

# Citizen Emerson

190 Kinderkamack Road Emerson, NJ 07630

Delivering Q2 2025!



**2,502 SF up to 8,750 SF of Ground Floor Retail Space Available**  
For Lease

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190 Kinderkamack Road, Emerson, NJ 07630



## Property Location

- » Citizen Emerson is a 147-unit luxury residential building
- » On-site surface parking available
- » Excellent visibility, and connectivity to Northern Bergen County
- » NJ Transit train service to Secaucus in 30 minutes (Penn Station in 50)
- » 20,598 vehicles per day on Kinderkamack Road

## Retail Spaces

- » 1 – 3,236 SF
  - » 2 – 2,502 SF
  - » 3 – 2,967 SF
  - » 4 – 2,688 SF
  - » 5 – 3,455 SF
- Can be combined for up to 8,750 SF
- Can be combined for up to 6,143 SF

## Asking rent

- » Upon Request

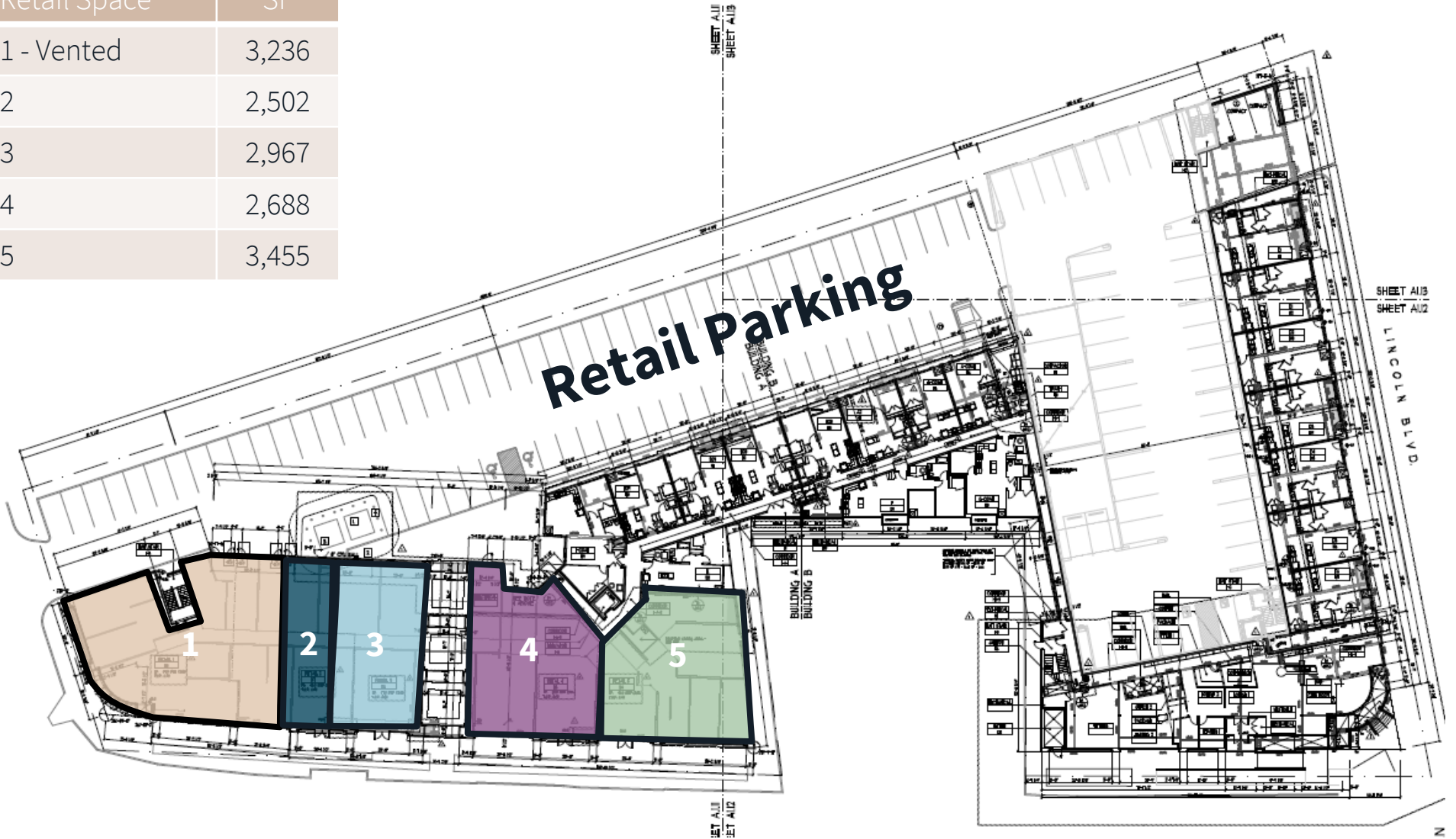
