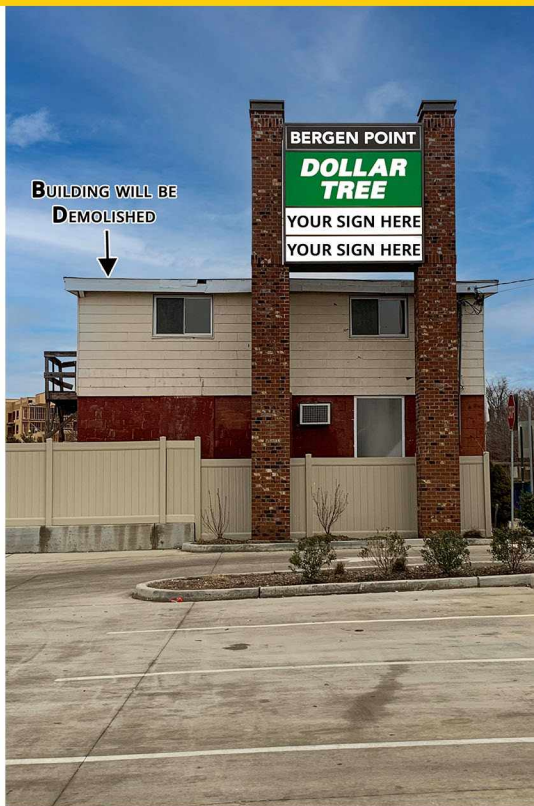
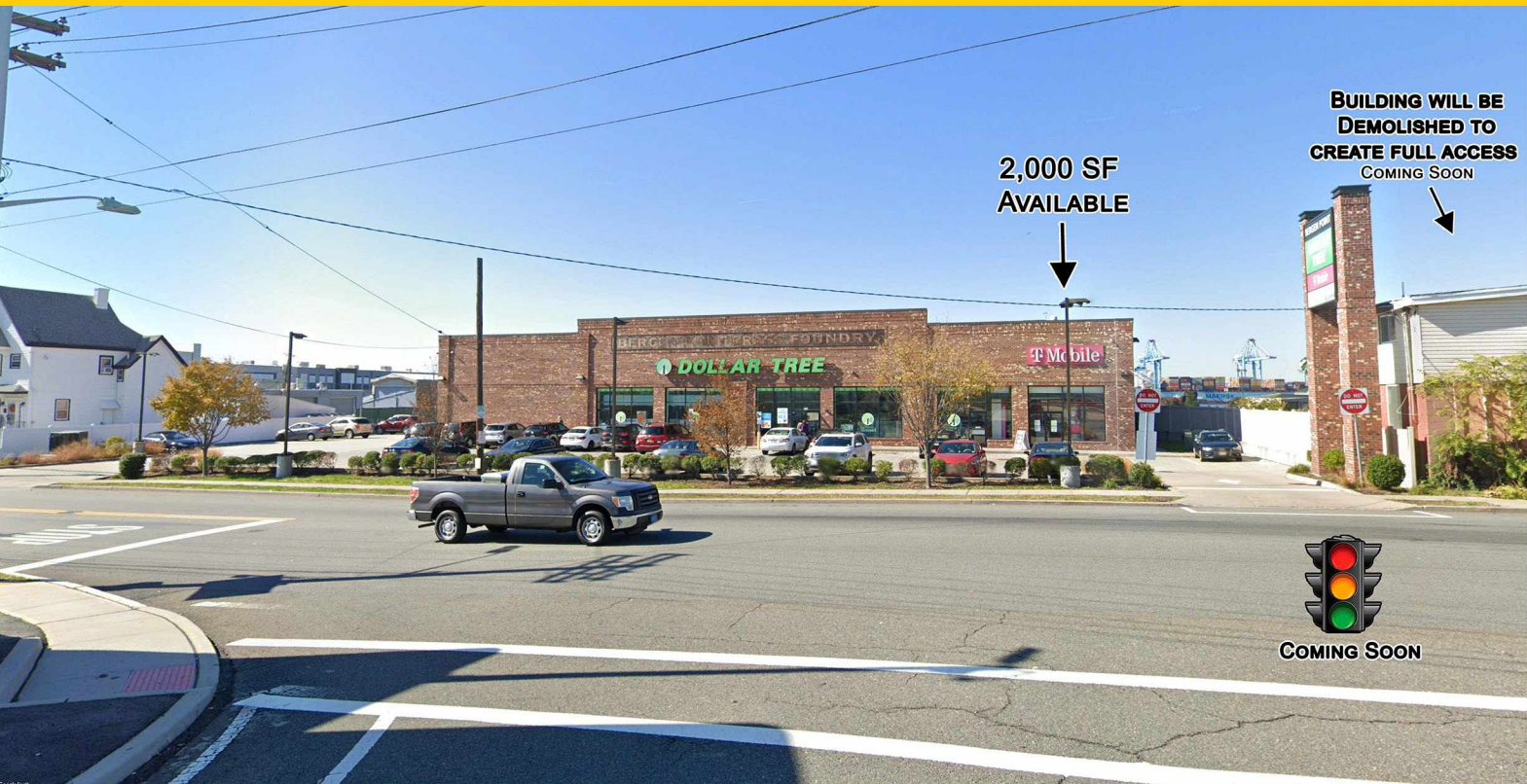


