



12 Lincoln Blvd,
Emerson, NJ



1,010 SF FOR LEASE

Office conveniently located between Kinderkamack Road and Forest Avenue

Nina Bianco | 201.845.6606 | NBianco@NIANationalRealty.com

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.



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SF Available	1,010
Total SF	11,000
Lease Price	\$19.00/SF
Electricity	\$2.00 PSF
Real Estate Tax	Base Year Included
Snow Plowing	Proportional Share
Ceiling Height	10'
Zoning:	OFF
Lot Size	.0.35
AC Office	Yes
Parking Spaces	30-shared

*** Lobby recently renovated!**

THIS 2ND FLOOR OFFICE IS CONVENIENTLY LOCATED WITH EASY ACCESS TO KINDERKAMACK RD, FOREST AVE, GSP, ROUTES 17 AND 4. ATTRACTIVE SUITE IN A NEWLY RENOVATED BUILDING. LOCATED ONE BLOCK FROM EMERSON TRAIN STATION AND ONE BLOCK FROM BUS STOPS. NEAR POST OFFICE, SERVICES, RESTAURANTS, SHOPPING CENTER, SUPERMARKETS & BANKS.

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LOCATED – Just outside a busy Westwood area. Located on Kinderkamack Road, a very busy road, maximizing exposure.

ADJACENT – Available units are next to Emerson Train Station, Marshalls, Dunkin, Starbucks, Quick Check, Jersey Mike's, etc.

ACROSS – Goldberg's Bagels,, Deli, Post Office, Church, Salon, & more!

STATISTICS: 3 Mile Radius

Population = 96,824

Daytime Employment = 41,868

Average HHI = \$121,065

TRANSPORTATION – Located one block from Emerson Train station and one block from bus stop.

ATTRACTIONS – Located iacross from the future home of a large retail/apartment building.



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