

FOOD & BEVERAGE ASSET SALE

2036 Hudson Street, Fort Lee, NJ 07028



HIGHLIGHTS

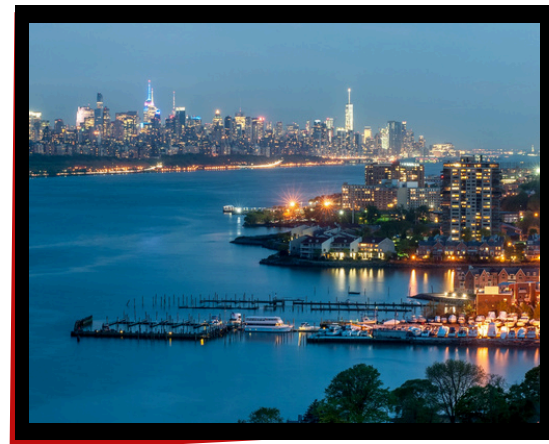
- Recently Gut Renovated
- Brand New Floors
- New HVAC System
- 22 Feet hood
- Walk-in Box
- Two Pizza ovens
- Dough Maker
- 2 Bathrooms (1 ADA)
- Fully Equipped Kitchen in mint condition

TERMS

- Lease Term:** 5 Years + 2 (5) Years Options
- Rent:** \$15,000
- Possession:** 30 Days
- Key Money:** Upon Request

SIZE

- Ground:** 3,090 RSF
- Frontage:** 20'



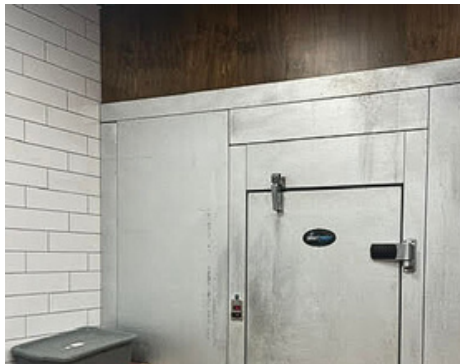
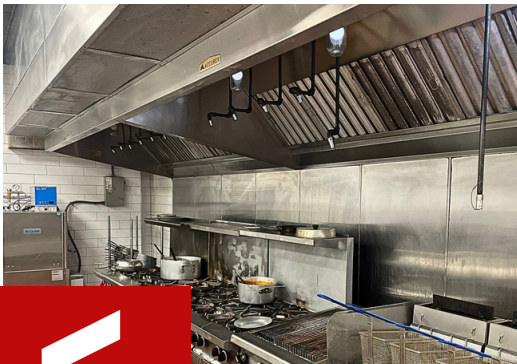
KADEN
OFFICE • RETAIL • INVESTMENT SALES

Bledar Asllani
212.729.3526
bledar@kaden.nyc

Kris Cokaj
347.279.3457
kris@kaden.nyc

Kaden Realty, Inc.
www.kaden.nyc info@kaden.nyc
One World Trade Center Ste 8500 New York, NY 10007





