

**RETAIL FOR LEASE**

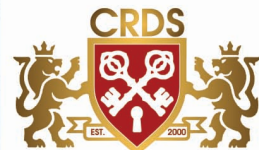
Retail or Professional Use

**PRIME LOCATION**

**NEW CONSTRUCTION**

**470**

**BERGEN BOULEVARD  
PALISADES PARK, NJ 07650**



Commercial Realty by Dennis Shim

Robin Hood Tax Services

# RETAIL FOR LEASE

# 470

**BERGEN BOULEVARD**  
PALISADES PARK, NJ 07650

**New Construction**



**POSSESSION APRIL 2026**

**PROPERTY INFORMATION**

### APPROXIMATE SIZE

Ground Floor: Approx. 2,675sf (1,682sf & 993sf)  
2nd Floor: Approx. 2,675sf (1 unit)

### ASKING RENT

Upon Request

### LEASE TYPE

Triple Net (NNN)

### POSSESSION

April 2026

### TERM

5 Years minimum

### FRONTAGE

75 FT

### PARKING

Ample

### COMMENTS

- Over 23,000 traffic count daily base.
- Prime retail space available for the first time in over 30 years.
- Strong visibility on one of Bergen Blvd.
- Modern Facade with wraparound glass window panes building.
- Elevator is optional, depend on the tenant.

### USE

Commercial (Retail/ Office)

### NEARBY MAJOR RETAILERS

 CHASE	 MART	 PNC	 Bank of Hope®	 TD Bank America's Most Convenient Bank™
 Valley	 ConnectOneBank a better place to do	 ORITANI BANK		 CLUB PILATES™



