



SPACE DETAILS:

LOCATION:

Between Academy and Newkirk

SIZE:

3,750 SF

FRONTAGE:

20 FEET

CEILING HEIGHT:

12 FEET

POSSESSION:

Arranged

SITE STATUS:

Delivered Vacant

DELIVERY:

Vanilla Box

LEASE TYPE:

Modified Gross

ASKING RENT:

\$35.00 SF

HIGHLIGHTS:

Highly visible turnkey retail space on Bergen Ave. 5 minute walk from JSQ path station with massive population density and foot traffic. Surrounded by thousands of new residential units.

NEIGHBORING RETAILERS:



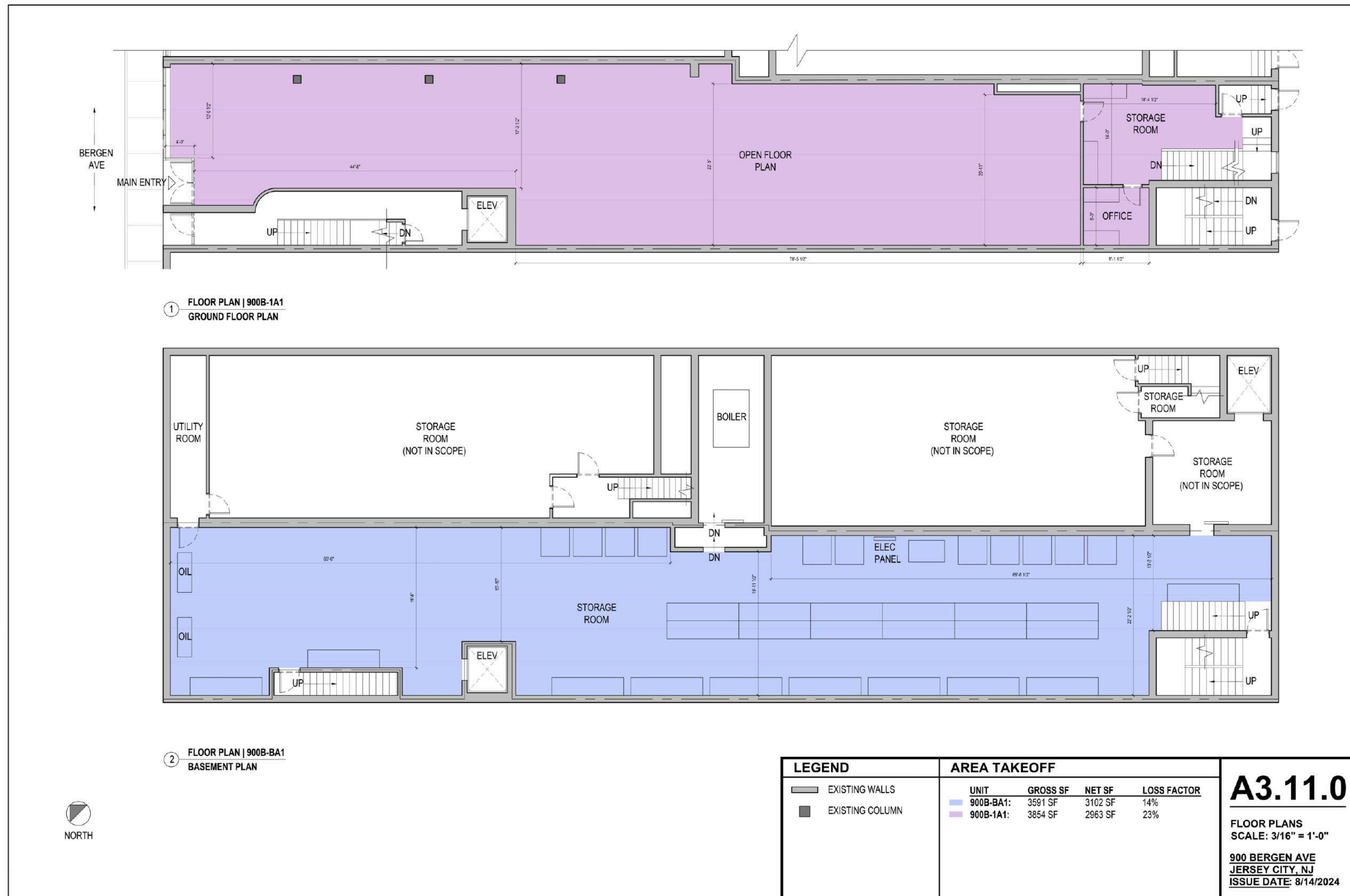
NEIGHBORING UNIVERSITIES:



