

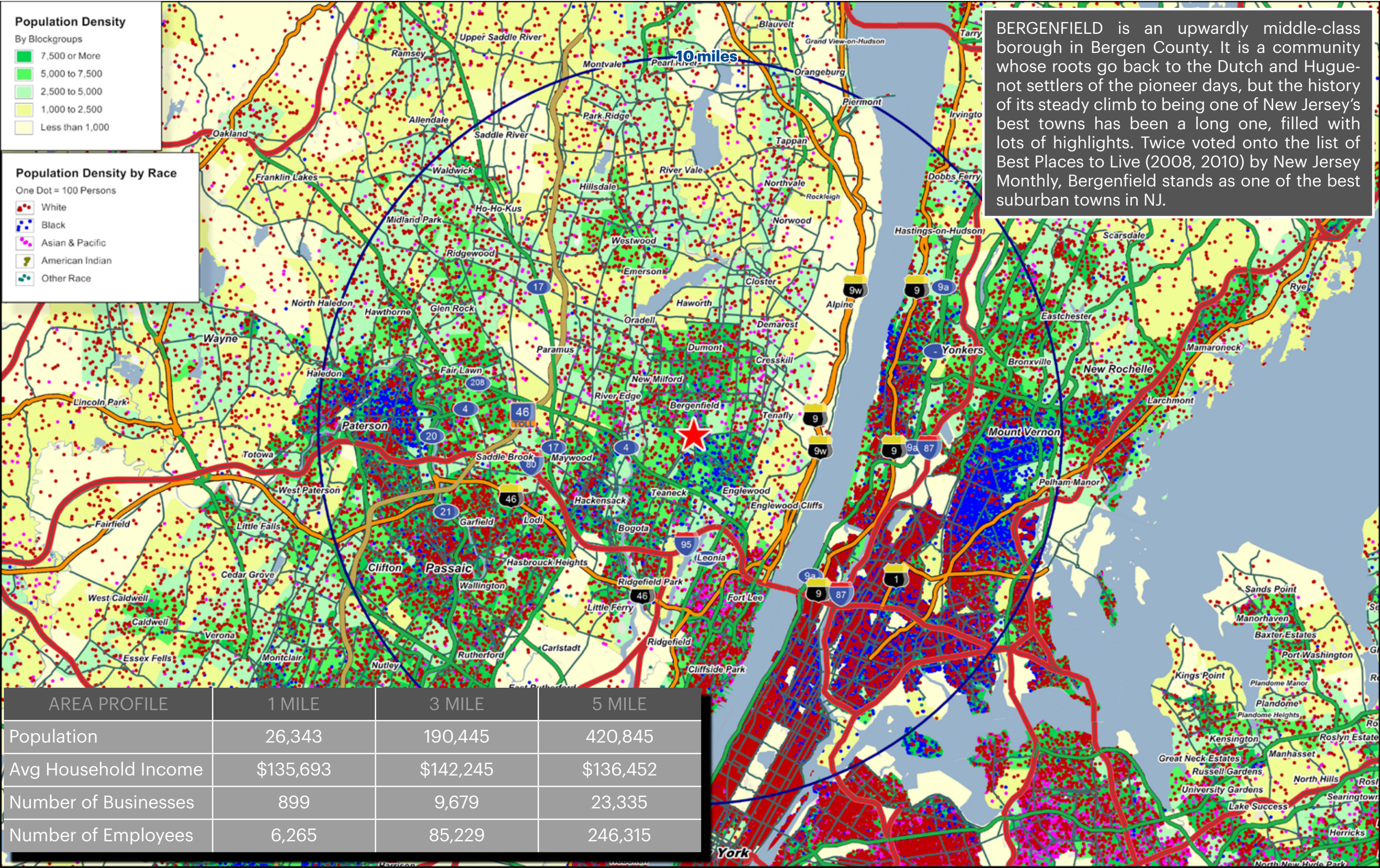
PLAZA AT NEW BRIDGE

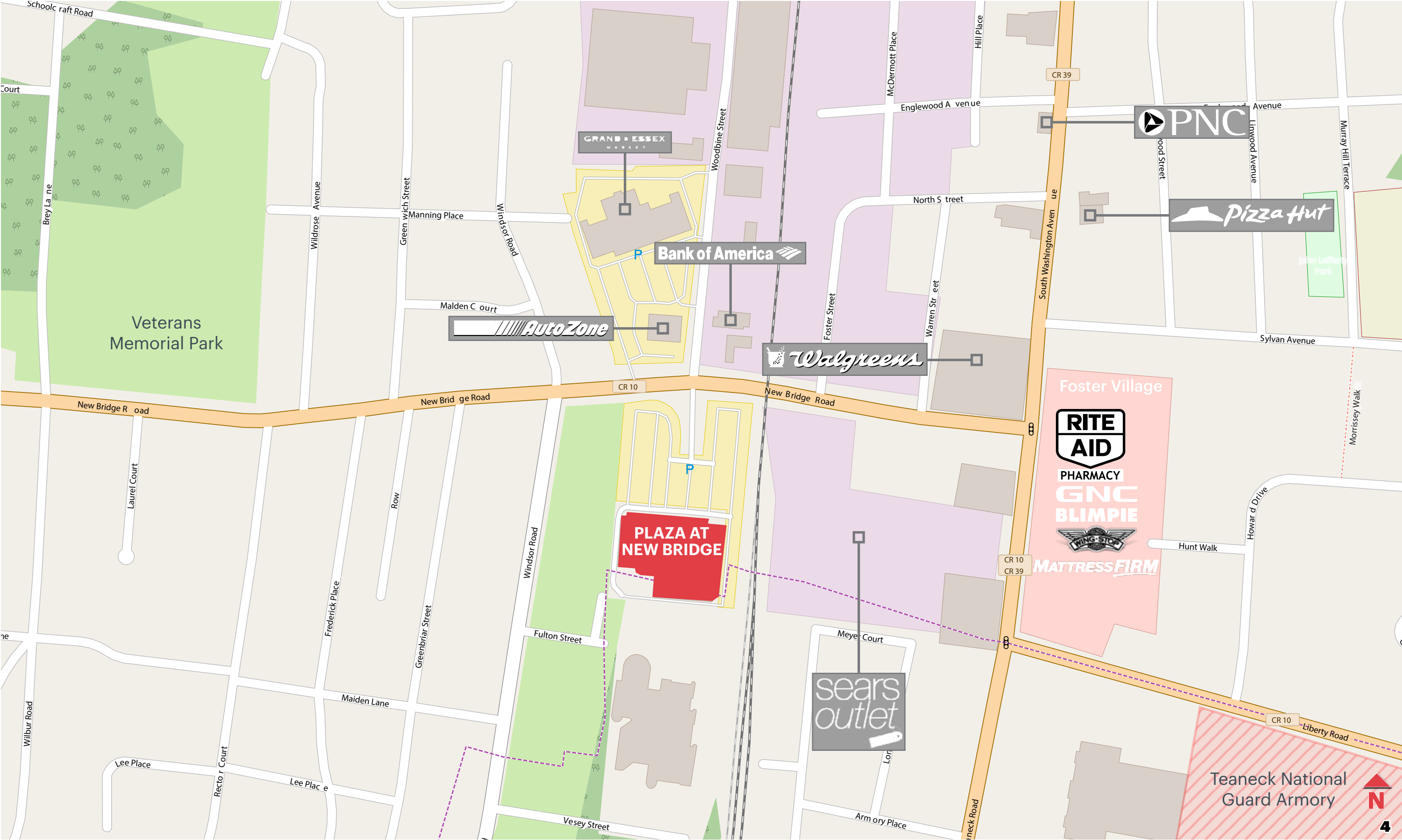
80 NEW BRIDGE ROAD • BERGENFIELD, NJ



ADDRESS	80 New Bridge Road Bergenfield, NJ 07621 Bergen County
YEAR BUILT	1988
SPACE AVAILABLE	Up to 21,000 +/- SF
COMMENTS	<ul style="list-style-type: none">• High Volume Traffic• Strong Retail Market• Outstanding Visibility
NEARBY TENANTS	Rite Aid, AutoZone, Bank of America, Advance Auto Parts, Sears Outlet, PNC Bank, Pizza Hut, Walgreens