### CONTACT

Dennis Shim/Licensed Broker  
917.662.8498  
crbyds@gmail.com

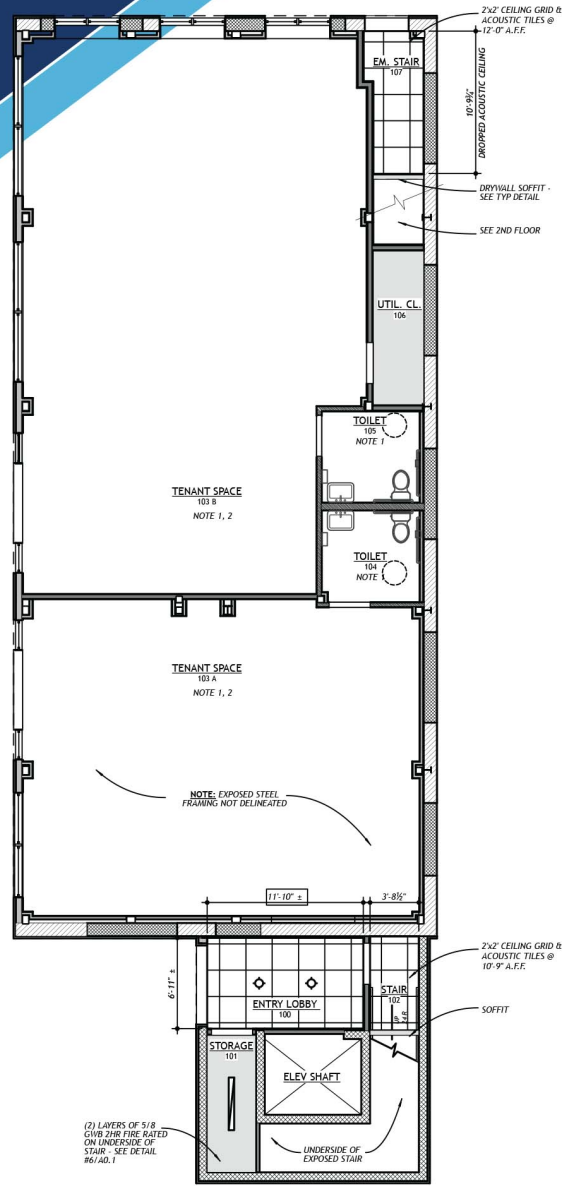
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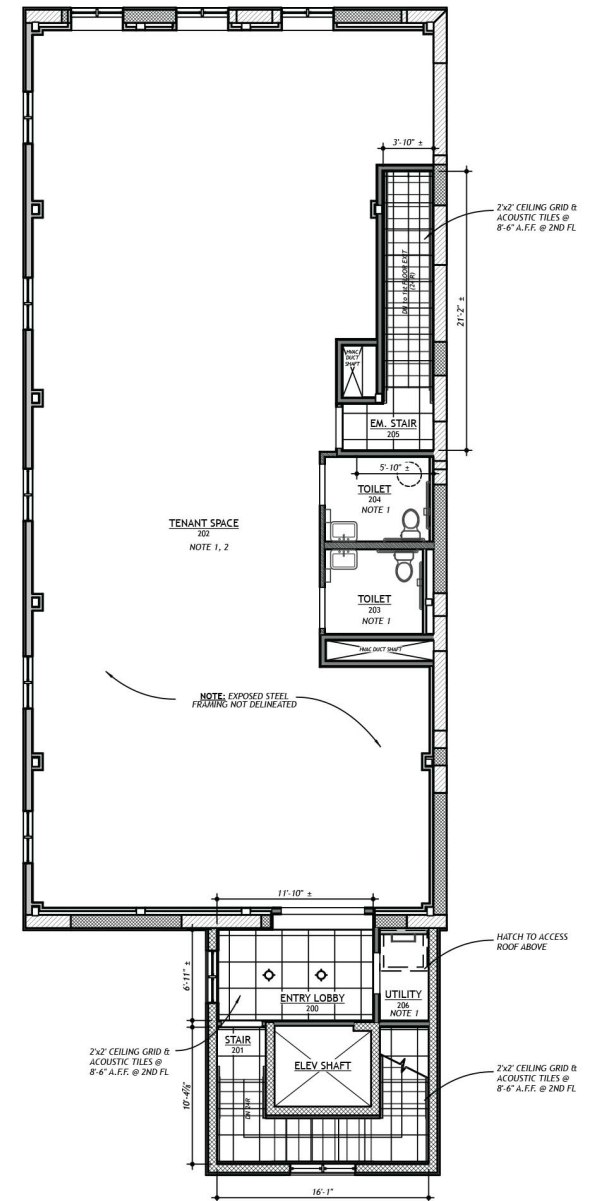
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**RETAIL SPACE**



