



**COLUMBIA  
PARK CENTER**

**NORTH BERGEN, NEW JERSEY**

---

**STRATEGICALLY POSITIONED,  
COMMUNITY DRIVEN**

# STRATEGICALLY POSITIONED

Columbia Park Center is a 351,000 SF shopping center in North Bergen, a high-density submarket in Hudson County, New Jersey. Located off John F. Kennedy Boulevard, it offers direct access to major road networks, including the 495, Route 3, the New Jersey Turnpike, and Routes 1 & 9. It also has advantageous proximity to the waterfront communities of Hoboken and Union City. And with a convenient drive to Manhattan via the Lincoln Tunnel, a 2-minute car ride from the site, it offers exceptional visibility for inbound and outbound drivers.

The center offers ample on-site parking, and with an excellent mix of local and regional retail, the opportunities at Columbia Park Center offer unmatched visibility for either local retailers or national ones seeking to expand their regional footprint.



VIEW FROM NEW JERSEY



# PROPERTY

■ AVAILABLE SPACE



VIEW FROM NEW YORK

# HIGHLIGHTS

## COLUMBIA PARK CENTER

There are multiple space opportunities at Columbia Park Center, ranging from 3,300 to over 33,000 square feet. One of the few shopping complexes with on-site parking, the site also offers convenient local

vehicular access and is close to numerous bus routes that help serve this densely populated submarket of working professionals and families with young children.



# NORTH BERGEN FACTS & FIGURES




IN A 1 MILE RADIUS:

**81K**   
POPULATION


3 MI 7 MI  
363K 1.03M



**40%**   
USE PUBLIC  
TRANSPORTATION

3 MI 7 MI  
44% 36%



**\$80K**   
AVERAGE INCOME

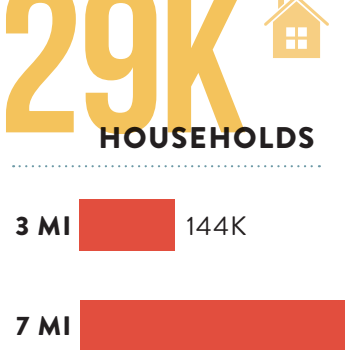
3 MI 7 MI  
\$108K \$106K



**29K**   
HOUSEHOLDS

3 MI 144K

7 MI 406K



**14K**   
CHILDREN 0-14

3 MI 7 MI  
60K 169K







MEADOWLANDS  
SPORTS  
COMPLEX

AMERICAN  
DREAM

3

INTERSTATE  
95

INTERSTATE  
95

TONELLE  
COMMONS  
Walmart  
Save money. Live better.  
BJ's  
PETSMART five BELOW  
THE VITAMIN SHOPPE

TONELLE PLAZA  
ALDI Planet Fitness  
Burlington

HACKENSACK RIVER

# REGIONAL AERIAL

COLUMBIA PARK  
OLD NAVY PartyCity carter's  
ShopRite BIG LOTS!

3

MILL CREEK  
TJ-maxx BOB'S DISCOUNT FURNITURE  
KOHLS BEST BUY  
Burlington Marshalls HomeGoods  
Michaels PETSMART