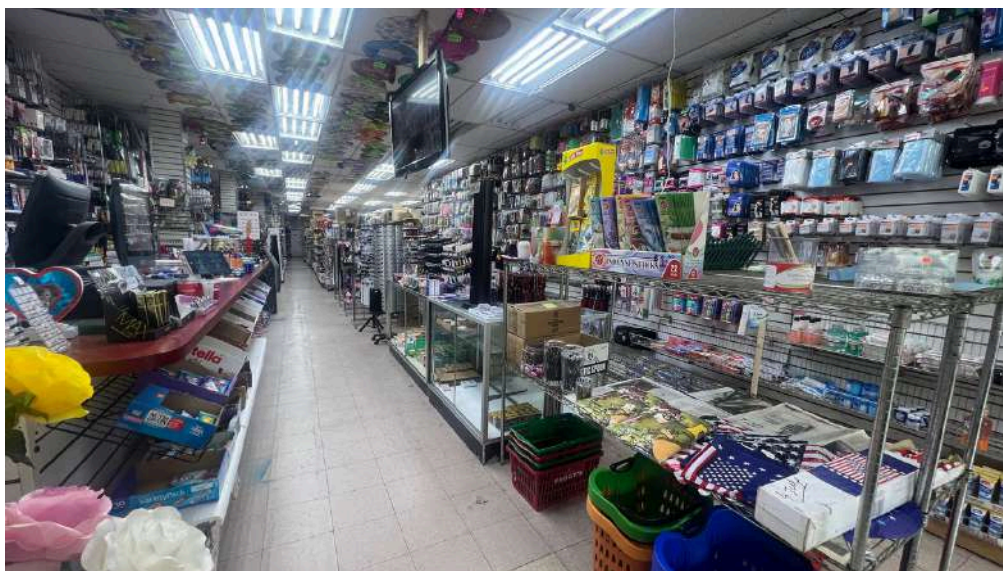
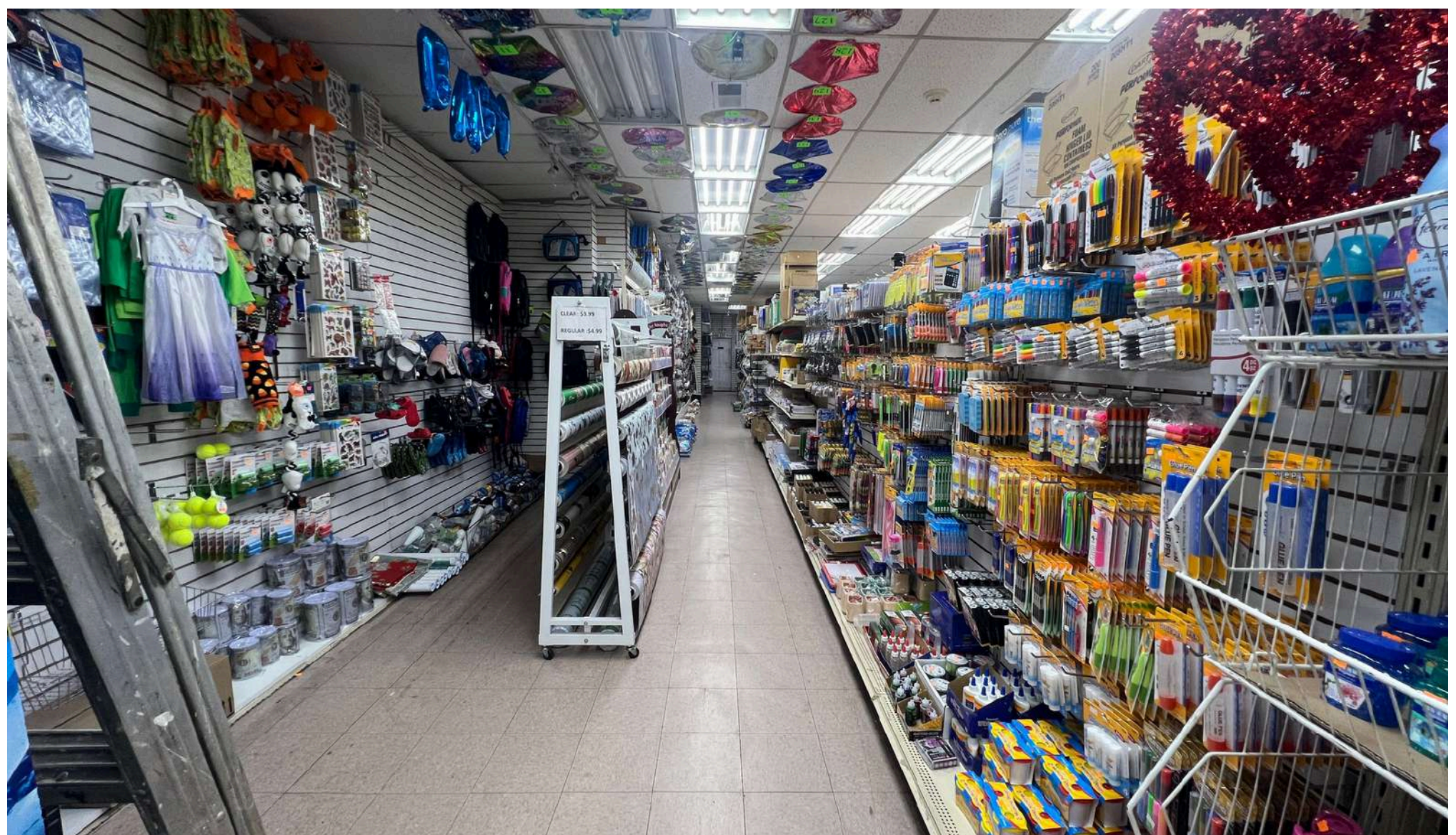
