

# Retail Opportunity Heavy Foot Traffic

USA's Most Densely Populated Municipalities with 98,000 residents in 1 mile !!!

Located at the focal point of NJ's Longest Shopping Street-7 miles of stores !!!

Directly across from area's only Train Station and Community College !!!



4901 Bergenline Avenue in West New York, NJ (Border of Union City)

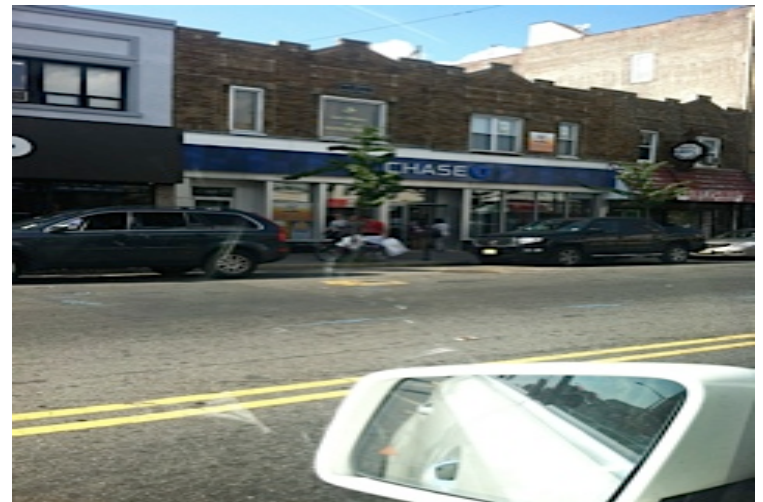
Photo above is the existing building to be replaced by a new Retail and Residential tower above. Also shown is the train station on the left side and daily commuters waiting for the express bus to midtown Manhattan NY

# Aerial View of Existing Building



# Bergenline Avenue Shopping & Communities

- Site at the center of NJ's Longest Continuous Shopping Street
- 98,000 Residents within one mile
- Lite Rail Station directly across the street
- Bus station on the corner of the site, serviced by 10 bus Routes
- Constant Foot traffic at the site



# Available Space

- 12,500 Sq. Ft. Street Level Store plus additional space if needed
- 75' of Frontage on Bergenline Avenue Corner
- 180' of frontage facing the Lite Rail Station & College
- Photo of Commuters at Express Bus Stop to Midtown Manhattan in 20 minutes and light rail station across the street. Existing building to be replaced by a new Retail and Residential tower above

