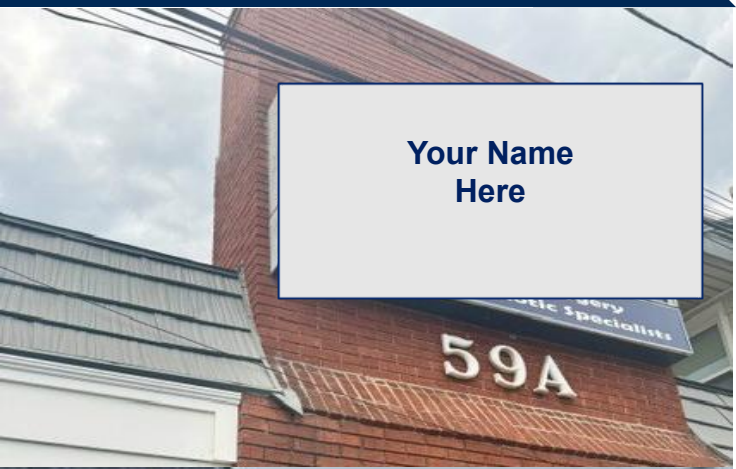


59A Kinderkamack Road, Westwood, NJ



FOR LEASE 2,200 RSF

Nina Bianco | O 201.845.6606 | M 201.615.5102 | nbianco@NIANationalRealty.com

59A Kinderkamack Road, Westwood, NJ



Amazing Visibility! Former Medical office with large waiting room, administrative area, multiple treatment rooms each with cabinets and sinks, two (2) bathrooms, storage, and two (2) consult offices. Suite offers a second private doctor/staff entrance. Multiple signage opportunities. Perfect for various professions seeking office space with exposure.

