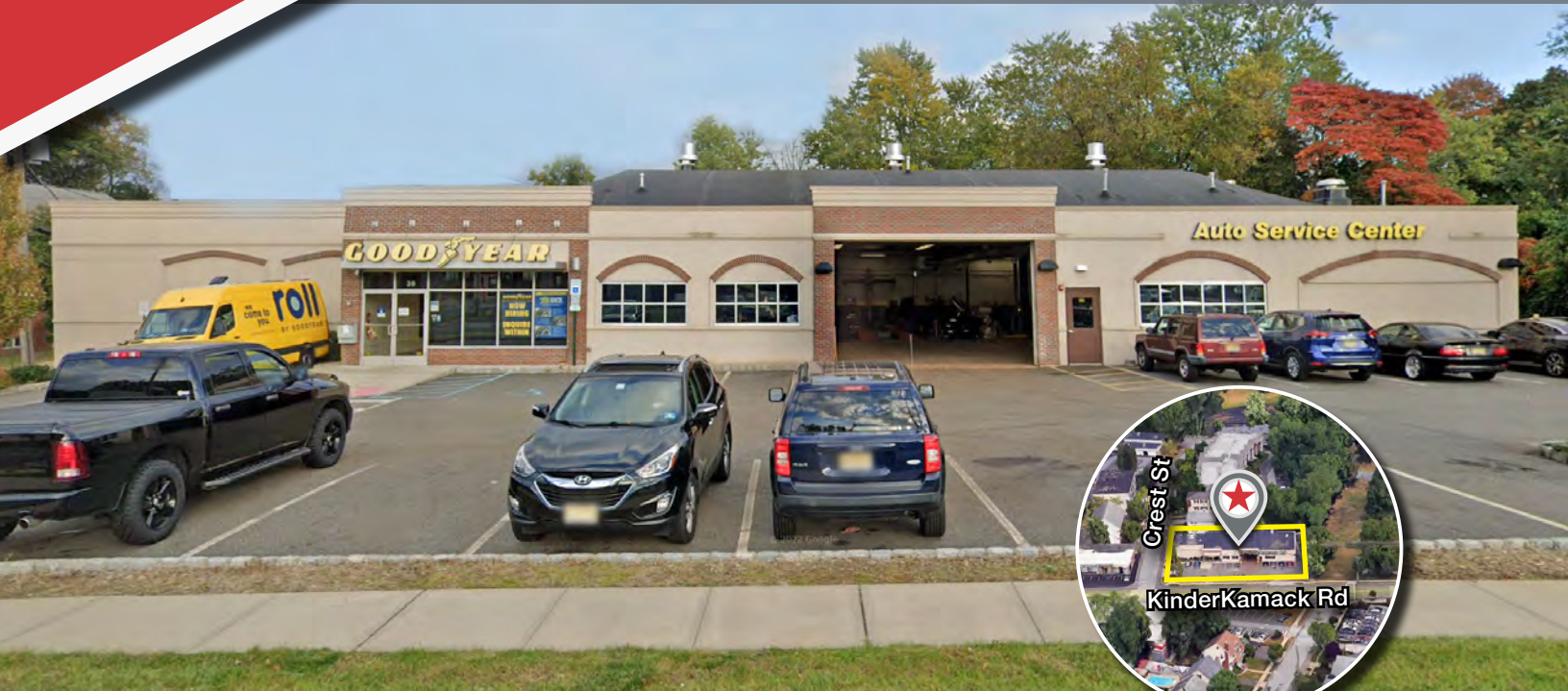


FOR SALE
±9,320 SF

Retail Building + Basement on .633 AC



39 KINDERKAMACK ROAD | WESTWOOD, NJ 07675

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 39 Kinderkamack Road, Westwood, NJ 07675 (the "Property") a freestanding ±9,320 SF auto repair facility currently leased to Goodyear (NASDAQ: GT). While the location has gone dark, Goodyear is on an absolute triple-net lease and is responsible to maintain the Property. The current contractual rent is \$356,400, which is set to increase an additional 10% on November 1, 2025. The lease expires October 31, 2030.

Please contact the listing agent for details. The Property is ideal for a speculative investor.