INTERSTATE  
95

114,664 VPD

HUDSON RIVER

KENNEDY CENTER  
BENZER PHARMACY CHASE  
SUPERCUTS KENNEDY MEDICAL CENTER

CRUNCH ALDI

B

B

B

B

495  
140,210 VPD

SECAUCUS  
JUNCTION  
26,298  
WEEKDAY  
RIDERS

LINCOLN  
TUNNEL  
117,775 VPD

JERSEY CITY  
APPROX 2 MILES  
FROM SITE

HOBOKEN  
APPROX 2 MILES  
FROM SITE

(B) BUS STOPS ALONG KENNEDY BOULEVARD





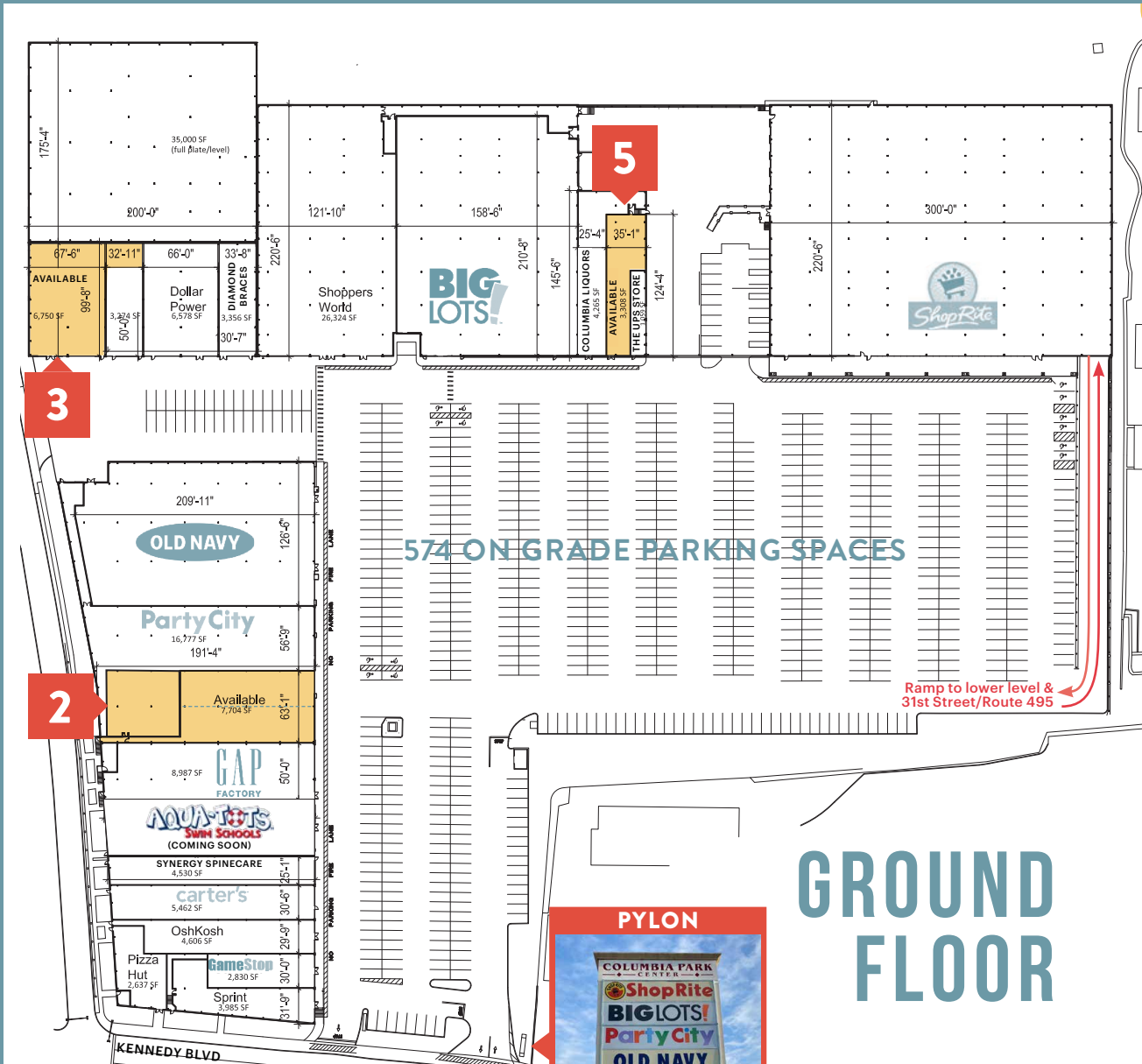
# A COMMUNITY

This highly active, family-oriented center is anchored by a Super-Shop Rite, along with co-tenants like Big Lots, Old Navy, and Gap Factory, that help to serve the everyday needs of this family-oriented community.



