

±8,361 SF

Retail | Medical For Sale/Lease

764 New Bridge Road
Teaneck, New Jersey

 *River* COMMONS



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Ideal **LOCATION**

Available Immediately

- ±8,361 SF remaining on ground floor
- Divisible or contiguous
- High ceilings, ±30' column spacing & covered walkway
- Build-to-Suit possible
- Long term lease available
- Highly visible, busy intersection
- Ample parking

Location Highlights

- 19 luxury loft apartments above ground level space
- Additional foot traffic in the immediate area within 1 mile includes **128 units** at Teaneck Square Luxury Apartments and **69 units** at New Bridge Crossing luxury apartments, plus multiple offices & schools nearby
- Teaneck is bordered by River Edge, Hackensack, New Milford, Bergenfield, Englewood, Leonia, Ridgfield Park and Bogota
- Surrounding Hospitals: Englewood Hospital, HUMC, Holy Name Medical Center, Pascack Valley Hospital and The Valley Hospital
- 34,723 cars per day at New Bridge Road and River Road

Retail | Medical



For Sale/Lease



NYC


Fairleigh Dickinson University

River COMMONS

764 New Bridge Road Teaneck, New Jersey

Signaled Intersection



 34,723
CARS PER DAY

±8,361 SF Retail | Medical

4

1 Mi
to Route 4

17

4 Mi
to NJ-17

INTERSTATE
80

5 Mi
to Interstate 80

INTERSTATE
95

9 Mi
to Interstate 95



8 Mi
to GW Bridge



13 Mi
to New York

River Commons is minutes away from boutique and big name shopping, bakeries, and eclectic restaurants.

Teaneck Township offers residents a dense suburban feel and most residents own their homes. In Teaneck Township there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Teaneck Township.

Roads and Highways

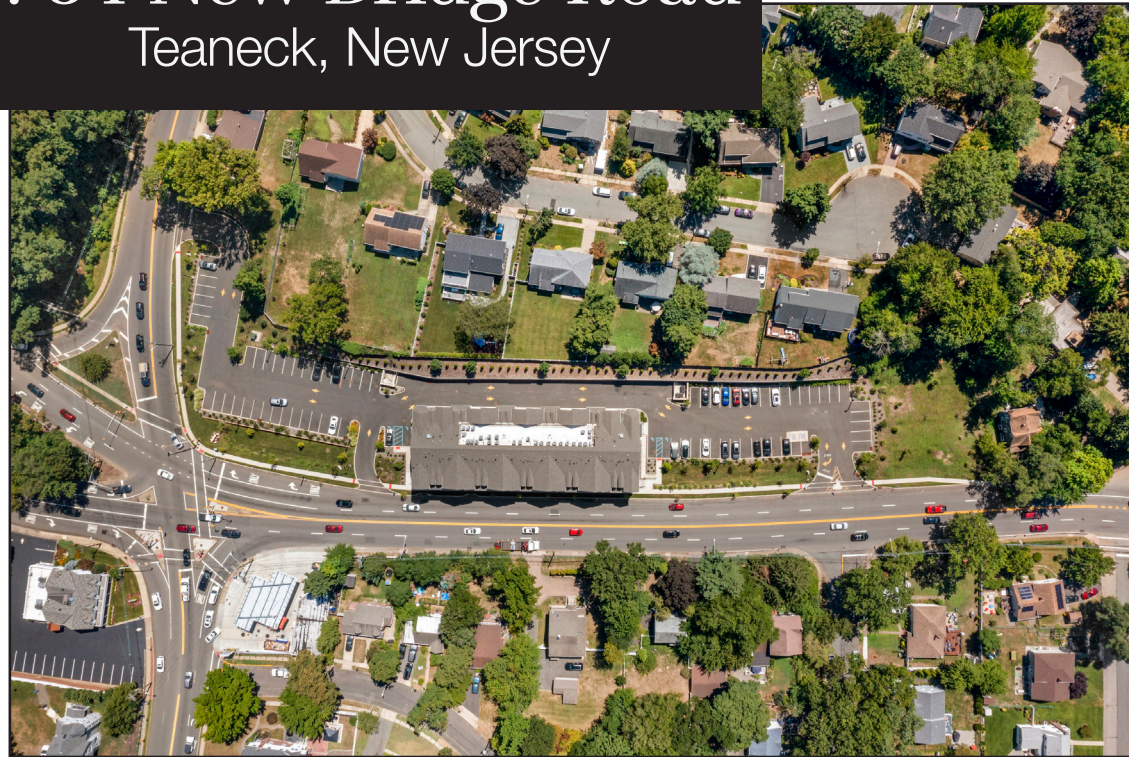
Teaneck is situated along a number of major transportation routes, including the New Jersey Turnpike (a portion of Interstate 95). It is known for being the Eastern endpoint of Interstate 80. Interstate 95 heads north for 1.3 miles (2.1 km) through Teaneck from Ridgefield Park to Leonia. NJ Route 4 traverses east-west through Teaneck, running 2.5 miles (4.0 km) from Hackensack to Englewood. New Jersey's other main trunk route, the Garden State Parkway, can be reached just a few miles west of Teaneck. Access to New York City is available for motorists by way of the George Washington Bridge in Fort Lee (via Route 4 or Interstate 95), or through the Lincoln Tunnel in Hudson County (via the NJ Turnpike) into Midtown Manhattan.