SALE PRICE: \$5,250,000

PROPERTY SUMMARY	
Address	39 Kinderkamack Road
Municipality	Westwood
County	Bergen
Block/Lot	1805/1
Tax Class	4A (Commercial)
Zoning	LB-3 (Limited Business District 3)
Lot Size	±27,590 SF
Lease Type	Absolute Triple Net (NNN)
Real Estate Taxes	\$97,598.59
Building Size (SF)	±9,320
Traffic Count (AADT)	15,348

Jonathan M. Kristofich | Vice President
201 488 5800 x103 | jkristofich@naihanson.com

William S. Pulzello | Associate
201 488 5800 x140 | wpulzello@naihanson.com

Offering Summary

PRICE CAP RATE	\$5,250,000	7.35%
TOTAL ANNUAL RENT (NOI)	\$356,400	
TOTAL MONTHLY RENT	\$29,700	
TOTAL RENT PER SF	\$38.24	

Building Information

ADDRESS	39 Kinderkamack Road, Westwood, NJ 07675
BUILDING SIZE (SF)	9,320
LOT SIZE (SF)	27,590
TAX CLASS	4A (Commercial)

Goodyear Lease Summary

TENANT	Goodyear Tire & Rubber Company
LEASE COMMENCEMENT	November 1, 2015
LEASE EXPIRATION	October 31, 2030
FIRM LEASE TERM REMAINING	6 year, 1 month
OPTIONS TO RENEW	Four (4) 5-year
RENTAL INCREASES	10% every 5 years
LEASE TYPE	Triple Net (NNN)

Rent Schedule

TERM	FROM	TO	MONTHLY RENT	ANNUAL RENT
(CURRENT)	11/1/2020	10/31/2025	\$29,700	\$356,400
11-15	11/1/2025	10/31/2030	\$32,670	\$392,040
OPTION 1	11/1/2030	10/31/2035	\$35,937	\$431,244
OPTION 2	11/1/2035	10/31/2040	\$39,351	\$427,212
OPTION 3	11/1/2040	10/31/2045	\$43,485	\$521,820
OPTION 4	11/1/2045	10/31/2050	\$47,834	\$574,008

The Borough of Westwood is in the northeastern part of the State of New Jersey. The Borough is located in the Pascack Valley in the center of Bergen County and is approximately 10 miles north-northwest of the George Washington Bridge and approximately 7 miles south of the New Jersey - New York state border.

Today, the Borough has grown to approximately 11,000 residents, with a thriving downtown business district that befits its name as 'The Hub of the Pascack Valley'. The Borough is governed by an elected Mayor and Borough Council. Its emergency services are provided by a professional Police force, an all volunteer Fire Department and an all volunteer Ambulance Corps.

