

UNDER CONSTRUCTION



SPACE DETAILS:

LOCATION:

West block between Academy Street and Vroom Street

SIZE:

GROUND FLOOR: 1,380 SF

FRONTAGE:

25 FT on Bergen Avenue

CEILING HEIGHT:

10 FT

POSSESSION:

Arranged

SITE STATUS:

Under Construction

DELIVERY:

Vanilla Box

LEASE TYPE:

NNN

ASKING RENT:

Upon Request

HIGHLIGHTS:

Brand new highly visible turnkey retail space on Bergen Ave.

Venting in place for restaurant.

6 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

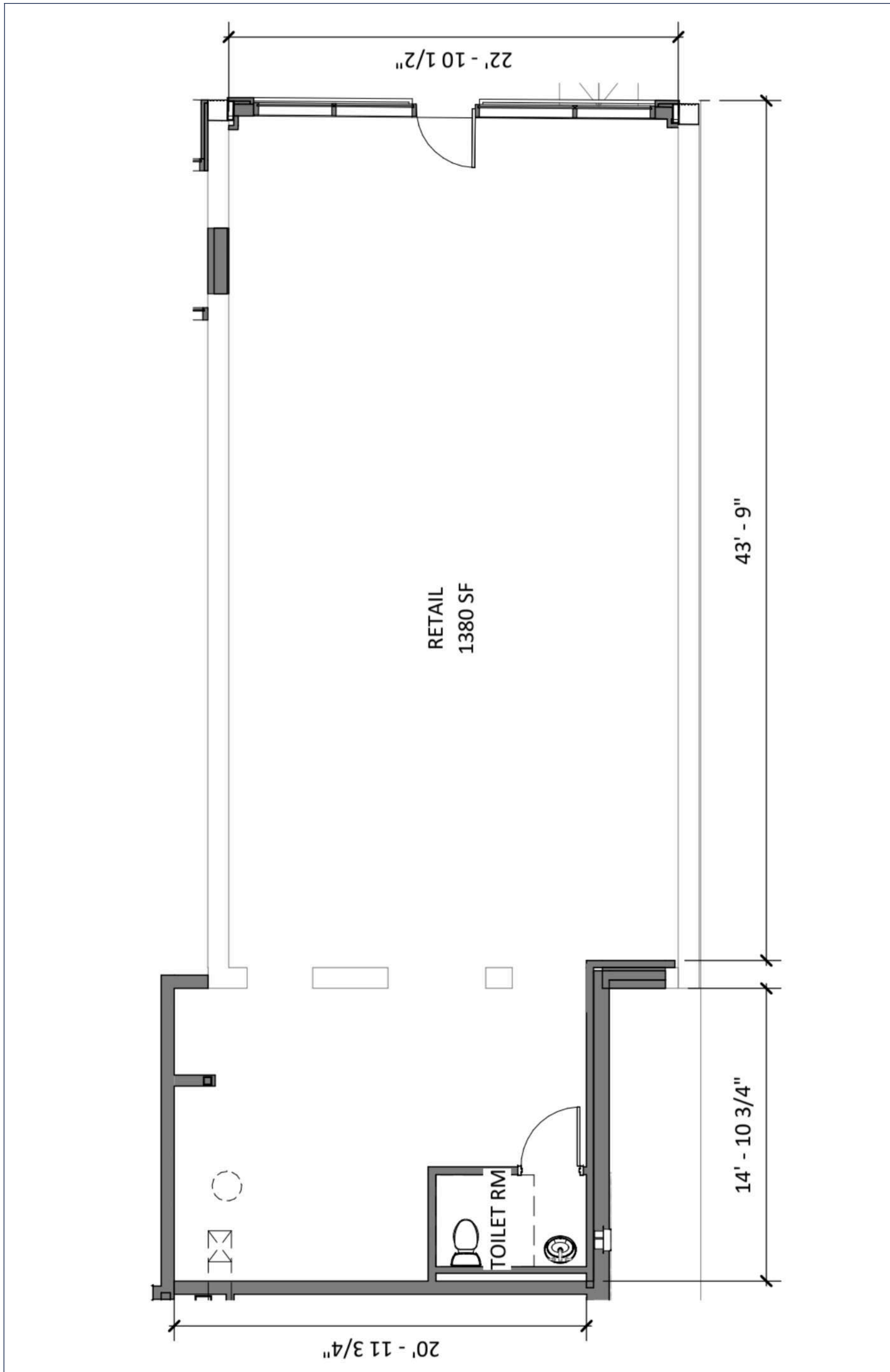
(551) 204 - 1361 | chris@gridcre.com | www.gridcre.com



