



RETAIL/MEDICAL SPACE

UNION CITY, NJ

3504-3506 BERGENLINE AVE

Street Retail between 35th and 36th Street

SIZE

SF 1,100 (approx.)
 Frontage 25 FT (approx.)
 Depth 75 FT (approx.)

ASKING RENT

Upon Request

NNN

Taxes: \$6.38 psf
 Insurance: \$1.43 psf
 Total: \$7.81 psf (est.)

POSSESSION

Immediate

TERM

5 years minimum

NEIGHBORS

El Carretero La 35 Restaurant, Burger King, Dollar General, Electronics 2000, Dunkin', Rainbow Shops, 7-Eleven

COMMENTS

Very densely populated market

Great walking traffic

In the heart of the central business district

Walker's Paradise score of 99

Excellent transit score of 89

CONTACT EXCLUSIVE AGENTS

DEBORAH STONE

dstone@ripconj.com
 201.636.7414

RICHARD CURRAN

rcurran@ripconj.com
 201.803.6740

RIPCO
 REAL ESTATE

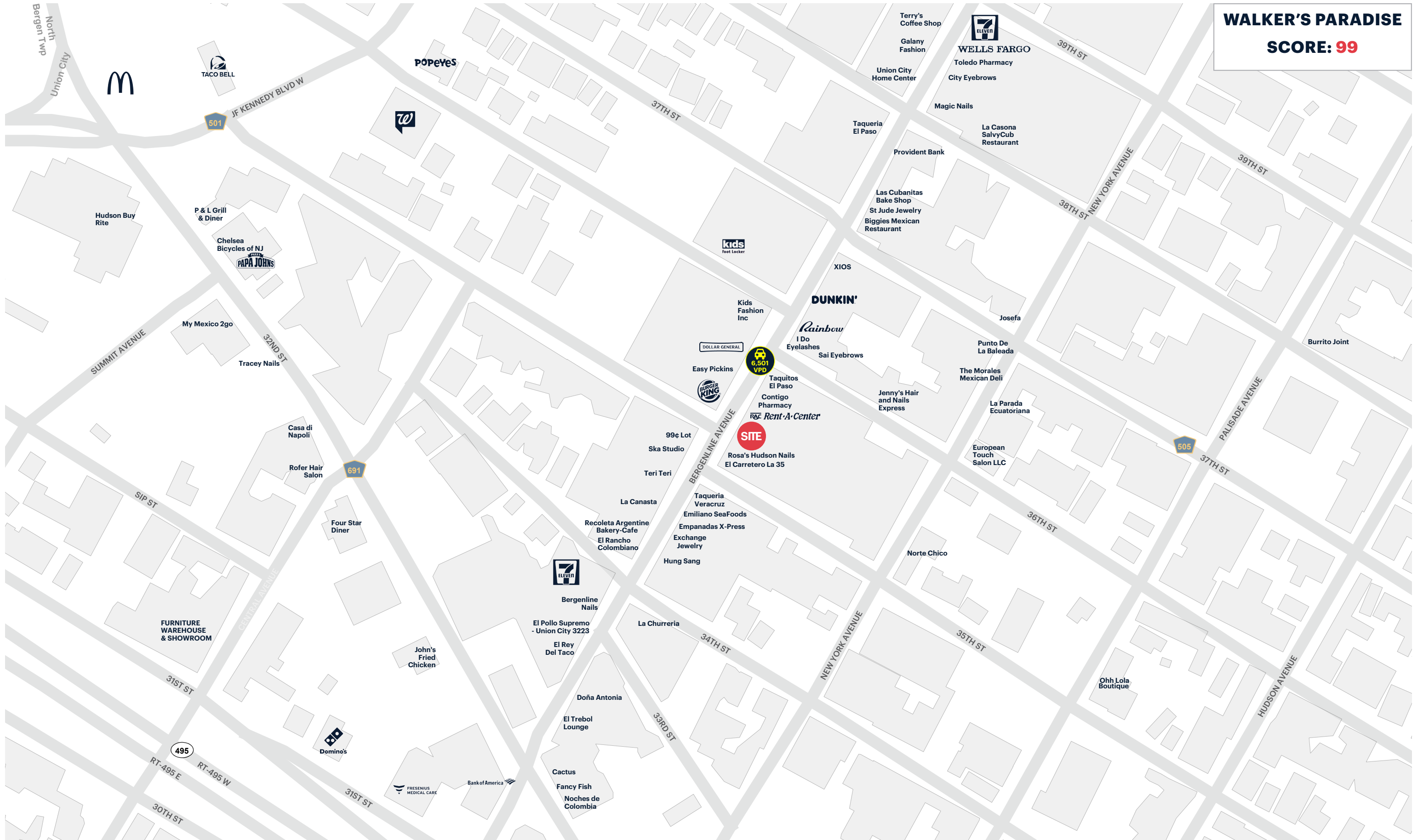
611 River Drive
 3rd Floor
 Elmwood Park, NJ 07407
 201.777.2300

Please visit us at 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.

STREETMAP

WALKER'S PARADISE
SCORE: 99



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

91,485

HOUSEHOLDS

34,819

MEDIAN AGE

36.9

COLLEGE GRADUATES (Bachelor's +)

21,508 - 33.7%

TOTAL BUSINESSES

2,409

TOTAL EMPLOYEES

28,686

AVERAGE HOUSEHOLD INCOME

\$104,331

3 MILE RADIUS

POPULATION

368,937

HOUSEHOLDS

148,205

MEDIAN AGE

36.6

COLLEGE GRADUATES (Bachelor's +)

126,577 - 47.8%

TOTAL BUSINESSES

9,535

TOTAL EMPLOYEES

151,744

AVERAGE HOUSEHOLD INCOME

\$135,878

5 MILE RADIUS

POPULATION

624,521

HOUSEHOLDS

257,657

MEDIAN AGE

36.8

COLLEGE GRADUATES (Bachelor's +)

238,061 - 52.4%

TOTAL BUSINESSES

17,988

TOTAL EMPLOYEES

298,254

AVERAGE HOUSEHOLD INCOME

\$142,362

*2023 estimates
excludes NYC