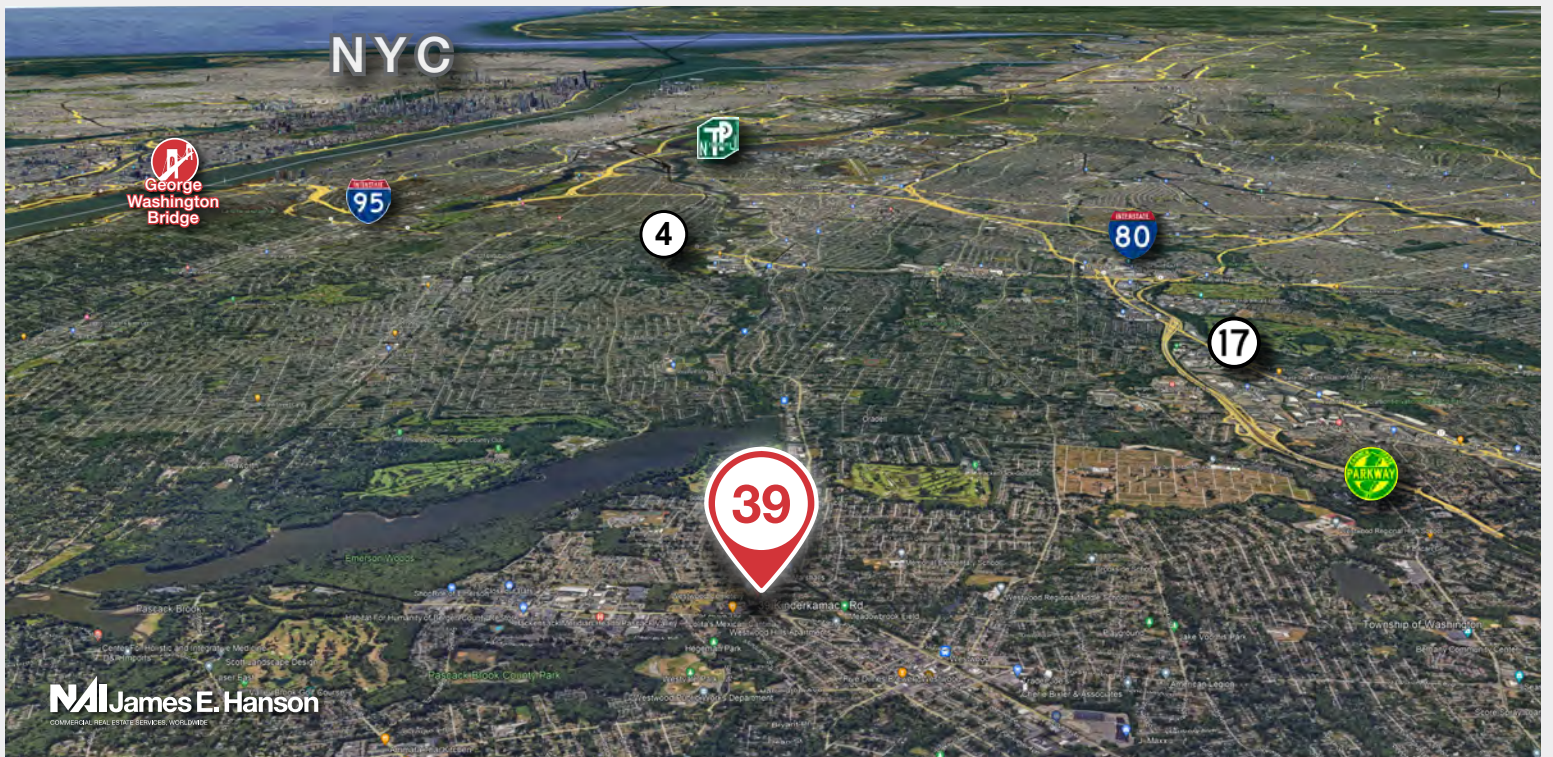
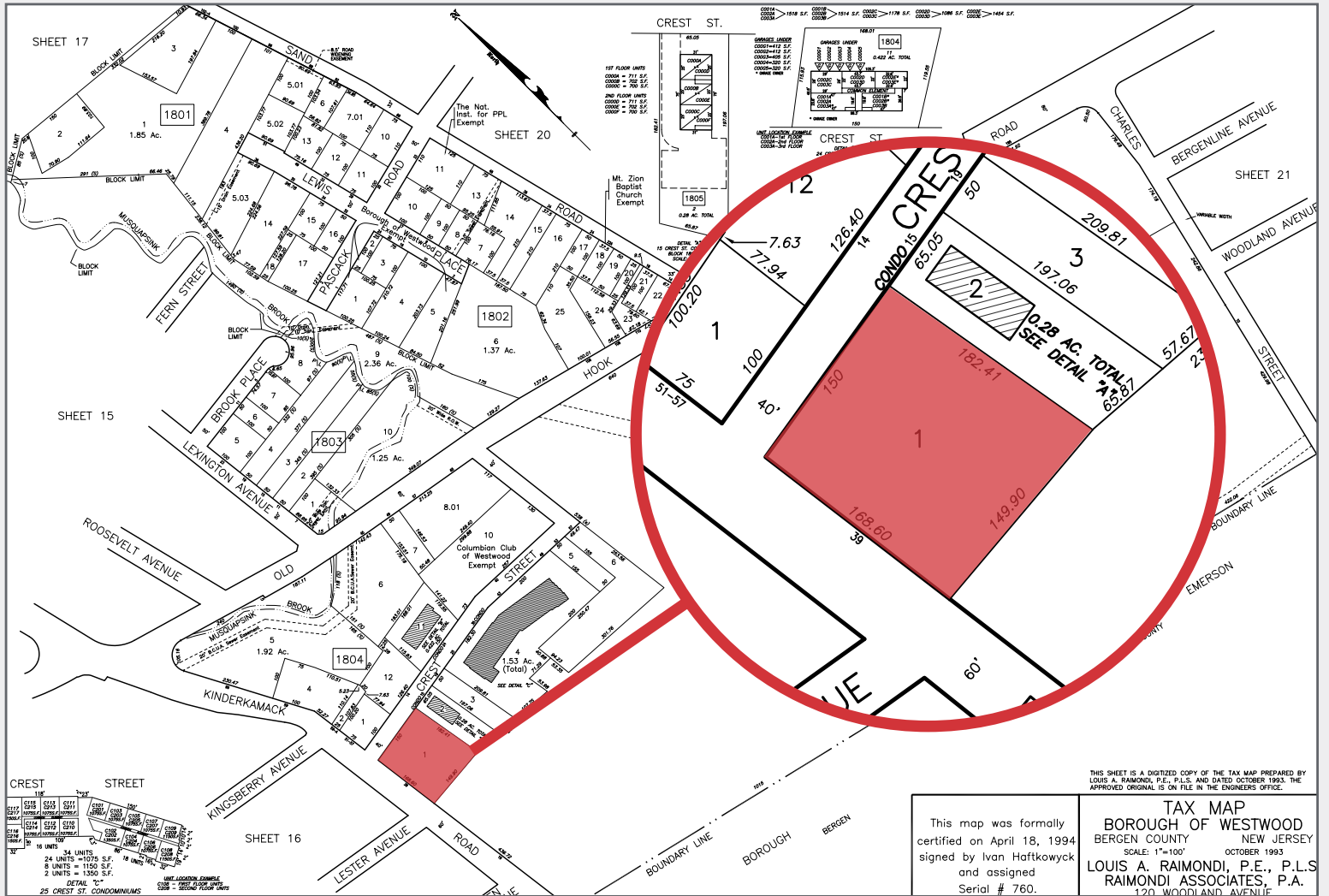
The Borough also provides a free public library for its residents, and Westwood Regional School System, which is a regional venture with the Township of Washington, serves the educational needs of the Borough's school age population.

