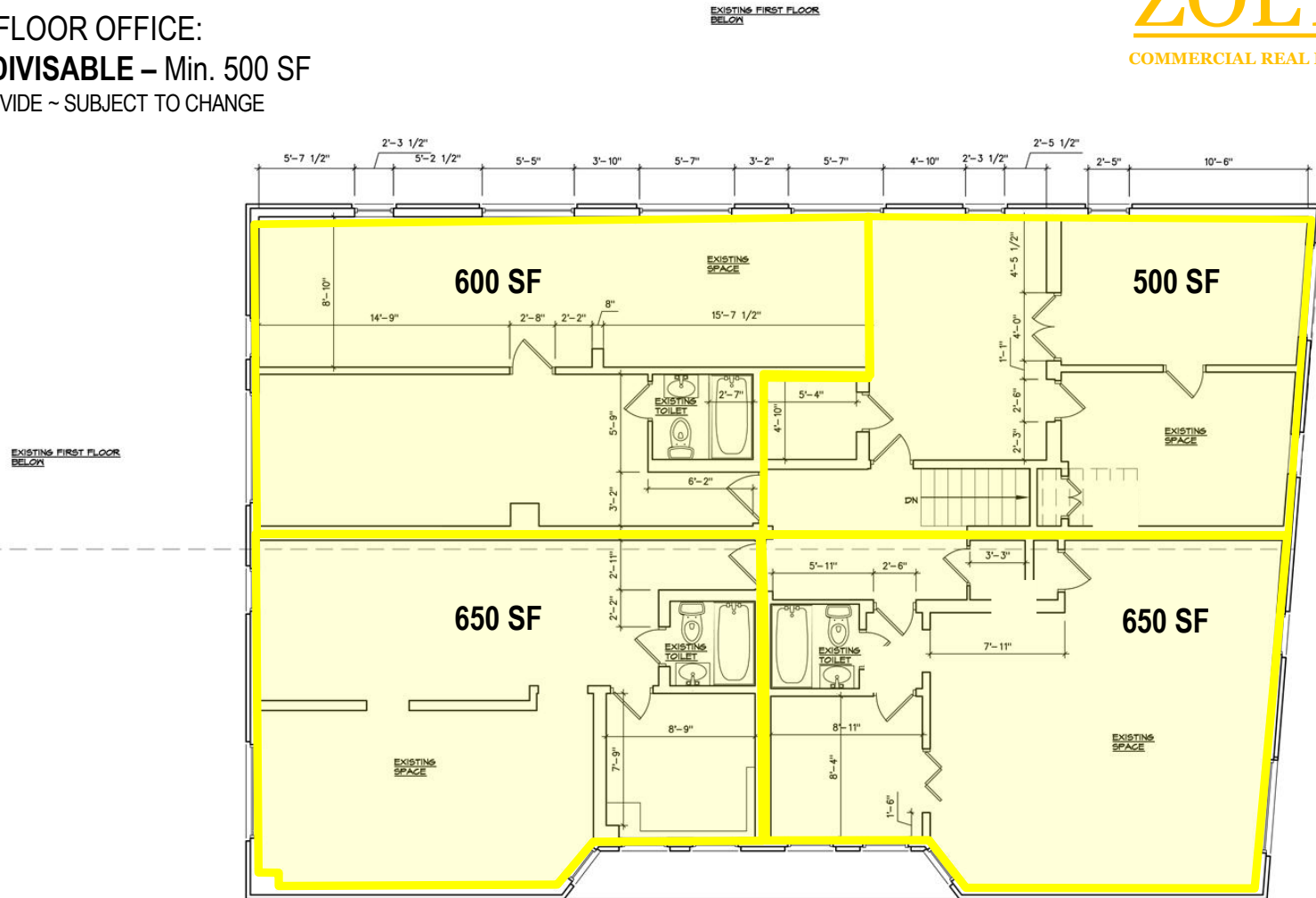
SECOND FLOOR
OFFICE – 2,580 SF DIVISABLE



FLOOR PLAN

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
SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS
SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT
NOTICE.

