



OFFICE BUILDING

FOR LEASE

±5,000 - 15,000 SF OFFICE / MEDICAL OPPORTUNITY

37 Market Street, Kenilworth, NJ 07033

For More Information, Contact the Exclusive Brokers

BRAD JACOBS

Senior Director

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973.379.6644

TAMARA BLAU

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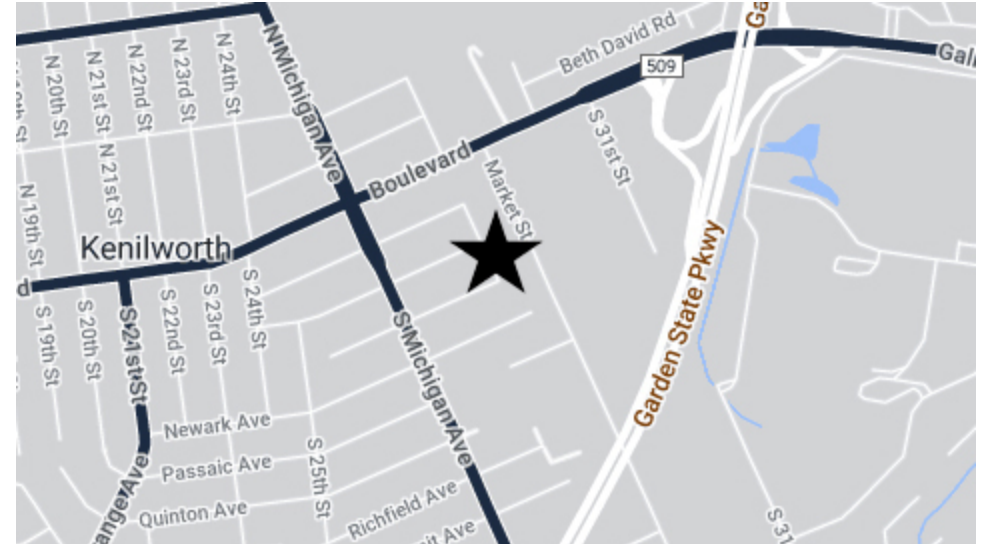


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Walking Distance to NJ Transit Bus Stop Servicing Elizabeth to Kenilworth
 Approx. 0.5 Miles to Garden State Parkway Exit 138
 Approx. 1.3 Miles to Route 22 | Approx. 3 Miles to I-78
 Approx. 8.5 Miles to NJ Turnpike | Approx. 9 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	15,000 SF
Building Size:	30,000 SF

PROPERTY HIGHLIGHTS

- Building Size: ±30,000 SF
- First Floor: ±15,000 SF
- Available Uses: Professional, Office, Medical
- Elevator: Yes
- Parking: 4:1,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,547	60,389	184,851
Total Population	15,054	169,470	516,067
Average HH Income	\$91,510	\$92,534	\$89,259

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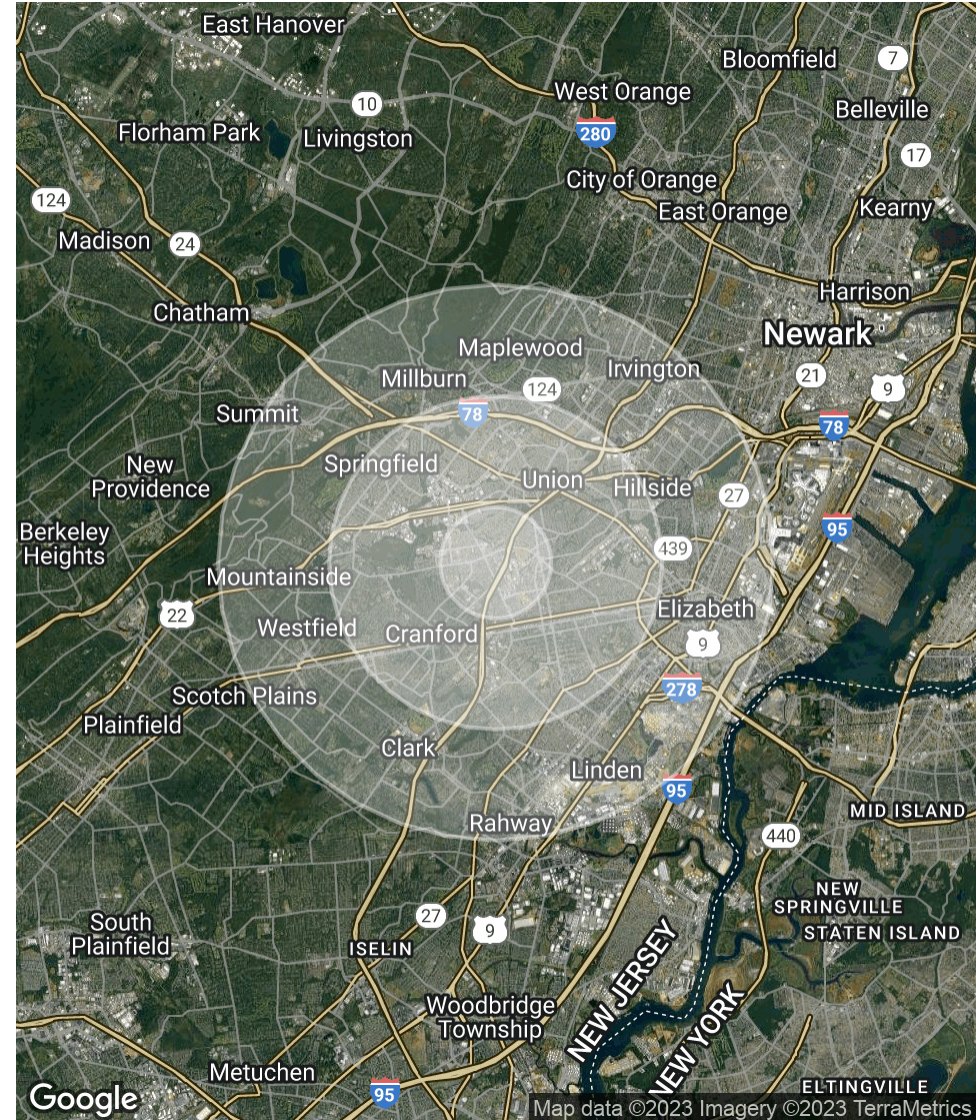
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,054	169,470	516,067
Average Age	40.9	39.9	38.3
Average Age (Male)	41.0	38.3	36.6
Average Age (Female)	41.5	41.3	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,547	60,389	184,851
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$91,510	\$92,534	\$89,259
Average House Value	\$385,783	\$389,641	\$446,686

* Demographic data derived from 2020 ACS - US Census



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