

# DRIVE-THRU OPPORTUNITY



**5410 BERGENLINE AVE.**  
WEST NEW YORK, NEW JERSEY

**4,886 SF FOR LEASE**

**WILLIAM FARKAS**  
bfarkas@jefferyrealty.com  
C: 973.223.6600  
O: 908.668.9600

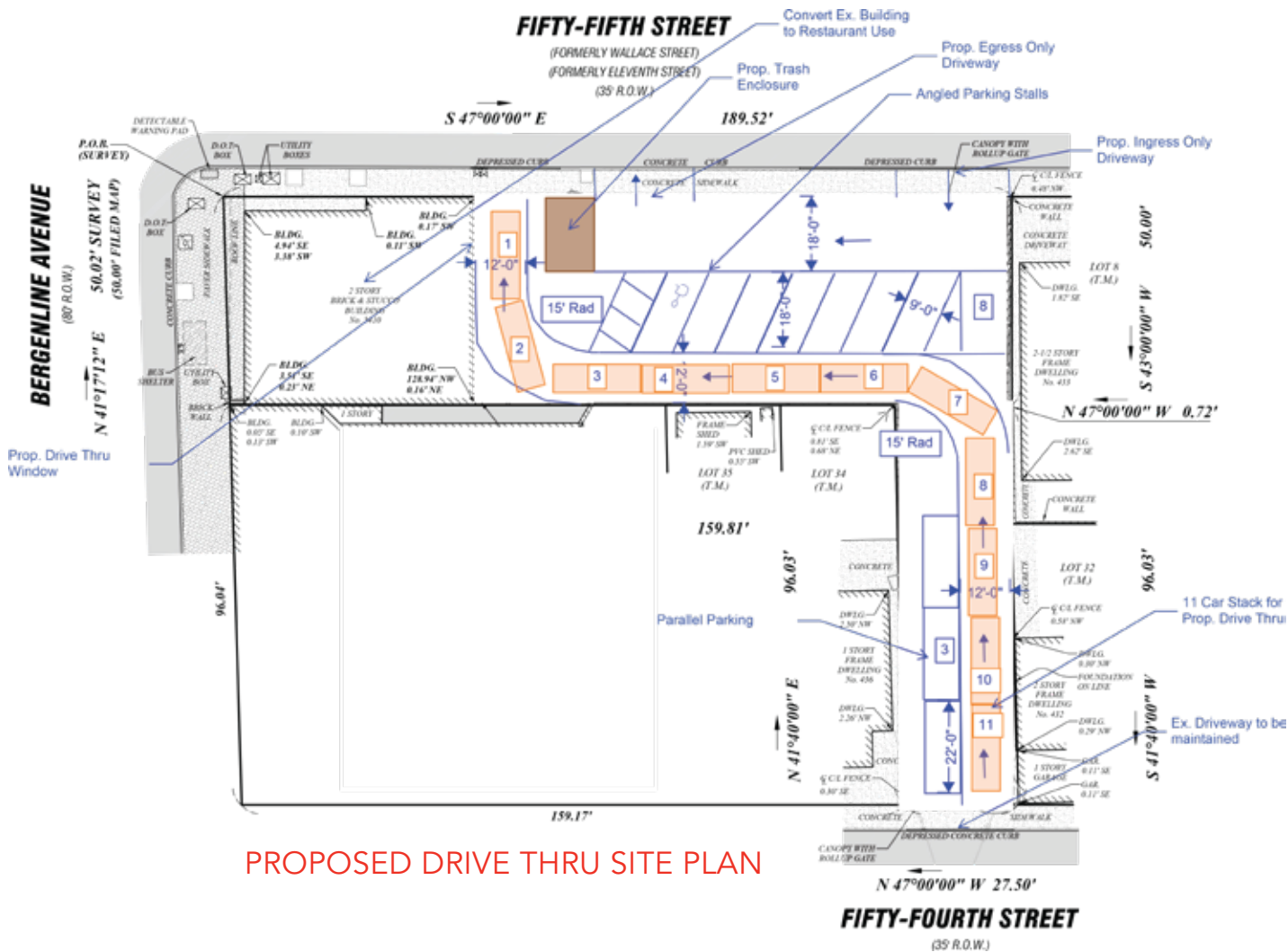
**ELLIOT ALBOUCAI**  
ealboucai@jefferyrealty.com  
C: 646.327.5544  
O: 908.668.9600



**JEFFERY REALTY**  
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • [www.JefferyRealty.com](http://www.JefferyRealty.com)  
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## 5410 BERGENLINE AVE. WEST NEW YORK, NJ

## SITE INFORMATION

**GLA:** 4,886 SF  
**LEASE PRICE:** CALL FOR QUOTE  
**AVAILABLE:** 2,598 SF GROUND LEVEL  
**NNN:** 13 SPACES CURRENT  
 2,288 SF 2ND LEVEL  
**PARKING:** 16,389 VPD  
**TRAFFIC:** 10,272 VPD

**NOTES:** THE ONLY FREESTANDING BUILDING WITH DEDICATED PARKING ON THE MARKET  
 DRIVE THRU OPPORTUNITY



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**MARKET AERIAL**



 <b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILE</b>	<b>3 MILE</b>
Total Population	108,344	259,555	638,550
Average HHI	\$84,704	\$130,172	\$173,905
Households	40,493	110,794	306,861