SECOND FLOOR OFFICE:
2,580 SF DIVISABLE – Min. 500 SF
 PROPOSED DIVIDE ~ SUBJECT TO CHANGE



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLOOR PLAN

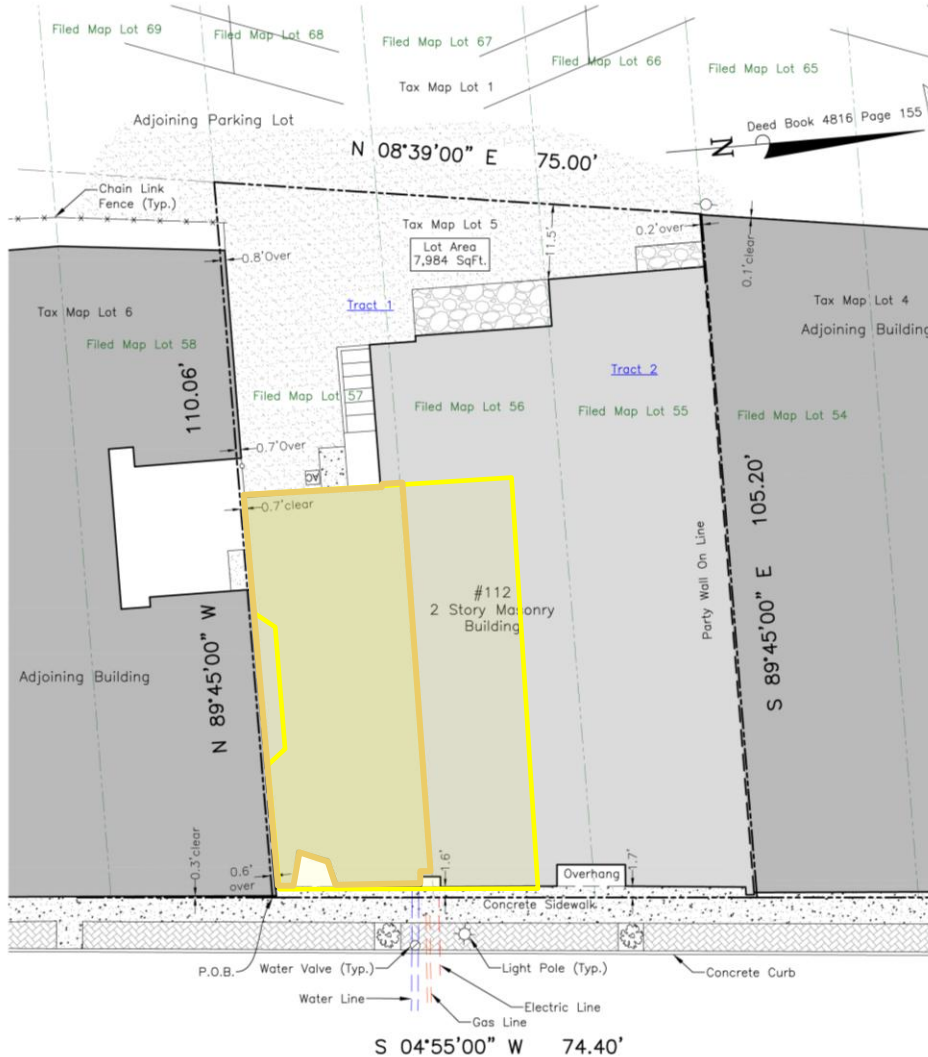
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SECOND FLOOR OFFICE: 2,580 SF DIVISABLE – Min. 500 SF

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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