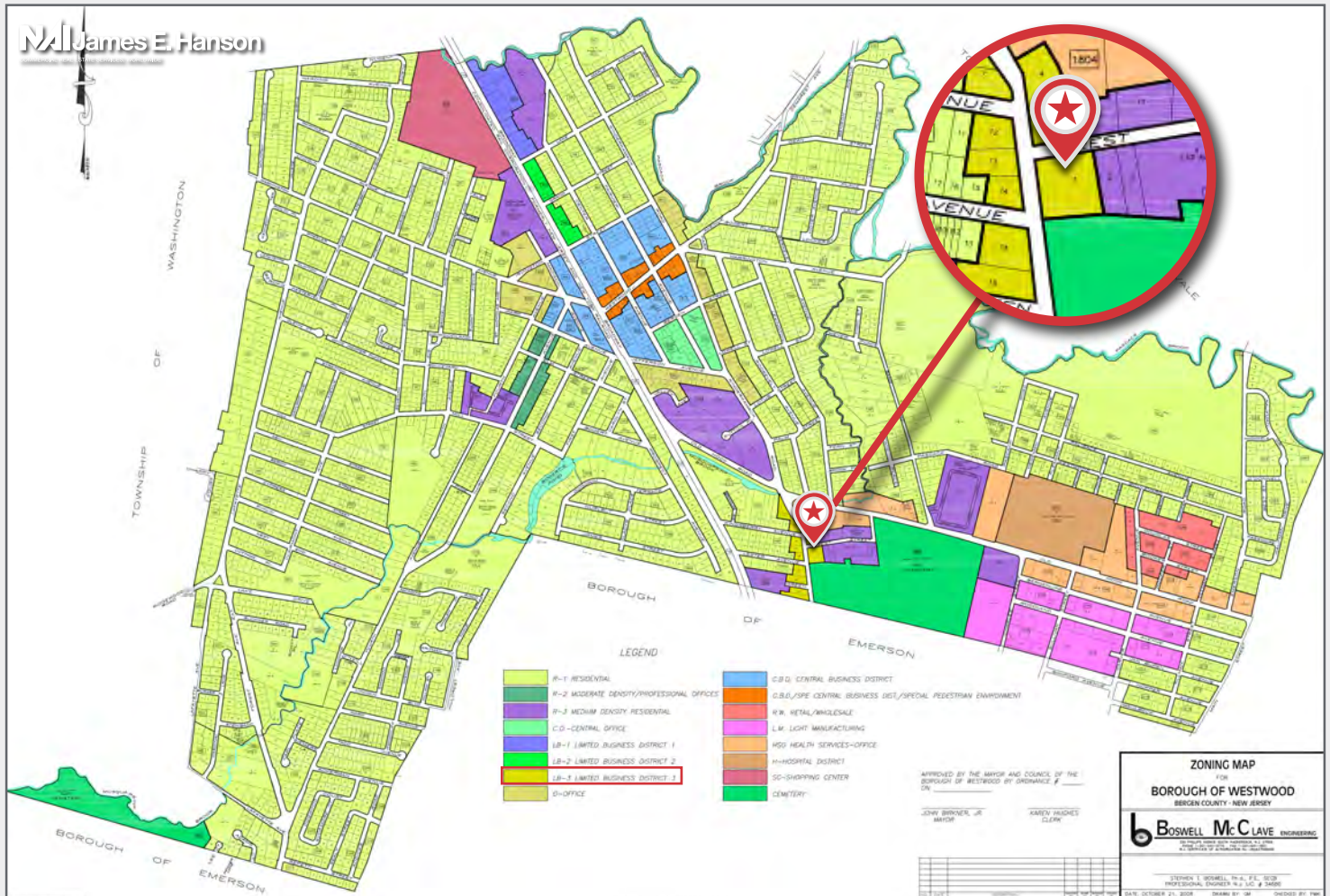
2023 ANNUAL SPENDING	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$433,339	\$2,835,479	\$8,510,896
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	14,440	84,012	264,694
Median Age of Householder	43	44	43
Average Household Income	\$180,157	\$209,201	\$205,123

