



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Renovated Professional Office

4,300 SF

3708 Bergenline Ave • Union City • NJ

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com



Location Overview

Located on a heavy foot traffic block in the Union City neighborhood of Hudson County between 37th St & 38th St off the Bergenline Ave NJ Transit Rail.

Nearby tenants include Provident Bank, Dunkin', Rainbow Shops, Wells Fargo Bank, 7-Eleven, Boost Mobile, Dollar General, Foot Locker, Burger King, Walgreens, TD Bank, Fabco Shoes, Popeyes, Taco Bell, McDonald's, White Castle, and more!

Main Highlights

- ▶ Medical office
- ▶ Fully renovated
- ▶ Located by tons of national tenants



5,160 SF

Total Building Size



3,000 SF

Lot Size



C

Zoning

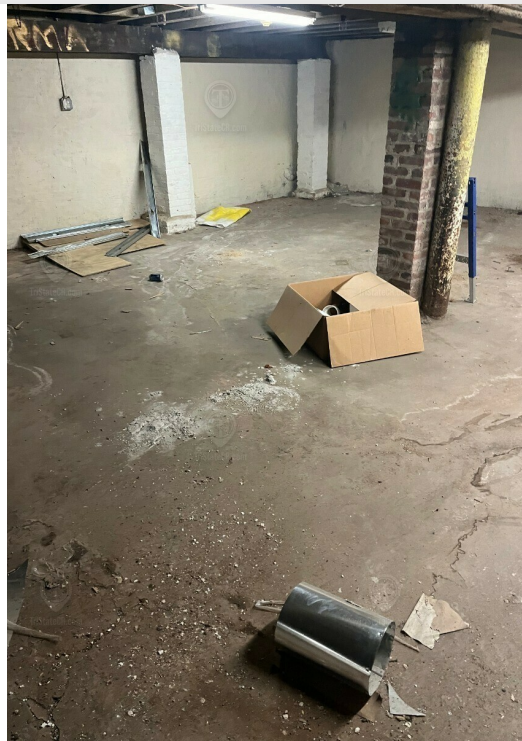
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TriStateCR.com

Retailer Map

3708 Bergenline Ave, Union City, NJ 07087



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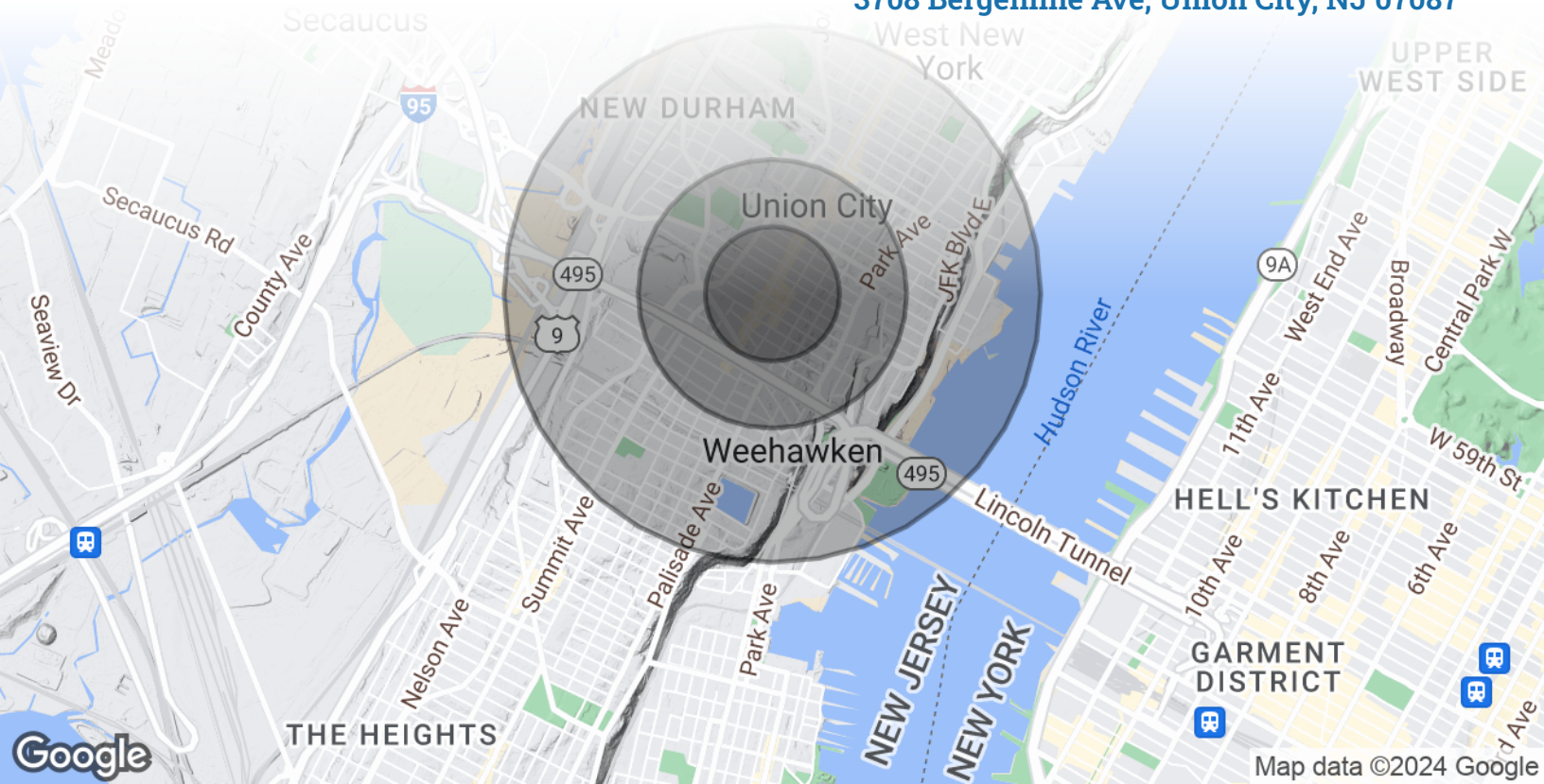
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	8,658	32,249	85,117
Average Age	40.2	38.9	37.5
Average Age (Male)	38.2	37.6	37.1
Average Age (Female)	40.9	39.7	38.0



85,117

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	3,596	12,983	34,258
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$60,268	\$68,785	\$74,806
Average House Value	\$309,562	\$330,449	\$381,706



\$74,806

Avg Household Income

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