

# 976

## BERGEN STREET NEWARK, NEW JERSEY

Corner of Bergen Street & Shepherd Avenue

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 10,105 SF  
Basement: 7,000 SF

### ASKING RENT

\$30 PSF

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

127 FT Wraparound

### COMMENTS

- Newly constructed site
- On-site parking and an outdoor area
- Potential government incentives for certain uses
- Can be divided

### NEIGHBORS

Fong's Chinese Restaurant • Belky's Beauty Salon •  
Waterworks Laundromat • Smart Sudz • Henrietta  
King Headstart • CB Dream House Boutique

### TRANSPORTATION



PROPERTY INFORMATION

### JOHN ROESCH

Senior Director  
212.468.5971  
jroesch@meridiancapital.com

### ALLEN VILAFRANCA

Associate  
212.468.5989  
avillafranca@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 976 BERGEN STREET

NEWARK, NEW JERSEY | Corner of Bergen Street and Shepherd Avenue

RETAIL FOR LEASE



INTERIOR

## JOHN ROESCH

Senior Director  
212.468.5971  
[jroesch@meridiancapital.com](mailto:jroesch@meridiancapital.com)

## ALLEN VILAFRANCA

Associate  
212.468.5989  
[avillaf franca@meridiancapital.com](mailto:avillaf franca@meridiancapital.com)



**MERIDIAN**  
RETAIL LEASING

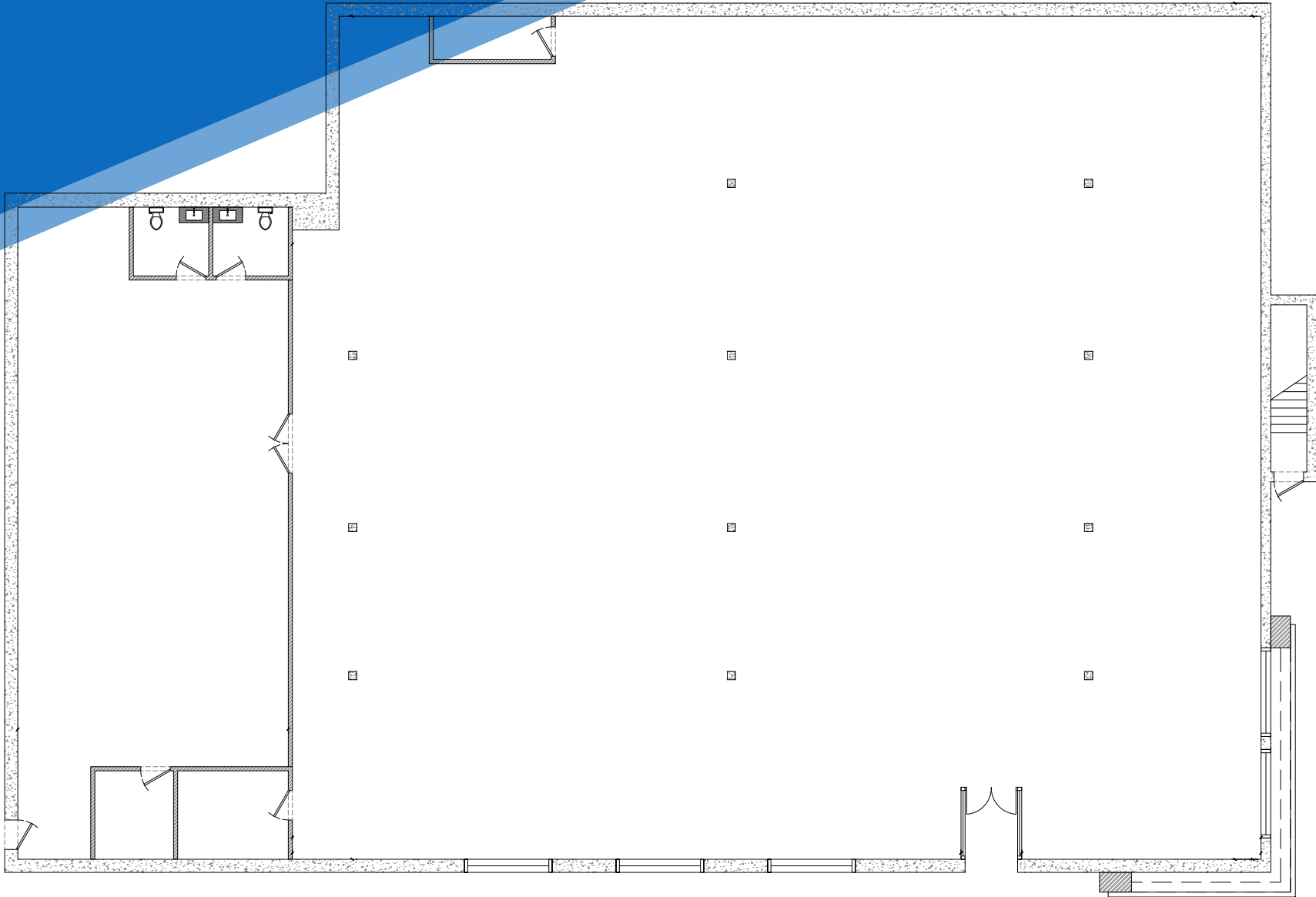
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 976 BERGEN STREET

NEWARK, NEW JERSEY | Corner of Bergen Street and Shepherd Avenue

RETAIL FOR LEASE

FLOOR PLAN



## JOHN ROESCH

Senior Director  
212.468.5971  
jroesch@meridiancapital.com

## ALLEN VILAFRANCA

Associate  
212.468.5989  
avillafranca@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.