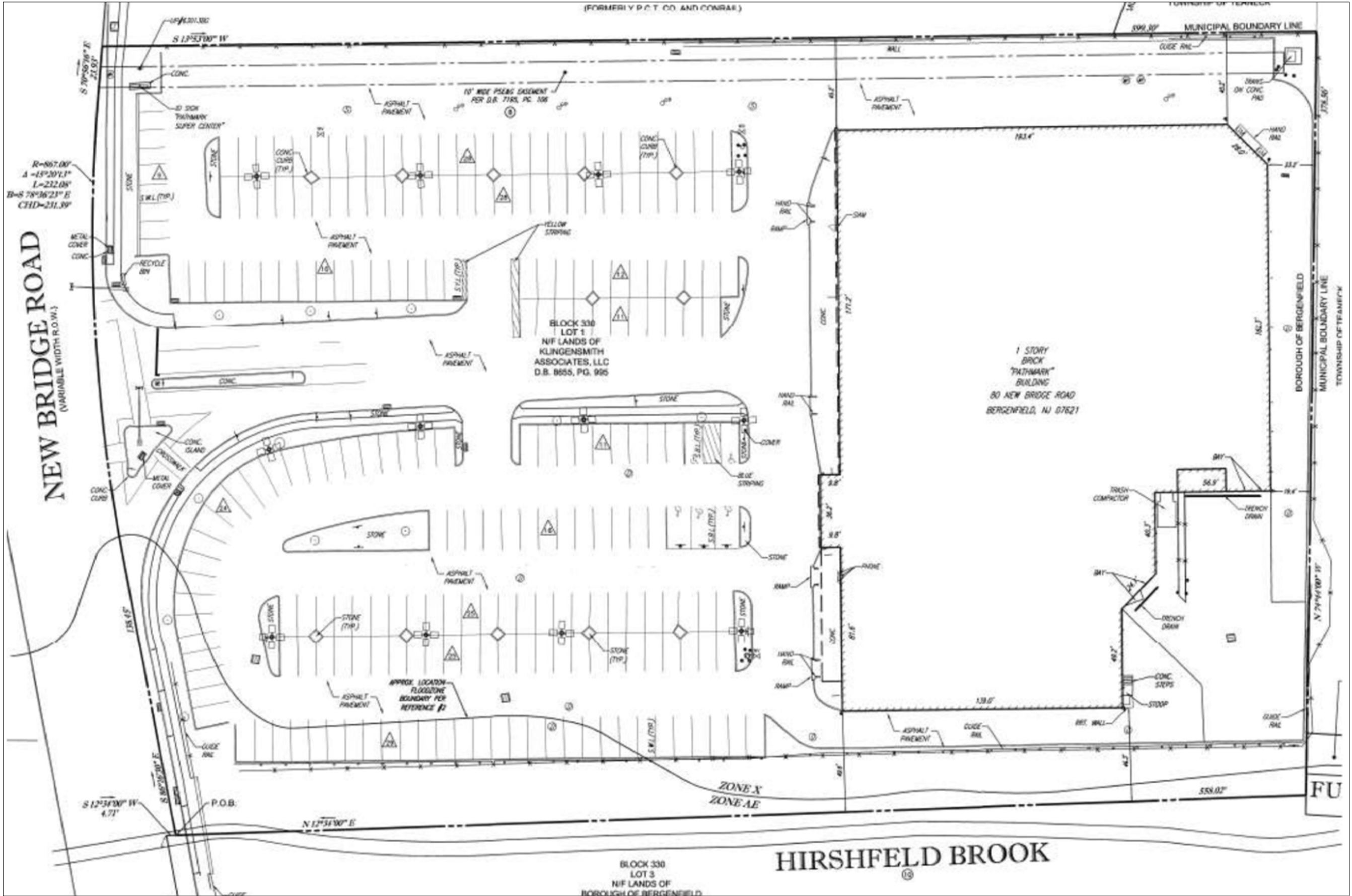






Former Pathmark/ACME







NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF TAXATION
PROPERTY ADJUDICATION
ALL MAPS ARE TO BE USED IN ACCORDANCE WITH THE
"ACTING OF OFFICIALS, L.A.O. OF 1913, ETC."
OF THE COMMISSIONER, DIVISION OF TAXATION
MICHAEL L. RITCHIE, P.L.S.
A.L.S.
APR 25 1993
751

REV 01-27-03 A.F.R. ENG.
REV 04-18-01 A.F.R. ENG.
REV 03-23-99 A.F.R. ENG.
REV 10-11-91 A.F.R. ENG.
REV 02-04-91 A.F.R. ENG.

TAX MAP
BOROUGH OF BERGENFIELD
BERGEN COUNTY, NEW JERSEY
SCALE: 1"=100' DATE: AUGUST, 1987
MICHAEL L. RITCHIE, P.L.S.