AVG. INCOME
90K

POPULATION
400K

HOUSEHOLDS
150K

212.729.3526
info@kaden.nyc

LOCATION HIGHLIGHTS

Minutes from Manhattan via
George Washington Bridge

Transportation & Accessibility

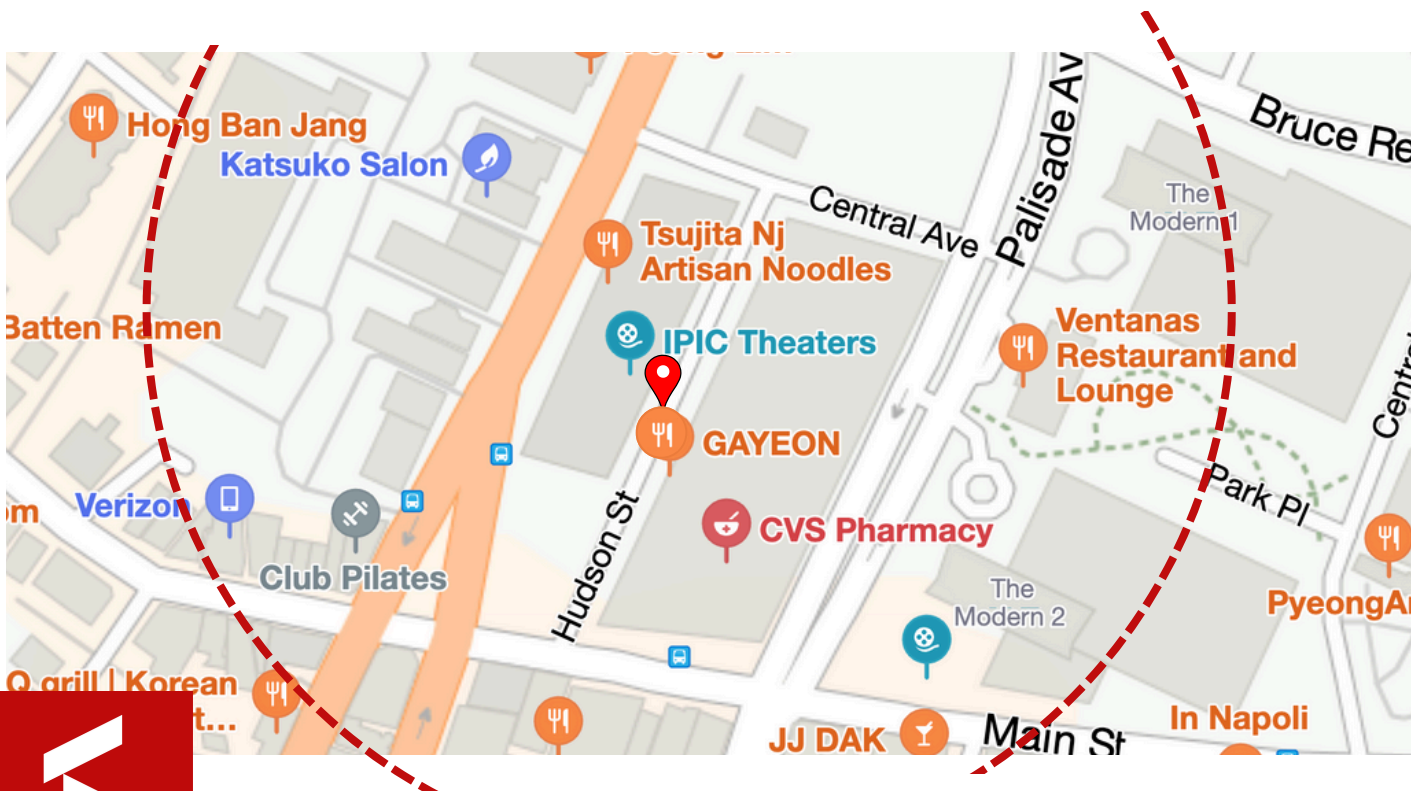
Diverse Community & Cultural
Richness

Local Amenities and Lifestyle

Economic Opportunity



NEIGHBORING TENANTS



TRANSPARENCY. FOCUS. EXPERIENCE.

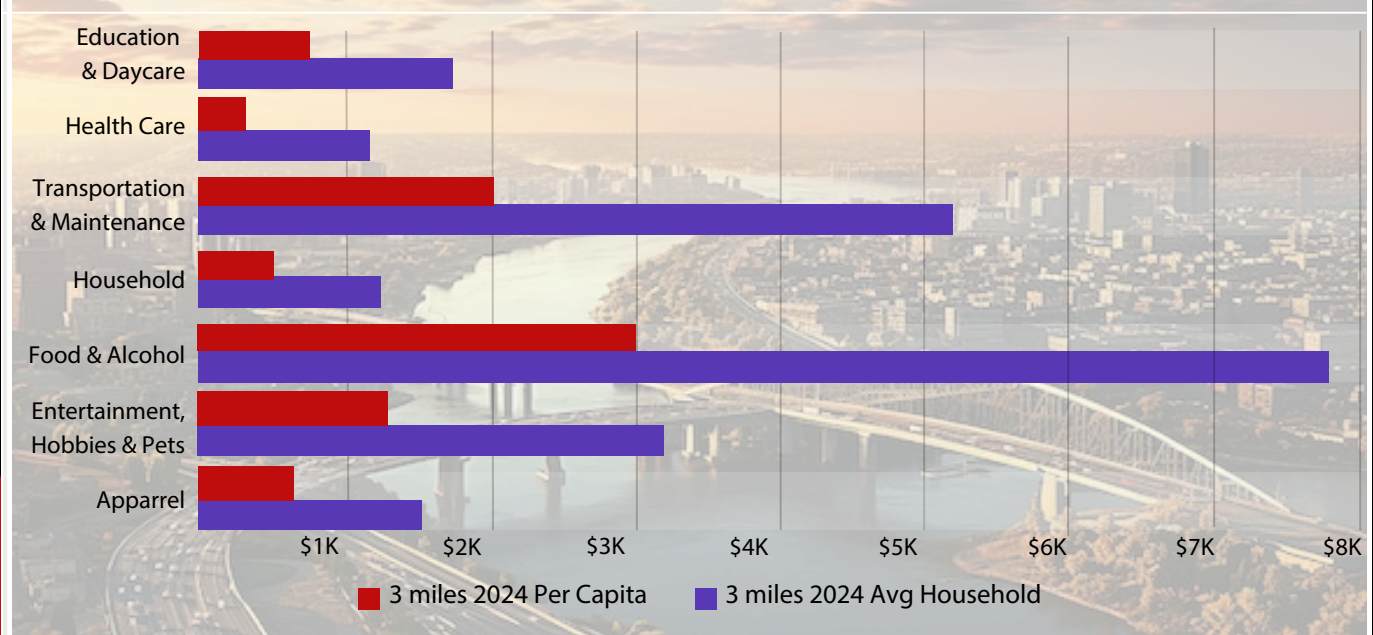
Fort Lee, New Jersey

◆ Prime Opportunity for Food & Beverage Operators

Fort Lee, NJ, is a **vibrant hub** for food and beverage operators, offering a diverse culinary scene that **blends traditional favorites with modern dining**. Its prime location near major highways, the **George Washington Bridge**, and **New York City** ensures a **steady flow of locals and visitors**.

Fort Lee's dynamic community is comprised of **artists, students, professionals, and founding residents** who actively contribute to the community making it an ideal location for a **very useful creative space**.

Per Capita & Avg Household Spending



◆ High in Attraction across a number of Data Sets

Fort Lee is a mix of residential and commercial spaces, with a strong sense of community, just minutes away from Manhattan. It's ideal for entrepreneurs looking to tap into a thriving market and create unique dining experiences.