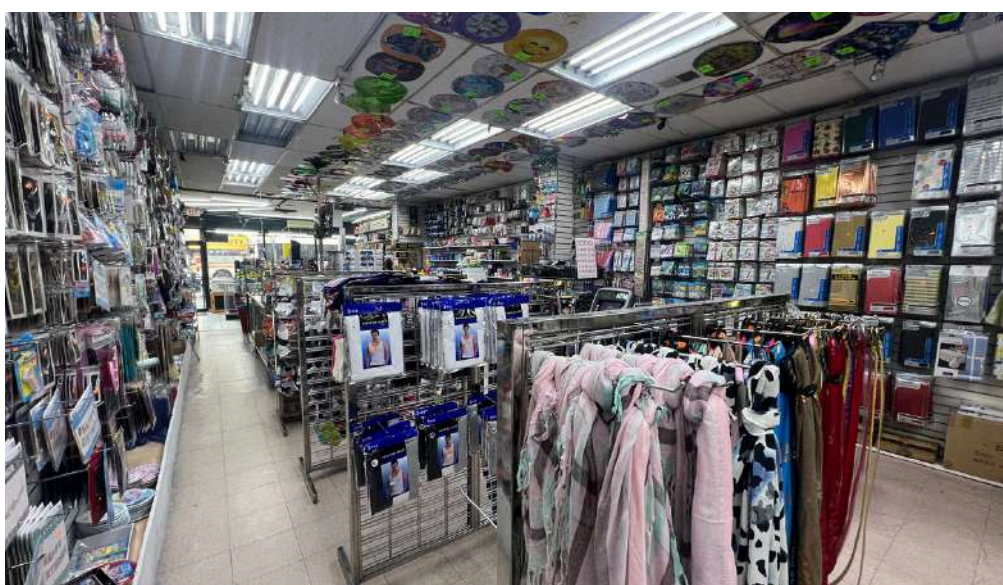
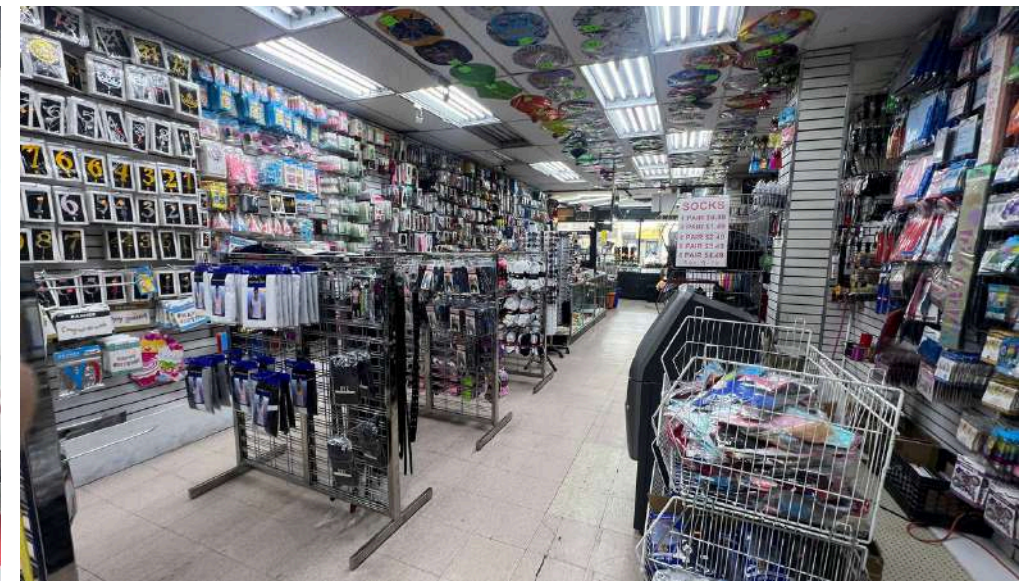