County roads in Teaneck include Teaneck Road, Queen Anne Road, River Road and Fort Lee Road. Cedar Lane, another county road, crosses the Hackensack River and connects to Hackensack over the Anderson Street Bridge.

For Sale/Lease

 James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

River **COMMONS**
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Ample **PARKING**

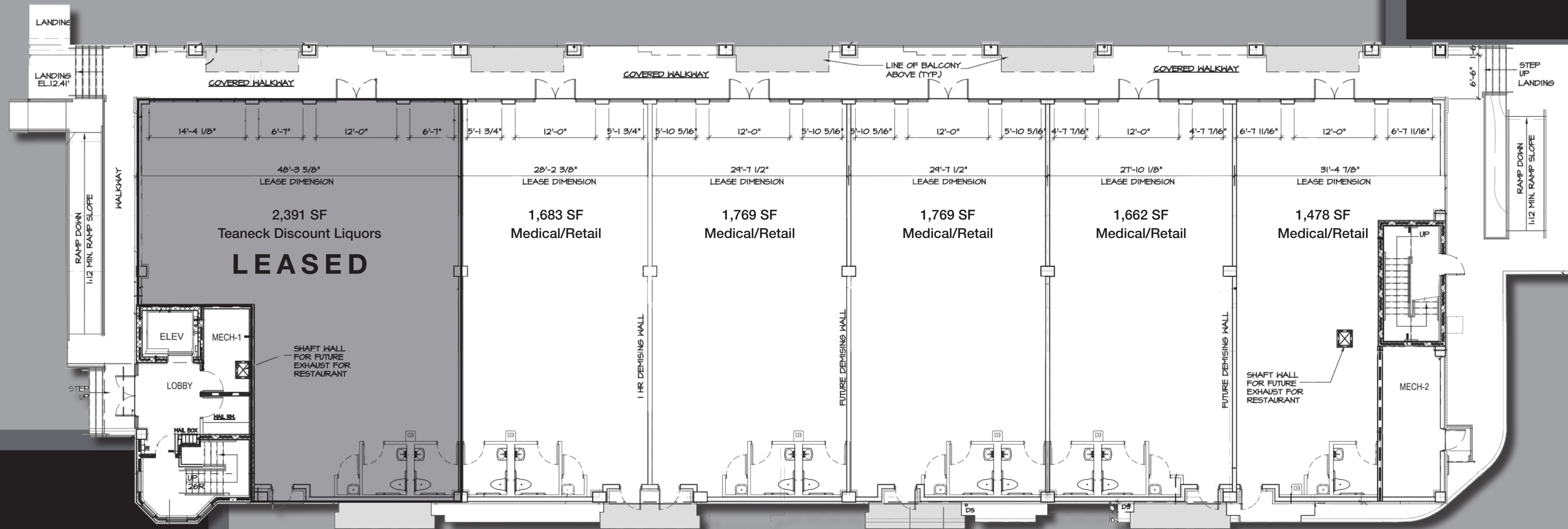


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Construction
PLAN



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