**Available
Lease Price**

**2,200 RSF
\$4,600.00/Mo.
Plus Utilities**

**Heat
Zoning
Available**

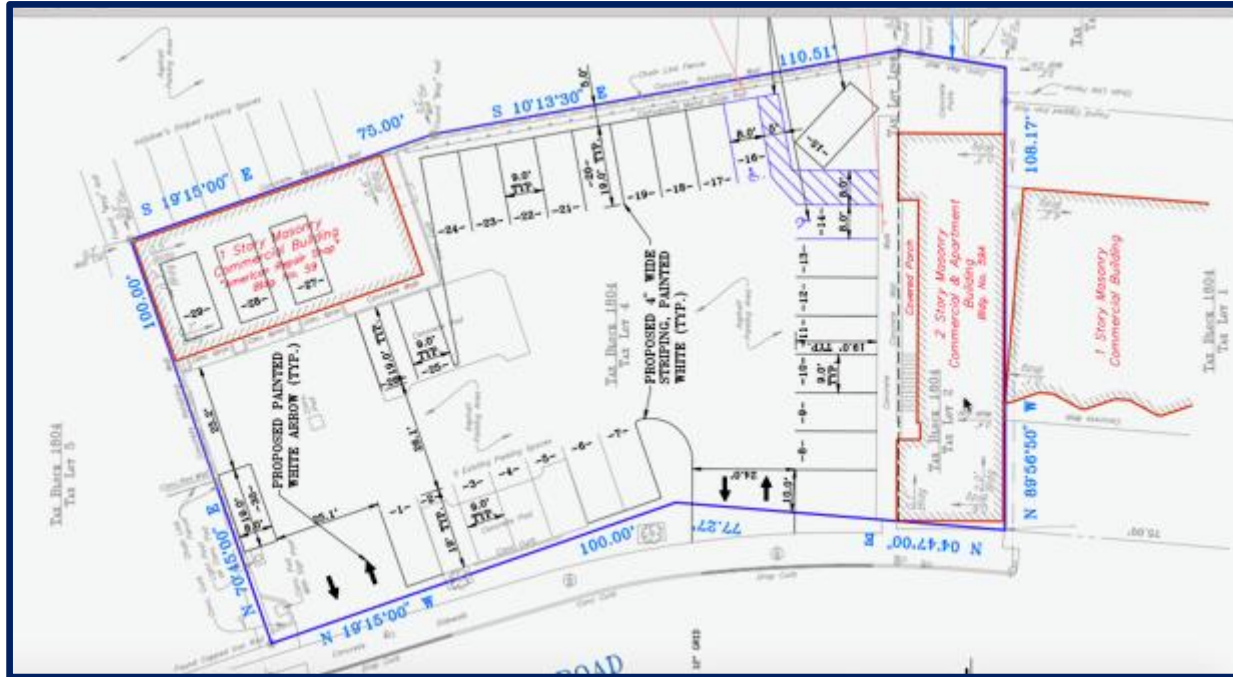
**Gas
LB3 – Retail/Office
Immediately**



59A Kinderkamack Road, Westwood, NJ



Survey



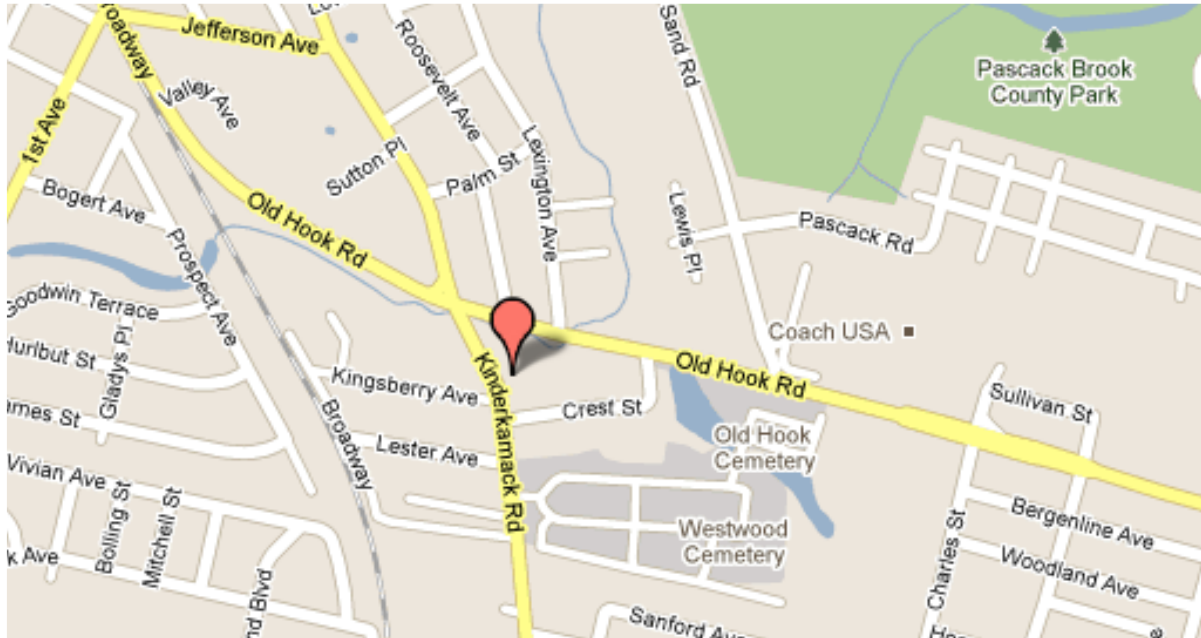
2025 Demographics

	1 Mile	3 Mile	5 Mile
Total Population	15.8K	90.7K	278.5K
Total Households	5.8K	31.3K	95.1K
Average Household Inc.	173K	185.0K	177.5K

59A Kinderkamack Road, Westwood, NJ



Location



Zoning

§ 195-124. LB-3 Limited Business District 3.

[Added 9-19-2006 by Ord. No. 06-11]

- 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:
[Amended 9-18-2012 by Ord. No. 12-18]
- (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;
[Amended 11-10-2015 by Ord. No. 15-25]
 - (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).

- C. Accessory permitted uses allowed in the LB-3 District include the following:

- (1) Off-street parking, subject to Article XX, Off-Street Parking Requirements, of this chapter.
- (2) Fences and walls, subject to § 195-130G.
- (3) Signs, subject to Article XIX, Sign Regulations, of this chapter.
- (4) Child-care facilities, subject to § 195-129B.
- (5) Rooftop-mounted solar energy panels, subject to § 195-130J.
[Added 3-2-2021 by Ord. No. 21-1]
- (6) Building-wall-mounted solar panels, subject to extending no further than six inches into the minimum principal building setback requirements. Such installations shall comply with the applicable requirements of § 195-130J(2)(f) through (o).
[Added 3-2-2021 by Ord. No. 21-1]

- D. Conditional permitted uses allowed in the LB-3 District include the following:

- (1) Parking lots for adjacent properties, subject to the following:
 - (a) The parking lot shall serve a conterminous property or a property within 200 feet of the subject property.
 - (b) The parking area shall serve a permitted use in the zone.
 - (c) Parking areas shall be signed to indicate the owner, business usage of parking and that no overnight parking by nontenant vehicles is permitted.
- (2) Retail sales dealerships for new automobiles, subject to all development regulations of the district, and further subject to the following conditional use regulations:
 - (a) Minimum lot area: 25,000 square feet.
 - (b) Minimum lot width: 125 feet, measured at the building setback line.
 - (c) The automobile dealership is permitted to include used automobile sales and service wherein used automobile sales and service is accessory to new automobile sale uses and that outdoor display and/or storage of used automobiles does not exceed 30% of the total outdoor display and storage area of automobiles.
- (3) Adult senior day-care facilities subject to the following conditions:
[Added 9-18-2012 by Ord. No. 12-18]
 - (a) Adult day-care center shall be duly licensed as required by applicable New Jersey state standards.
 - (b) Parking areas, driveways and dropoff/pickup areas shall be appropriately screened and buffered from adjoining residential properties by a minimum fifteen-foot-wide landscaped buffer.

- E. The applicable area and bulk requirements are presented in the accompanying Schedule of Area and Bulk Requirements set forth at the end of this chapter.