**1 REFLECTED CEILING PLAN - 1ST FLOOR**  
A3.0 3/16" = 1'-0"

**OFFICE**



**2 REFLECTED CEILING PLAN - 2ND FLOOR**  
A3.0 3/16" = 1'-0"

**FLOOR PLANS**

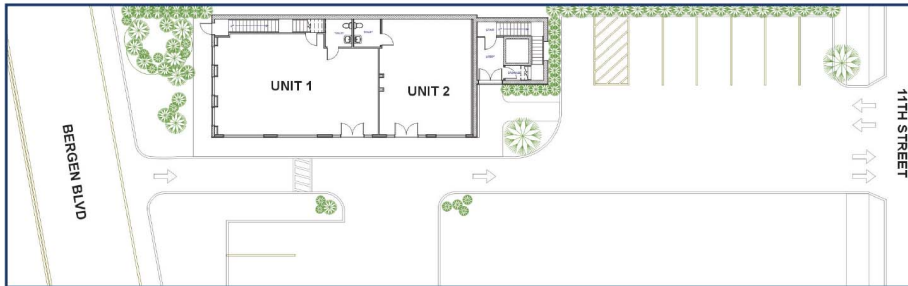


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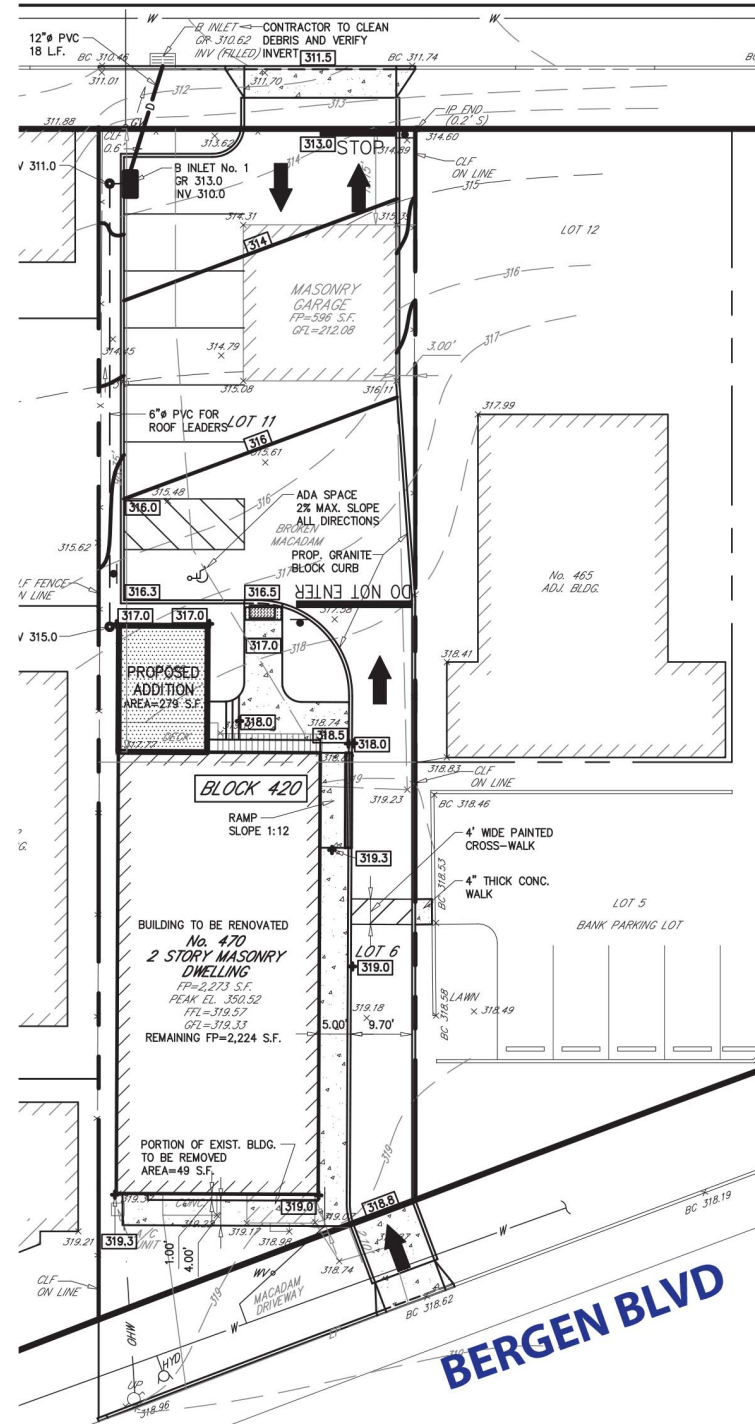


**SITE PLAN**



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## 11th STREET



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**PALISADES PARK**

**FORT LEE**

IPIC Theaters

Palisade Park Commission

Fort Lee Historic Park  
Palisades Interstate

### WHY 470 BERGEN BLVD IS A STRONG RETAIL/OFFICE LOCATION

- 1) High population density + compact area
- 2) Affluent residents + increasing incomes
- 3) Strong existing retail market / high retail sales
- 4) Cultural clustering and niche markets
- 5) Access & visibility
- 6) Growing, dynamic demographic
- 7) High walk-ability / local amenities

### WHAT WOULD MAKE 470 BERGEN BLVD IN PARTICULAR ESPECIALLY GOOD

- 1) Frontage and visibility
- 2) Parking availability
- 3) Commercial/ Office usage



**EDGEWATER**



LOCATION



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Affiliated with Kimsville Properties LLC - NJ

CONTACT