## Neighboring Tenants



# Site Plan

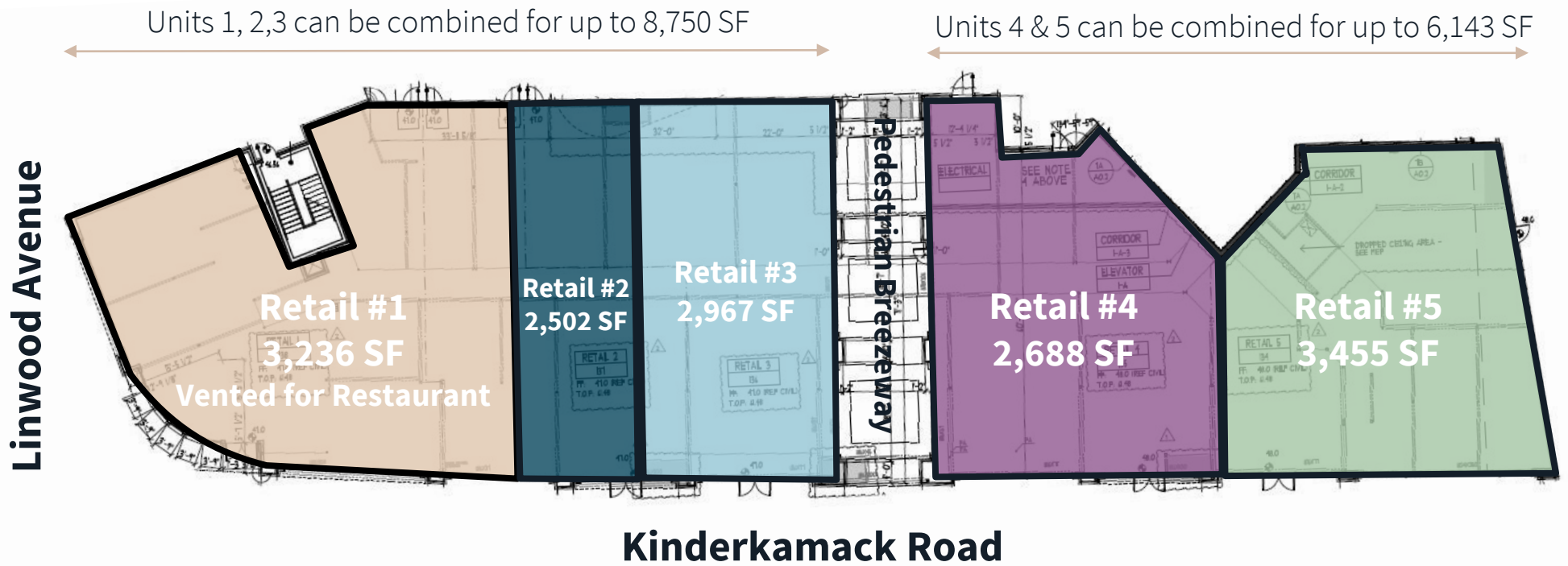
Retail Space	SF
1 - Vented	3,236
2	2,502
3	2,967
4	2,688
5	3,455

Linwood Avenue



Kinderkamack Road

# Floor Plan



Retail Space	SF	Finish Ceiling Height	Sprinkler Head Height (AFF)	Lowest Obstruction (AFF) as of 12/3/2024
1 - Vented	3,236	14'3"	13'5"	12'5"
2	2,502	14'3"	13'8"	12'5"
3	2,967	14'3"	13'7"	12'5"
4	2,688	13'3"	12'8"	11'7"
5	3,455	13'3"	12'8"	11'7"



# Site Aerial



## Demographics



1 Mile	3 Mile	5 Mile
<b>11,570</b>	<b>100,002</b>	<b>289,671</b>
Population		



1 Mile	3 Mile	5 Mile
<b>\$128,706</b>	<b>\$138,126</b>	<b>\$135,758</b>
Med. HH Income		



1 Mile	3 Mile	5 Mile
<b>6,265</b>	<b>39,433</b>	<b>132,220</b>
Employees		



1 Mile	3 Mile	5 Mile
<b>888</b>	<b>5,523</b>	<b>16,209</b>
Businesses		

Demographics Source: CoStar 2024



# Retail Aerial