PUBLIC TRANSPORTATION			
COMMUTER RAIL	Drive	Walk	Distance
Westwood (Pascack Valley Line - NJ Transit Commuter Rail (NJ Transit))	1 Minute	15 Minutes	0.7 Miles
Emerson (Pascack Valley Line - NJ Transit Commuter Rail (NJ Transit))	1 Minute	13 Minutes	0.7 Miles
AIRPORT	Drive	Walk	Distance
Teterboro	15 Minutes		11.7 Miles
Newark Liberty International	32 Minutes		25.4 Miles
Laguardia	36 Minutes		22.7 Miles
Westchester County	44 Minutes		29.5 Miles

39 Kinderkamack Rd WESTWOOD, NJ

TAX MAP & AERIAL VIEW





LB-3: Limited District 3 Permitted Uses

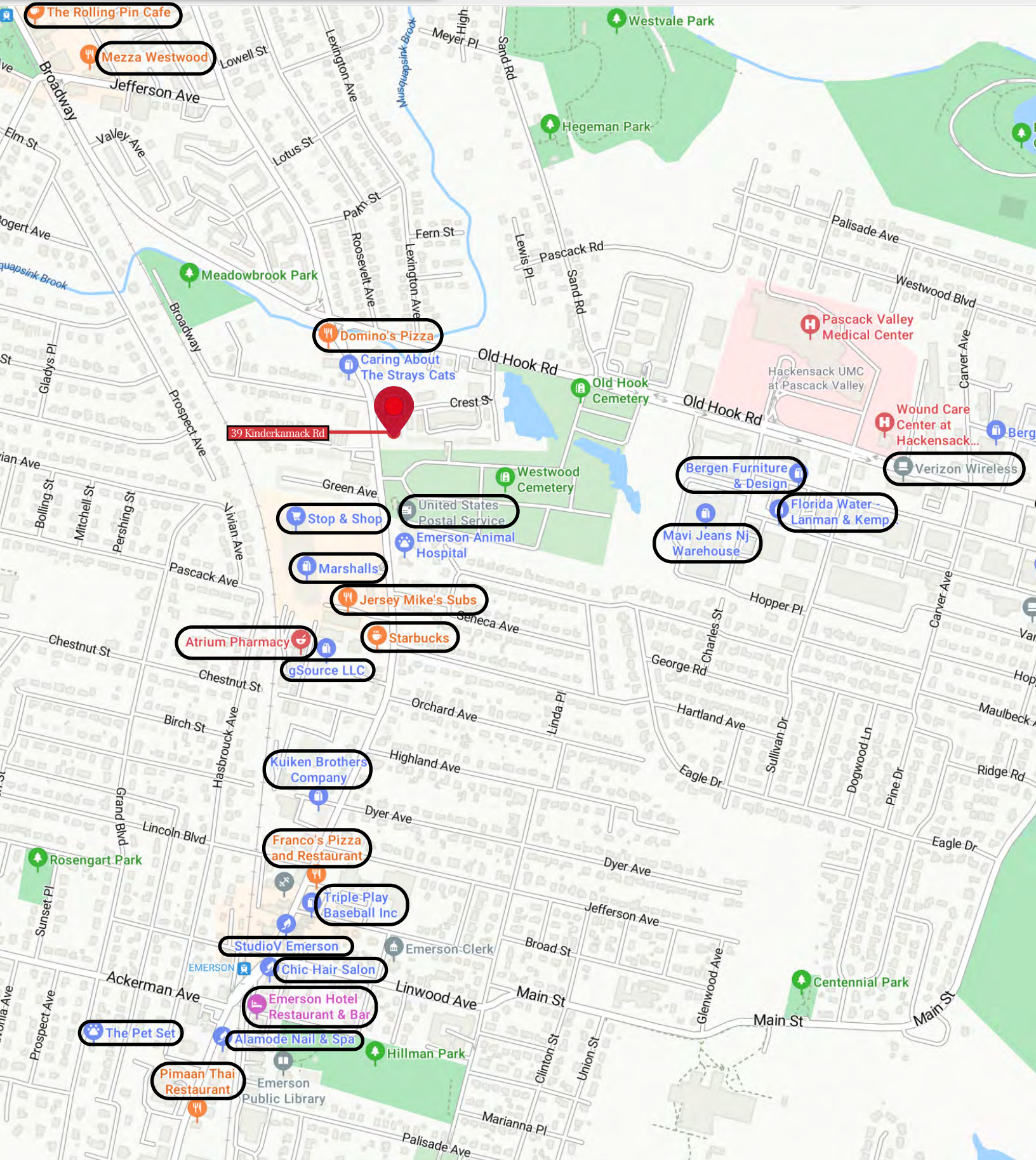
- A. The purpose of the LB-3 District is to encourage integrated limited retail uses, retail activity associated with distribution activity and specified business and office uses.
- B. The principal permitted uses allowed in the LB-3 District include the following:
 - (1) Retail sale of appliances, furniture, office equipment or similar bulky, durable items;(2)
 - Medical equipment sales, rental and service;
 - (3) Instructional dance or martial arts studios;
 - (4) Music studios and music instruction studios;
 - (5) Retail custom packaging and mail services;
 - (6) Passenger car rental uses;(7)
 - Personal care services such as hair and beauty salons;
 - (8) Individualized instructional sports training facilities (excluding health clubs); shall not exceed a maximum net training floor area of 10,000 square feet;
 - (9) Neighborhood hardware store (maximum floor area 5,000 square feet);
 - (10) Farmers' market;
 - (11) Restaurants (excluding drive-throughs);
 - (12) Banks, including drive-through banks;
 - (13) Business and professional offices;
 - (14) Child-care centers subject to § 195-129B;
 - (15) Antique shops;
 - (16) Animal grooming and animal day-care services;
 - (17) Dry cleaners (retail distribution only).