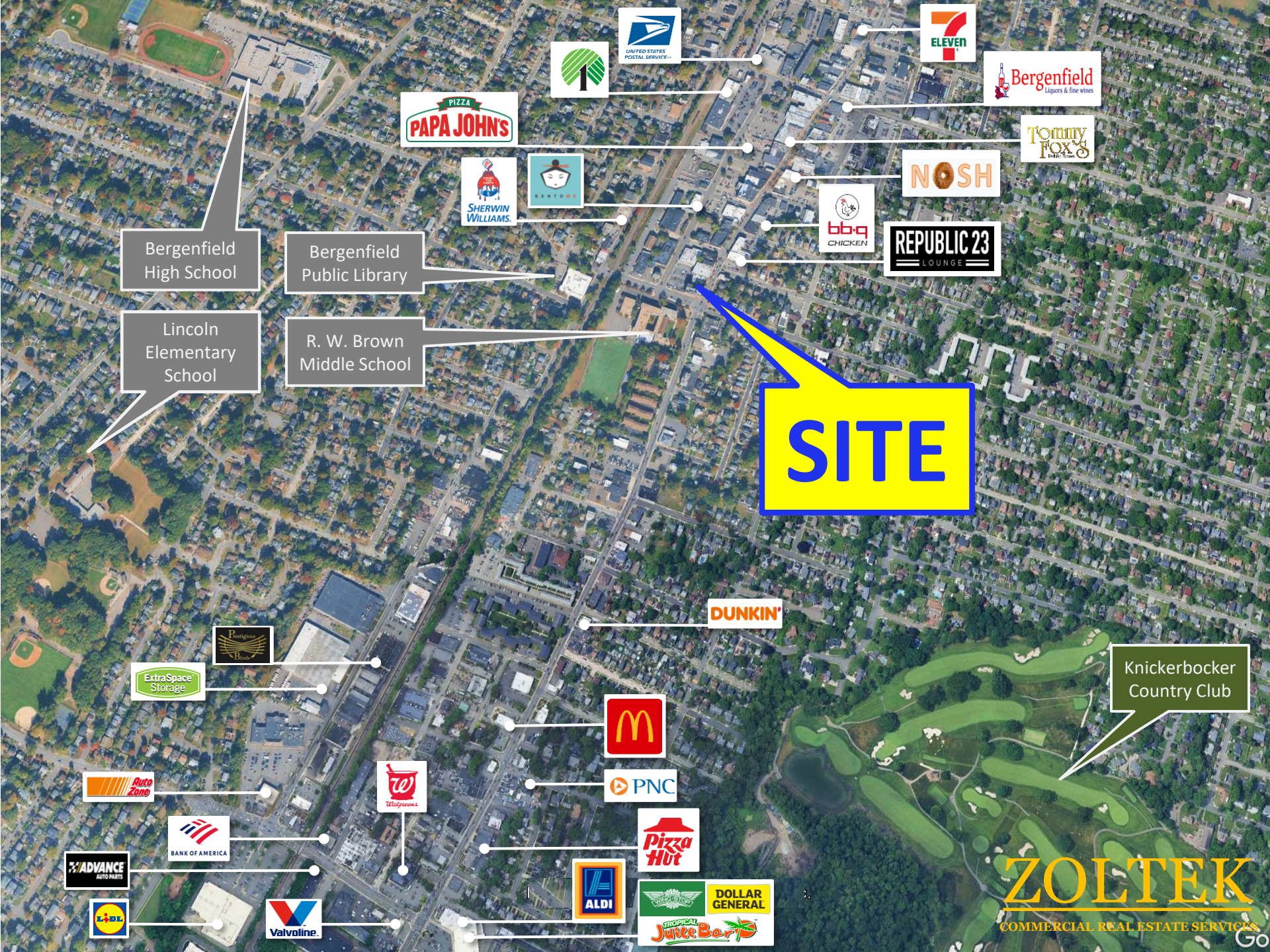
NJ Professional
Land Surveyor
No. 24GS04330100

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

DUNKIN'

Knickerbocker Country Club

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

PAPA JOHN'S

SHERWIN WILLIAMS

BENTON

UNITED STATES POSTAL SERVICE

7 ELEVEN

Bergenfield
Liquors & fine wines

Tommy Foy's
Patio Furniture

NOSH

bb.q CHICKEN

REPUBLIC 23
LOUNGE

ExtraSpace Storage

Prestige

Auto Zone

BANK OF AMERICA

ADVANCE AUTO PARTS

Cost

Valvoline

Wendy's

McDonald's

PNC

Pizza Hut

ALDI

TROPICAL JUICE BARS

DOLLAR GENERAL



<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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