

FORMER BANK BRANCH
8,324 SF BUILDING AVAILABLE

3201 BERGENLINE AVE.
UNION CITY, NJ



CATALYST
REAL ESTATE PARTNERS

**FOR MORE
INFORMATION**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
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SITE INFORMATION



BUILDING: 8,324 SF
LOT: .092 ACRES
AVAILABLE: 4,403 SF FIRST FLOOR
 3,276 SF BASEMENT
 645 SF MEZZANINE
PARKING: STREET + LOT
TRAFFIC: 6,481 VPD 32nd ST.
RENT: CALL FOR QUOTE

Positioned on one of Union City's busiest retail corridors, 3201 Bergenline Ave offers a rare chance to reposition a freestanding historic bank building in a dense, high-traffic urban market. The property delivers strong visibility, landmark architecture, and flexible potential for retail, service, or full redevelopment.



	.5 MILE	1 MILE	2 MILE
POPULATION	32,675	91,705	271,454
AVG. HOUSEHOLD INCOME	\$96,740	\$121,525	\$154,694
HOUSEHOLDS	12,195	35,994	116,144
DAYTIME POPULATION	17,951	51,123	140,796
NUMBER OF EMPLOYEES	8,257	25,740	70,918
AVERAGE HOUSEHOLD SIZE	3.2	3.2	3.1



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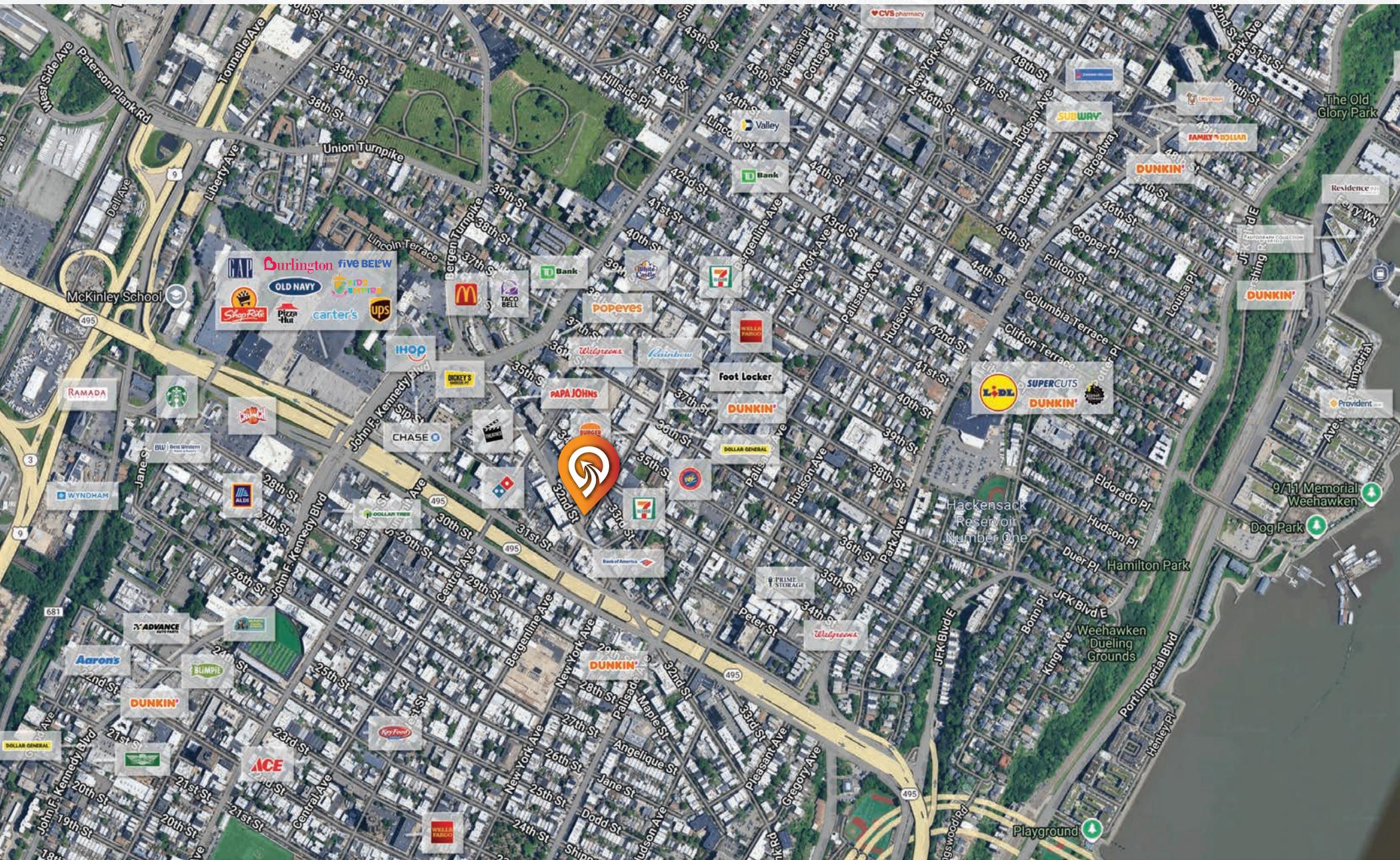
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