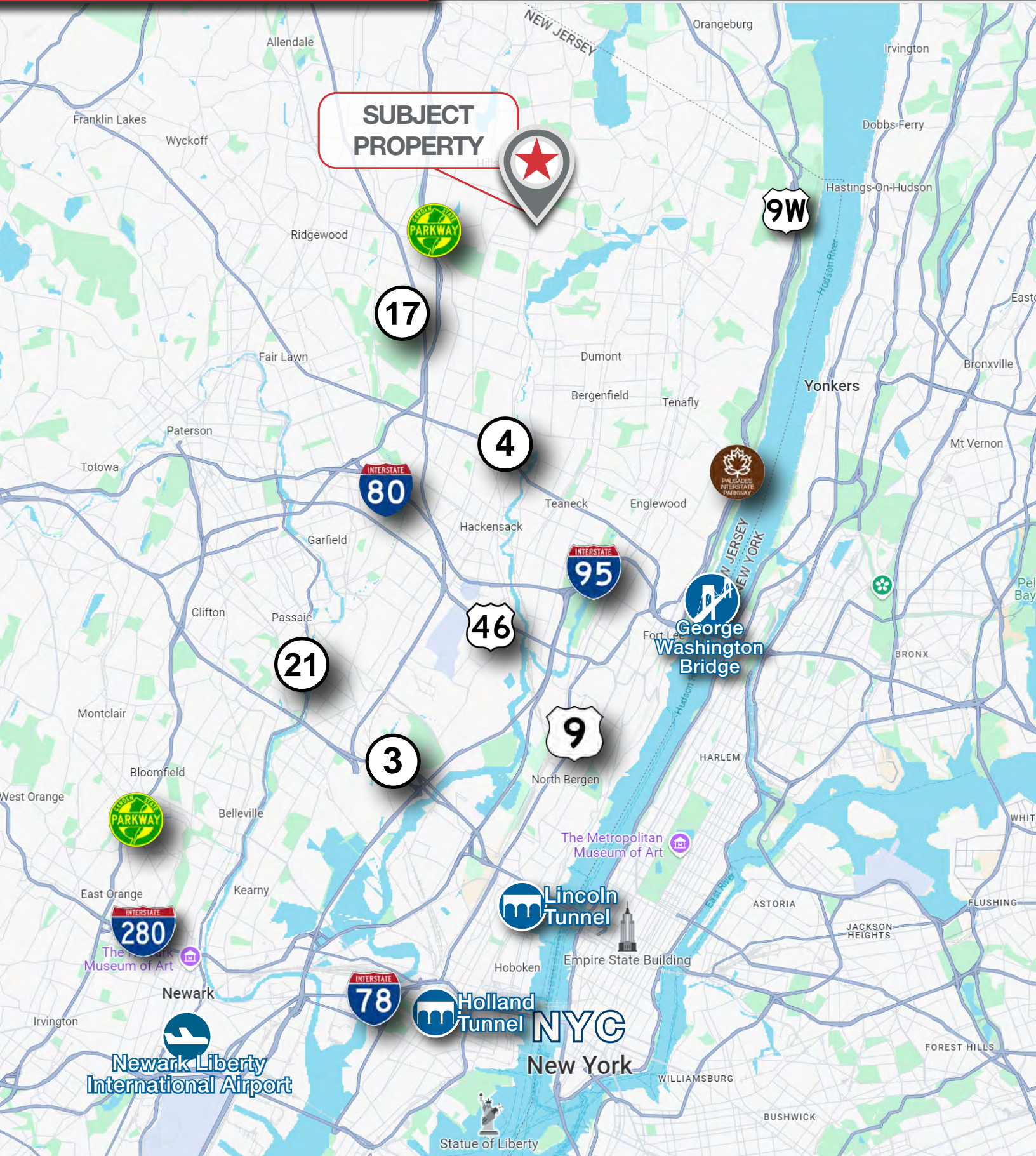
CLICK HERE FOR FULL ZONING & REQUIREMENTS



39 Kinderkamack Rd WESTWOOD, NJ

RETAILER MAP





**SUBJECT
PROPERTY**