Bergen Point
153 Avenue A
Bayonne, NJ

Available for Lease
2,000 SF (22.1 x 80) End Cap
Potential Pick up Window



- Join this high volume Dollar Tree at the historic Bergen Point Brass Foundry.
- Highly visible end cap location at a traffic signal (coming soon).
- The center is located on the main access road to Amazon and the massive 1888 Studios Redevelopment film production facility. 1888 Studios construction underway.
- Direct access to Rt 440, north and south, with a combined vehicle count of over 30,000 vehicles per day.
- Located at the entrance to a new 1,400 residential development (coming soon).
- NNN charges estimated at \$5.51/SF Taxes; \$2.26/SF CAM; & \$1.35/SF INS.
- Potential drive-up window opportunity.
- Seeking: Smoothie, Ice Cream Store, Convenience Store, Barber/Salon, Boutique Gym, Bubble Tea, Mail Store, Mobile carrier, Coffee shop, Restaurant/Pizzeria, and other retail uses.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2023			
MILES	1	3	5
POPULATION	30,375	217,155	570,144
HH INCOME	\$94,938	\$104,043	\$99,714
DAYTIME POP	21,891	195,621	513,988
TOTAL GLA 40,033 SF			
PARKING 44 SPACES			
TRAFFIC COUNT AVENUE A - 18,541 CARS PER DAY			
ROUTE 440 - 23,197 CARS PER DAY			

Peter Miller / Sales Associate
Cell: 609-865-3826
pmiller@rjbrunelli.com
Feb 15,24



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

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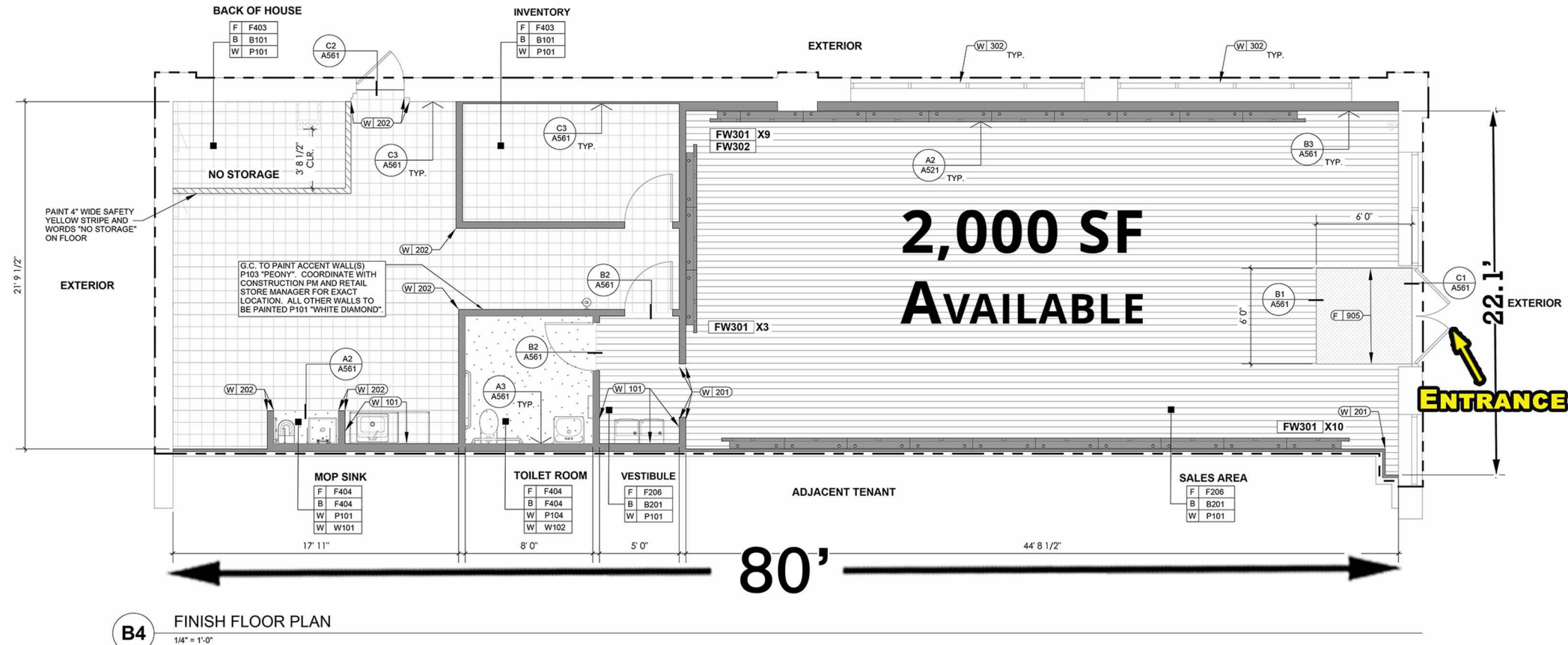


