

Citizen Emerson

190 Kinderkamack Road Emerson, NJ 07630

Delivering Q2 2025!



Restaurant Wanted

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

David Townes
Managing Director
+1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
+1 201 741 0990
alana.friedman@jll.com



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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



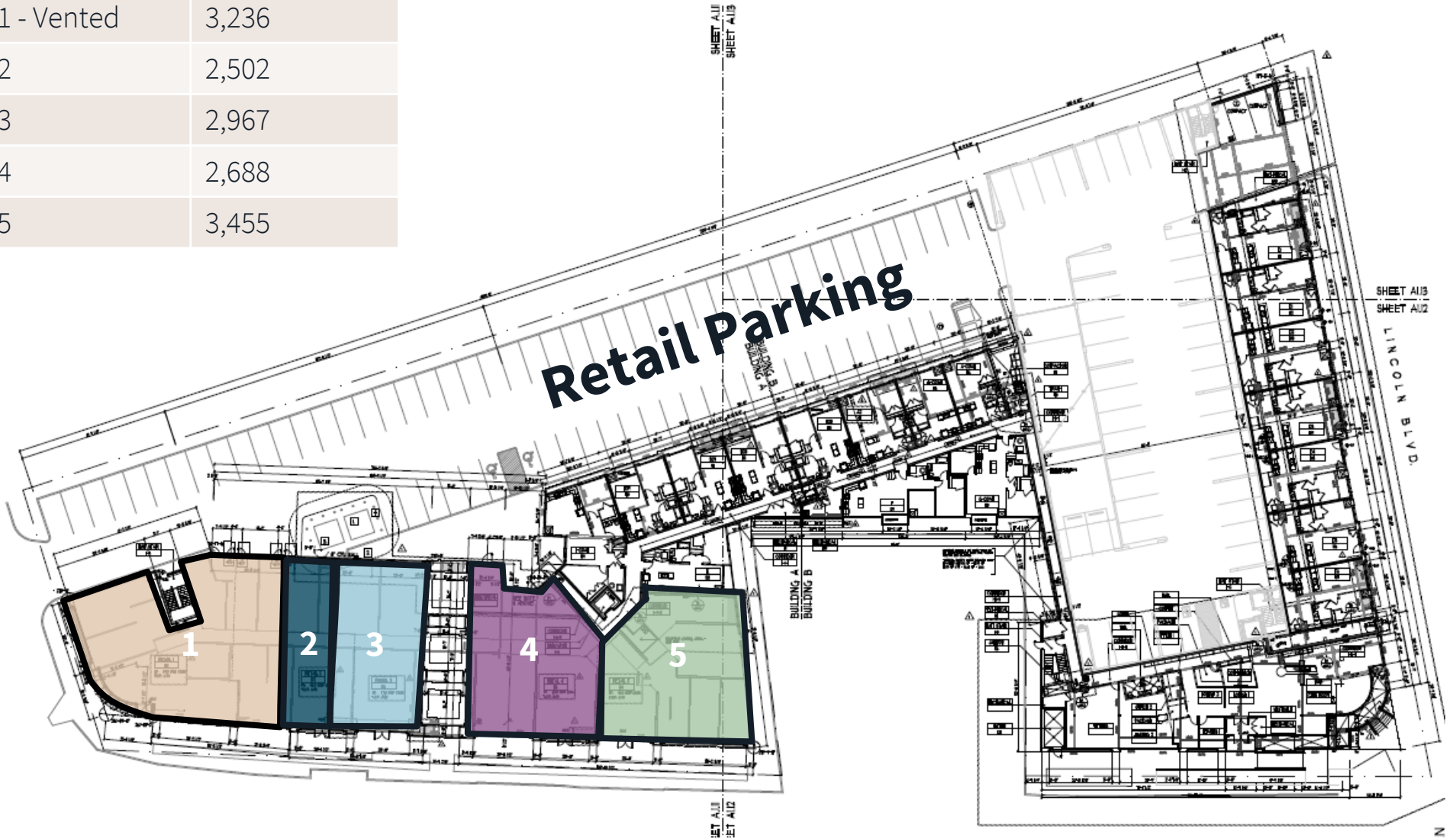
Neighboring Tenants