855 BERGEN AVENUE

BRAND NEW RETAIL SPACE
AVAILABLE ON BUSY
BERGEN AVENUE

FLOOR PLAN



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INTERIOR IMAGES



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PATH
2023 JOURNAL SQUARE
PATH RIDERSHIP
4,223,195



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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

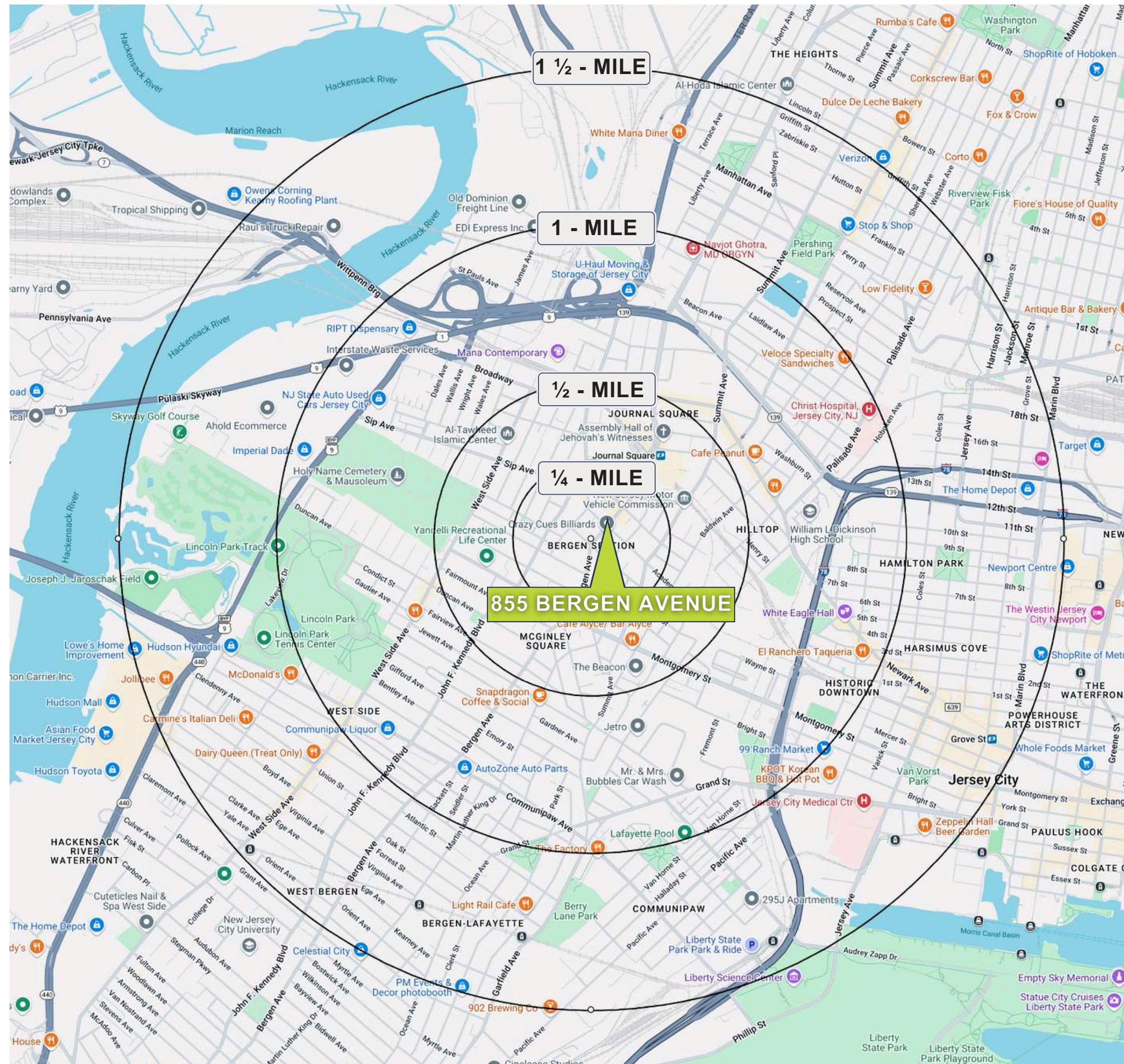
2 JOURNAL SQUARE
ENGLEWOOD HEALTH

35 JOURNAL SQUARE OFFICE

872 BERGEN AVENUE



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