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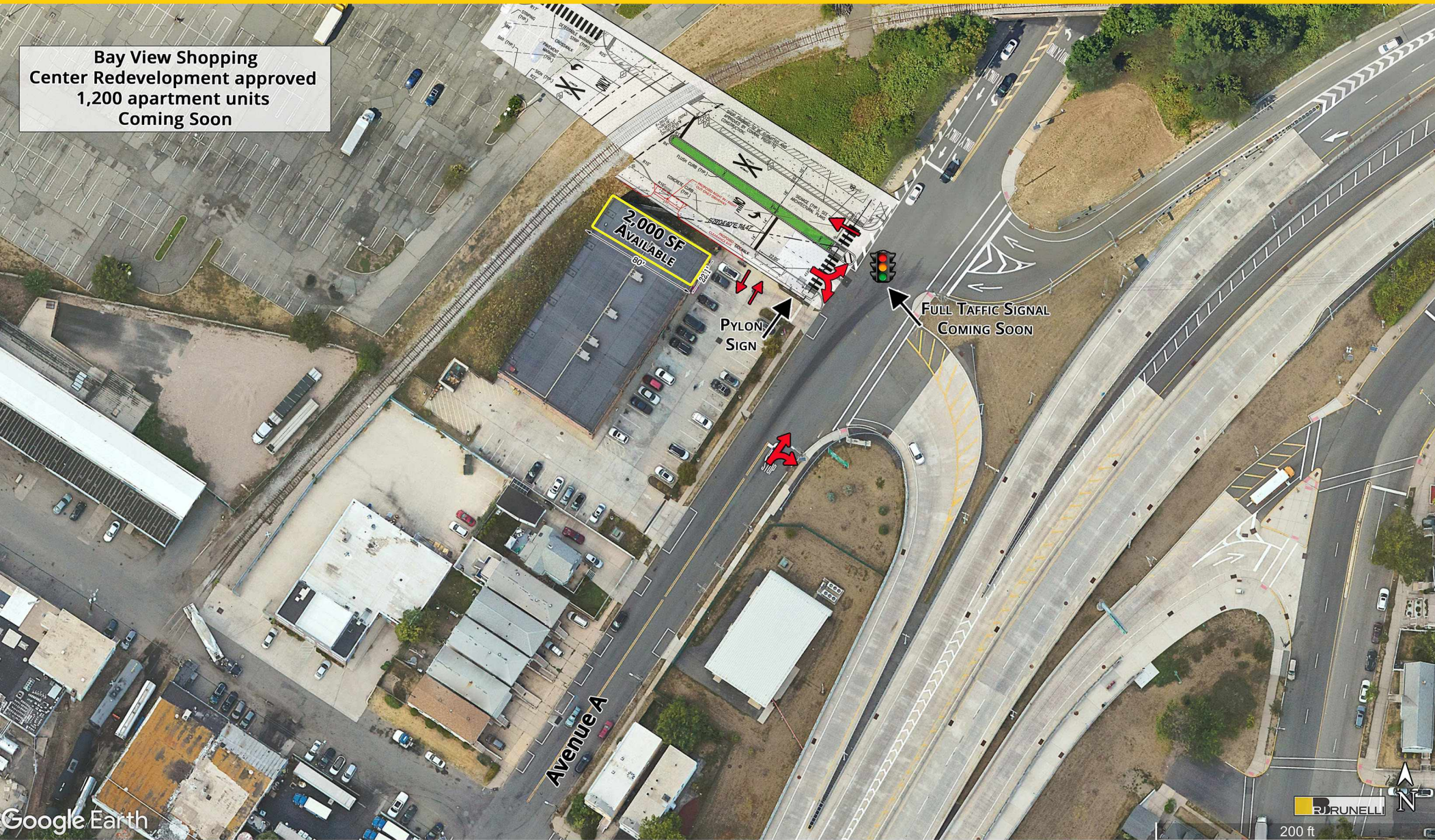
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Bay View Shopping
Center Redevelopment approved
1,200 apartment units
Coming Soon



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Bay View Shopping & 1,200 apartment units (Coming Soon)

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