Site Plan

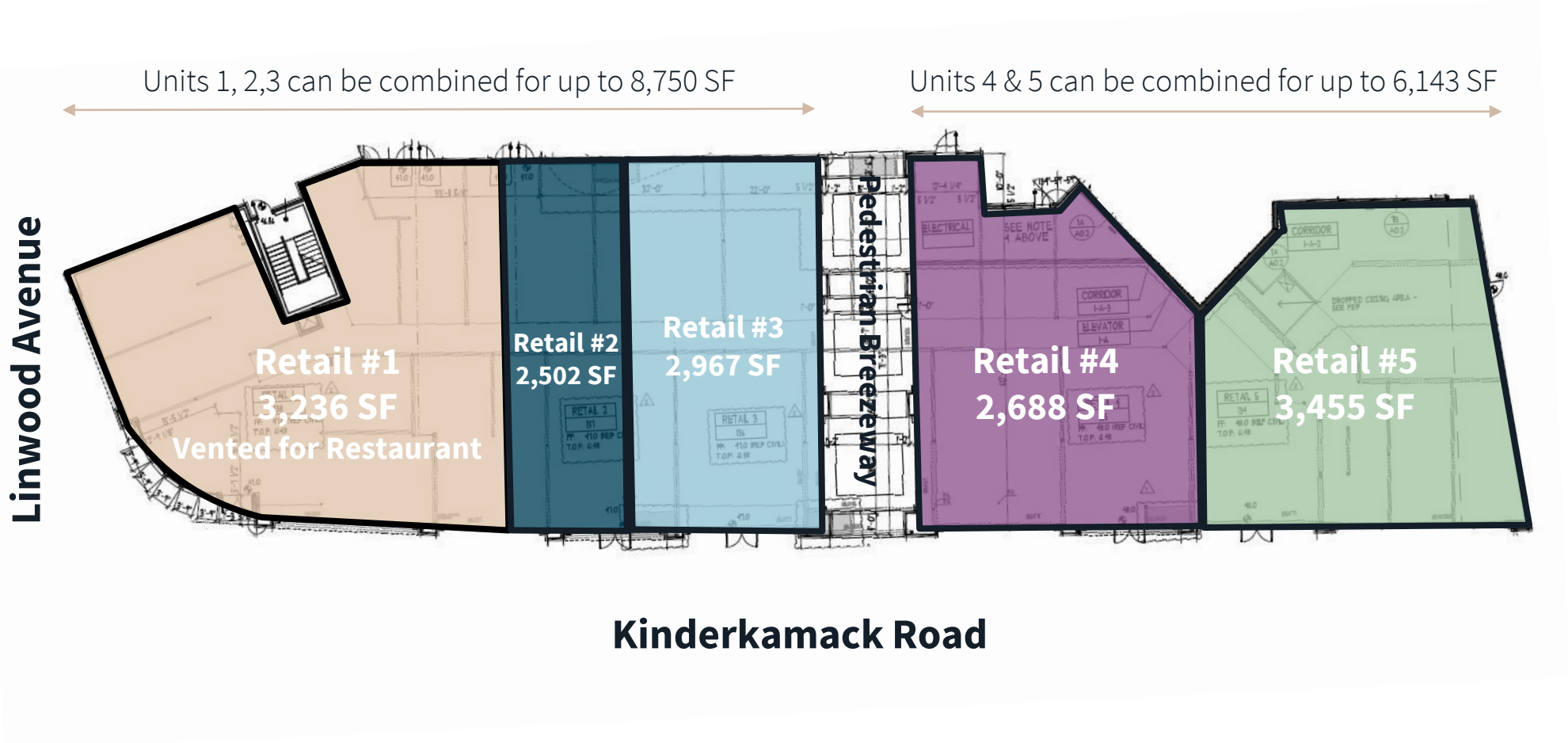
Retail Space	SF
1 - Vented	3,236
2	2,502
3	2,967
4	2,688
5	3,455

Linwood Avenue



Kinderkamack Road

Floor Plan



Site Aerial



Demographics



1 Mile	3 Mile	5 Mile
11,570	100,002	289,671
Population		



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



1 Mile	3 Mile	5 Mile
6,265	39,433	132,220
Employees		



1 Mile	3 Mile	5 Mile
888	5,523	16,209
Businesses		

Retail Aerial