AFR Azzolina, Feary & Raimondi Engineering Group
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Demographic Profiles

Pleasantville



- 64% are college educated
- Not cost-conscious, these consumers willing to spend more for quality and brands they like
- Prefer fashion that is classic and timeless as opposed to trendy
- Families own older, single-family homes and maintain their standard of living with dual incomes



Wegmans



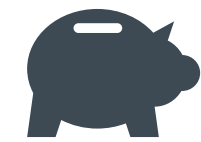
Home Depot



Banana Republic



Lexus



pensions & social security



education



housing

top 3 budget allocations



\$90,000

median household income



Office & Administrative Support

top occupation

Demographic Profiles



City Lights

- Many residents have completed some college or a degree, and they earn a good income in professional and service occupations
- Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Walmart, or Target
- Attuned to nature and the environment, and when they can, purchase natural products
- They work hard and budget well to support their urban lifestyles their urban lifestyles



Target



Grabbagreen



Ulta Beauty



Costco



entertainment & recreation



education



housing

top 3 budget allocations



\$60,000

median household income



Office & Administrative Support

top occupation

International Marketplace



- Shop for groceries at warehouse/club stores, as well as specialty markets
- Family activities include visiting theme parks, going to the beach, playing soccer, and going out for fast food
- Consumers are attentive to personal style; purchases reflect their youth and their children
- Read baby magazines and purchase baby products



McDonald's



Babys R Us



BQ's Wholesale Club



food



education



housing

top 3 budget allocations



\$41,000

median household income



Office & Administrative Support

top occupation



Top Tier

- They prefer upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects
- Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping
- These are the nation’s wealthiest consumers



Bloomingdales



Mercedes Benz



Luxury Vacation



pensions & social security



education



entertainment & recreation

top 3 budget allocations



\$157,000

median household income



Management

top occupation



Savvy Suburbanites

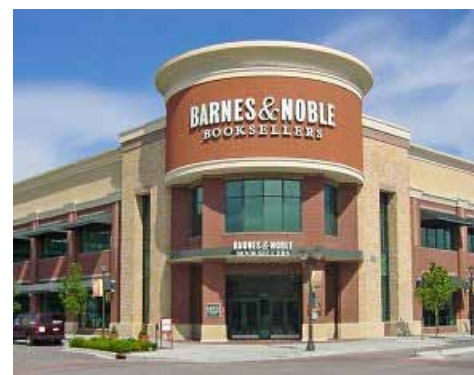
- Savvy Suburbanites residents are well educated, well read, and well capitalized
- Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting
- Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment



Home Depot



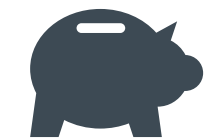
Dick's Sporting Goods



Barnes & Noble



Kings Supermarket



pensions & social security



education



entertainment & recreation

top 3 budget allocations



\$104,000

median household income



Management
top occupation

Demographic Report

	1 mile radius	3 mile radius	5 mile radius (excluding NYC)
Population			
2018 Estimated Population	26,343	190,445	420,845
2023 Projected Population	26,857	194,773	431,150
2010 Census Population	25,097	181,258	399,315
2000 Census Population	24,657	177,935	392,171
2018 Median Age	38	40.4	41.6
Households			
2018 Estimated Households	8,543	67,102	155,349
2023 Projected Households	8,662	68,300	158,642
2010 Census Households	8,246	64,622	148,952
2000 Census Households	8,413	64,128	147,917
Projected Annual Growth 2018 to 2023	0.3%	0.4%	0.4%
Historical Annual Growth 2000 to 2018	0.1%	0.3%	0.3%
Race			
2018 Estimated White	46.3%	54.8%	56.3%
2018 Estimated Black or African American	23.4%	16.7%	12.1%
2018 Estimated American Indian & Native Alaskan	0.3%	0.3%	0.3%
2018 Estimated Asian & Pacific Islander	18.0%	18.3%	21.5%
2018 Estimated Other Races	12.1%	9.9%	9.9%
2018 Estimated Hispanic	23.3%	21.1%	21.5%
Income			
2018 Estimated Average Household Income	\$135,693	\$142,245	\$136,452
2018 Estimated Median Household Income	\$102,928	\$109,569	\$100,499
2018 Estimated Per Capita Income	\$44,019	\$50,170	\$50,484
Education (Age 25+)			
2018 High School Graduate	23.8%	22.8%	22.9%
2018 Some College	14.6%	14.1%	14.4%
2018 Associates Degree Only	5.1%	5.5%	5.6%
2018 Bachelors Degree Only	30.2%	30.7%	30.3%
2018 Graduate Degree	17.5%	19.6%	19.1%
Business/Daytime			
2018 Estimated Number of Businesses	899	9,679	23,335
2018 Estimated Total Number of Employees	6,265	85,229	246,315

REPRESENTATION

RIPCO
REAL ESTATE

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