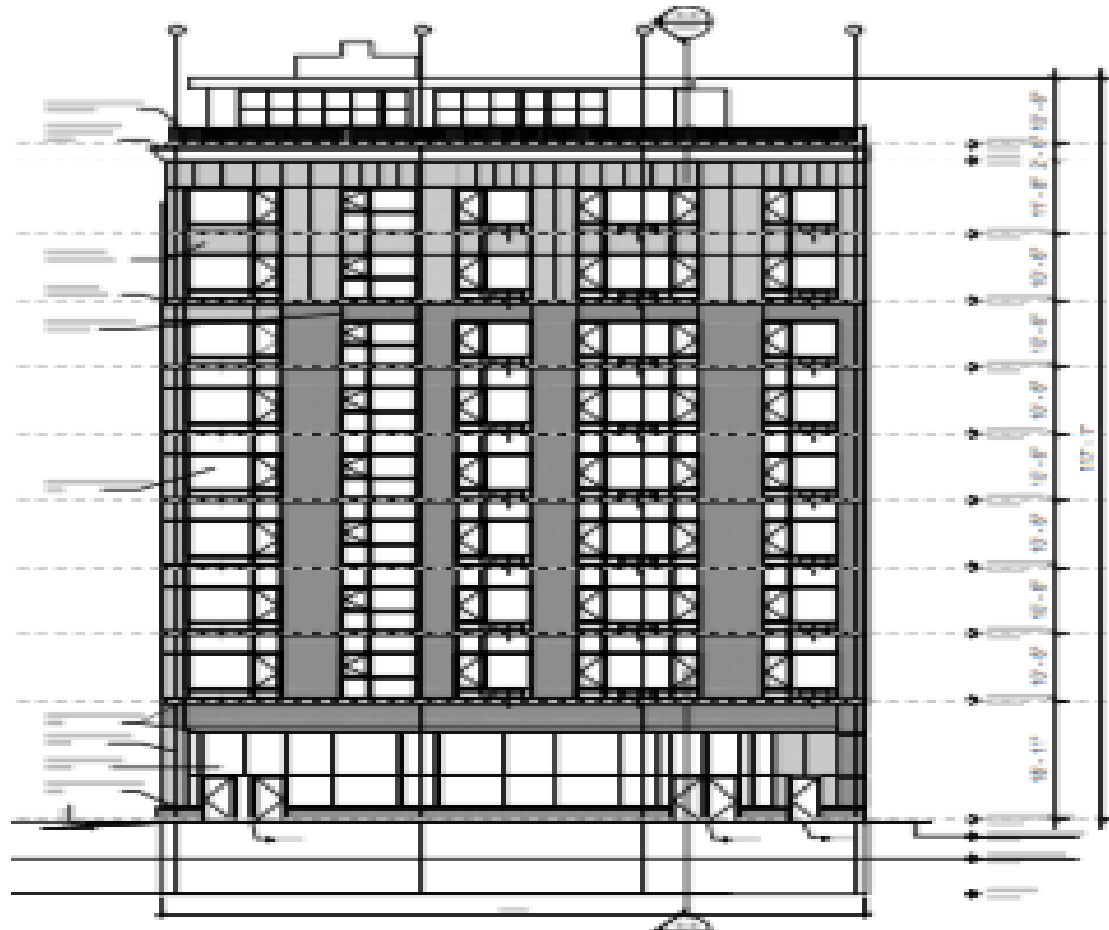


# Bergenline Station Apartments Proposed Rendering

- Opportunity to be the Anchor store of the shopping street and 97 units of Apartment site with a captive growing community surrounding it
- Location at the hub of all commuting and shopping for 100,000 people



# Bergenline Elevation



# Lite Rail Station



-3000 Passengers per Day use this station directly across from the site

-12.8 million unlinked trips on the train line in 2013

The Station connects the Union City & West New York Area to the NY Ferry, Hoboken, Jersey City, Weehawken, and beyond.

# Views of Midtown Manhattan



# New Community College Across from site

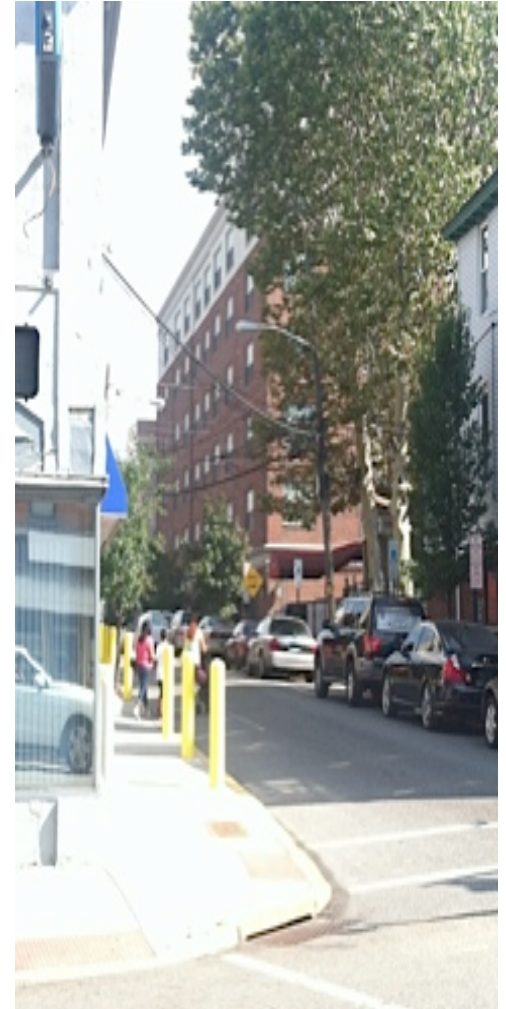


- Hudson Community College has opened a brand new 100,000 square foot facility directly across from the site
- More than 300 Classes offered day and night right now...and growing

# One of the New Commercial Developments in the area



# Many New Multi-Family Developments in the Area



# Contact

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