# LIFESTYLE

# SITE PLANS



## GROUND FLOOR SPACES

**SPACE 2**  
**7,700 SF**  
 (can be expanded to 11,515 SF)

**SPACE 3**  
**7,808 SF**

**SPACE 5A**  
**3,308 SF**

## LOWER LEVEL SPACES

**SPACE 7A** Former Gym  
**25,300 SF**  
 13,500 SF (Ground floor)  
 11,800 SF (Second Level)

**SPACE 7B**  
**6,529 SF**



# LOWER LEVEL



Lower level  
Parking  
574 Spaces

Available - Space 7A  
25,300 SF  
Former Gym

Kennedy  
Boulevard  
31,874 VPD

31st Street

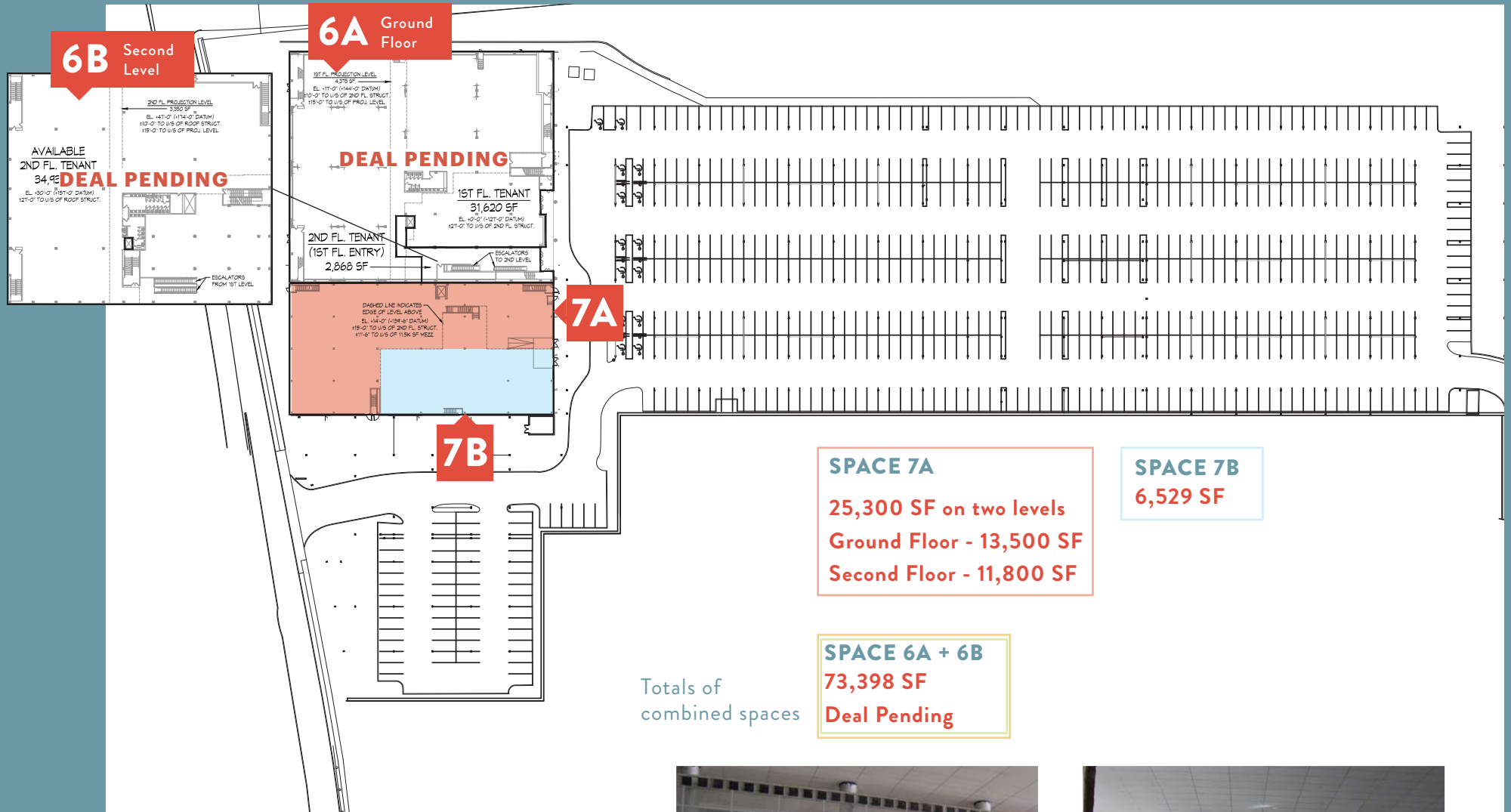
495

140,210 VPD

495 East Access

VIEW FROM NEW JERSEY





# LOWER LEVEL SITE PLANS







## CONTACT EXCLUSIVE AGENTS

**JAKE FRANTZMAN**

jfrantzman@ripconj.com  
201.777.2309

**FLORIAN SUSERMAN**

fsuserman@ripconj.com  
201.777.2301

**TODD COOPER**

tcooper@ripcony.com  
516.933.8880

**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

**Please visit us at [ripconj.com](http://ripconj.com) for more information**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.