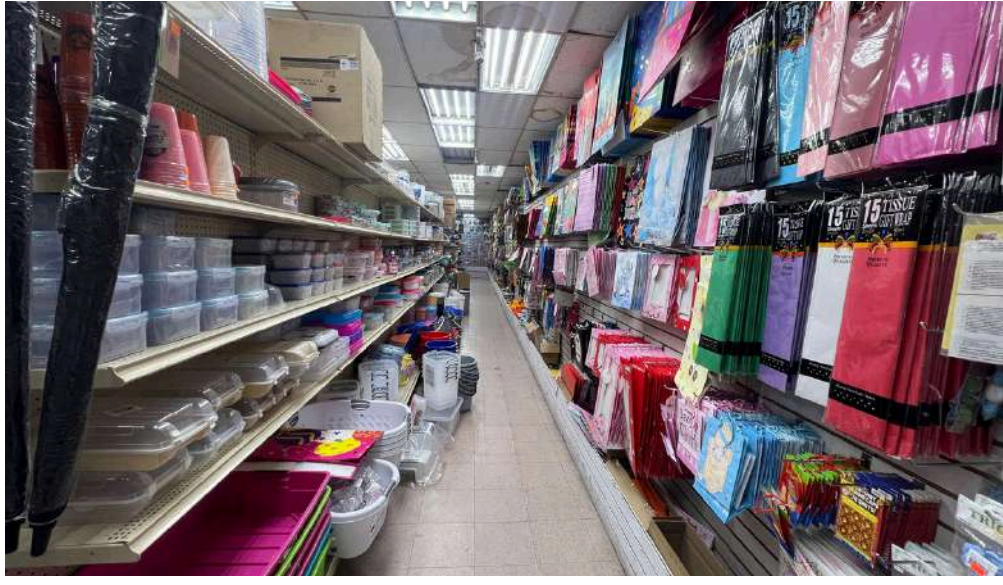
CHRIS VITIELLO

