

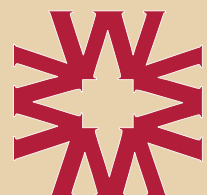
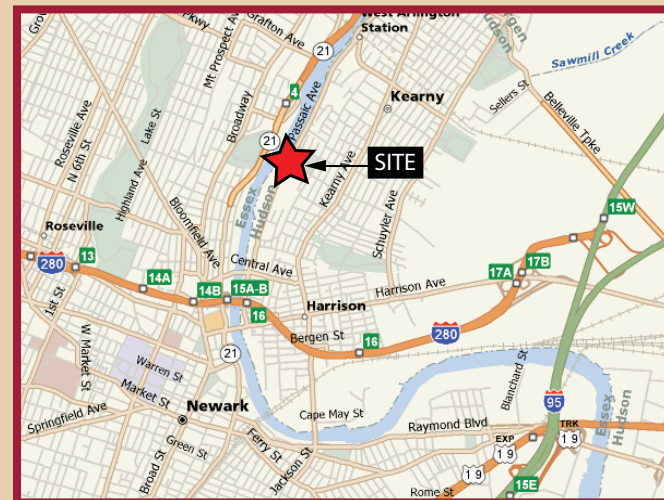
# PASSAIC AVENUE AND BERGEN AVENUE

## KEARNY, NEW JERSEY

Exciting New Retail Opportunity at a high traffic existing center featuring national retailers such as KMart, Modell's, Staples, Avenue & Dress Barn.



Demographics	2 mile	3 miles	5 miles
Population	166,459	337,025	693,889
Number of HH	56,105	119,052	247,917
Average HH Income	\$51,241	\$49,804	\$56,397
Median Age	32.9	33.1	33.7



**WELCO REALTY, INC.**  
**EXCLUSIVE BROKER**  
**2525 PALMER AVENUE**  
**NEW ROCHELLE, NEW YORK 10801**  
**WELCOREALTY.COM**

**FOR INFORMATION CONTACT:**  
**914.576.7500 FAX: 914.576.7596**  
**JWELKIS@WELCOREALTY.COM**

# KEARNY, NEW JERSEY

## PASSAIC AVENUE AND BERGEN AVENUE

Over 110,000 sf Available Between Kmart & ShopRite Shopping Center & Across From Pathmark and Marshall's Shopping Center

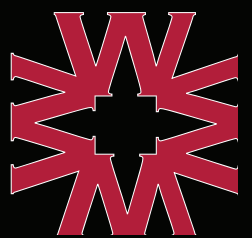


## Exceptional Retail Opportunity

Join premier retailers such as Modell's, Kmart, Staples, Dress Barn & Avenue

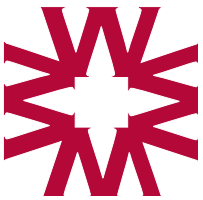
**AVAILABLE**

**4,000 - 13,000 sf**



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**EXCLUSIVE BROKER**

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Join other national retailers such as:  
 Kmart, Modell's, Dress Barn, CVS,  
 The Avenue, Radio Shack, Staples,  
 Payless Shoes & Ten Spot

**SPACE  
 AVAILABLE  
 4,000 SF - 13,000 SF**



Scheme 1

<b>Building 1</b>	<b>35,000 sf</b>
<b>Building 2 - Proposed Staples</b>	<b>67,000 sf</b>
Building 3	12,900 sf
Building 4	6,000 sf
Proposed LongHorn Steakhouse	
<b>Building 5</b>	<b>2,500 sf</b>
<b>Available (approx 30' x 133.4')</b>	<b>4,000 sf</b>

Can be made available (Approx. 4,000 sf)

