

# BERGENFIELD, NJ

## New Redevelopment Site

### 33 New Bridge Road

*ground lease opportunity*

- 1.4 Acre Of Land
- Prime Retail Site
- 2-Corner Location In The Heart Of The Neighborhood Business District
- Over 235 Feet Of New Bridge Road Frontage
- Excellent Exposure
- Convenient Access To Route 4



Demographics	*Includes New Jersey Only		
	1 Mile*	2 Miles*	3 Miles*
Population	26,127	98,478	181,465
Daytime Pop.	5,601	34,216	81,902
Households	8,704	33,217	65,178
Avg HH. Income	\$93,114	\$94,142	\$106,005

Neighboring Tenants	
Rite Aid	Strauss Discount Auto
Pathmark	Radio Shack
AutoZone	PNC Bank
Walgreens	Pizza Hut
TD Banknorth	Sleepy's
Sears Hardware	

### Exclusive Brokers

<p><b>Lew Finkelstein</b> 201.703.9700 ext. 22 lfinkelstein@thegoldsteingroup.com</p>	<p><b>Chuck Lanyard</b> 201.703.9700 ext. 15 clanyard@thegoldsteingroup.com</p>
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