(551) 204 1361 | chris@gridcre.com | www.gridcre.com

FLOOR PLAN



INTERIOR IMAGES



JOURNAL SQUARED
1,800 UNITS

1 JOURNAL SQUARED
1,800 UNITS

425 SUMMIT AVENUE
309 UNITS

421 SUMMIT AVENUE
296 UNITS

HOMESTEAD PLACE
1,000 UNITS

URBY

26 JOURNAL SQUARE OFFICE

55 NEWKIRK
196 UNITS

2 JOURNAL SQUARE
ENGLEWOOD HEALTH

35 JOURNAL SQUARE OFFICE

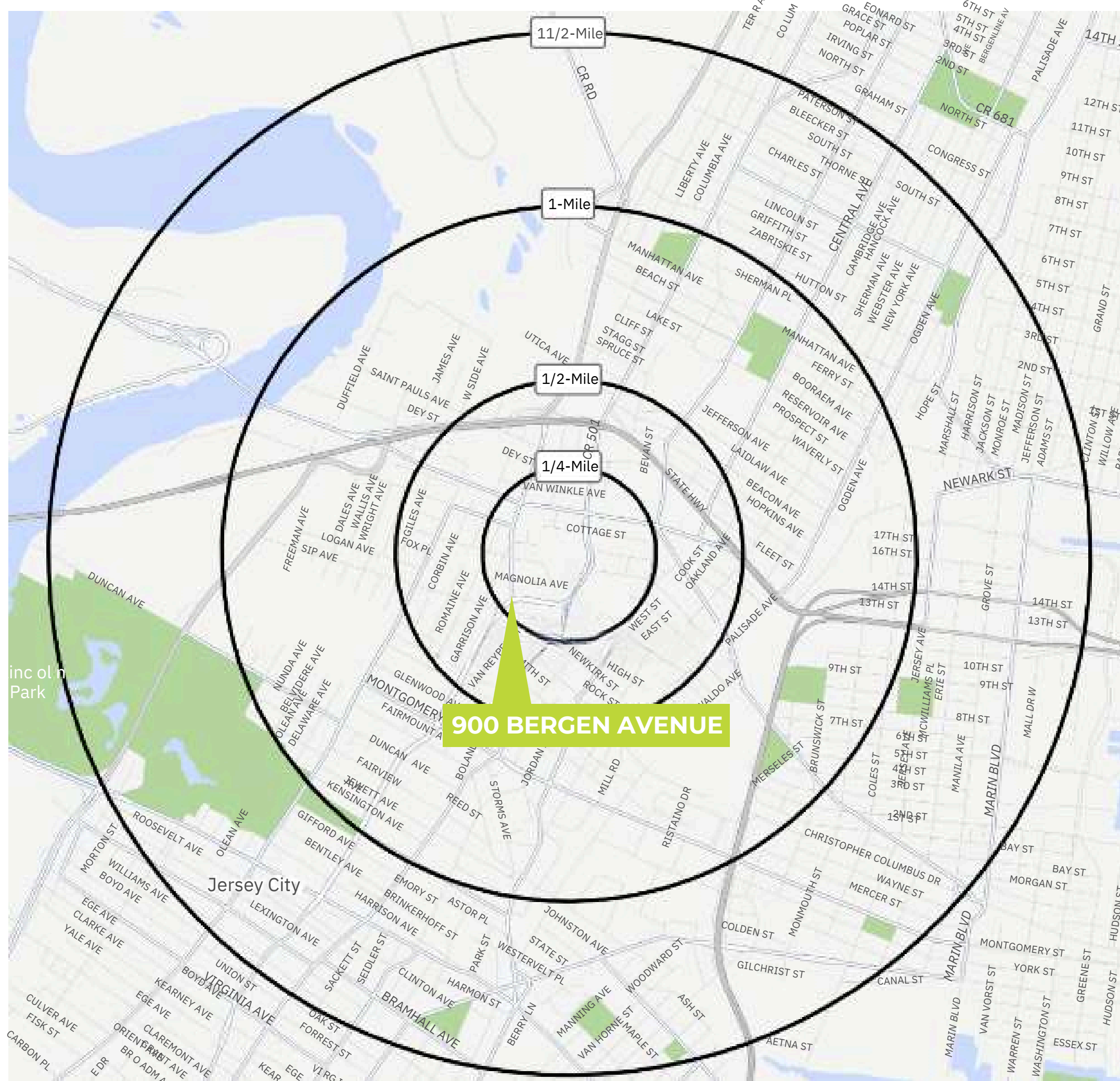
900 BERGEN AVENUE

872 BERGEN AVENUE

ACADEMY STREET



AREA DEMOGRAPHICS



ESTIMATED DAYTIME POPULATION

1/4 mile	7,703
1/2 mile	27,463
1 mile	68,773
1 1/2 mile	134,234

MEDIAN AGE

1/4 mile	34.5
1/2 mile	35.0
1 mile	34.8
1 1/2 mile	34.3

TOTAL POPULATION

1/4 mile	5,787
1/2 mile	26,339
1 mile	79,450
1 1/2 mile	152,117

AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,385
1/2 mile	\$2,541
1 mile	\$2,659
1 1/2 mile	\$3,073

AVERAGE HOUSEHOLD INCOME

1/4 mile	\$59,880
1/2 mile	\$64,409
1 mile	\$67,278
1 1/2 mile	\$77,485

2022 numbers