



Artist Rendering

New Construction for Lease or Purchase Premier Corner Nearing Completion **Downtown Oradell Redevelopment**

387-393 Kinderkamack Rd/CR503
Oradell, Bergen County, NJ 07649

PROPERTY DESCRIPTION

Situated at the prime signalized intersection of Kinderkamack Road and Oradell Avenue, with long time ownership group, recent redevelopment comprising a brand new prominent two story +/- 9,000 square foot steel and brick construction of ground level commercial and 2nd floor apartments. First class construction includes an elevator and basement storage, desirable for a full array of commercial uses as per Oradell's Business-1 zoning.

AVAILABLE SPACE

Ground Floor:

- Unit 1: 2,581 SF
- Unit 2: 1,795 SF (Deal Pending)
 - Units 1 & 2 can be combined for 4,400 SF

SALE PRICE

Provided upon request and receipt of NDA

RENTAL RATES

Provided upon request, subject to use & creditworthiness

CAM & REAL ESTATE TAXES

Estimated/Projected \$8.00 PSF for 2024

RESIDENTIAL UNITS

1 two-bedroom apartment, 2 one-bedroom apartments and 2 Studio apartments

TRAFFIC COUNTS

ADT 24,000 VPD Kinderkamack Road
ADT 19,303 VPD Oradell Avenue

PARKING

Municipal parking lot contiguous property and street parking along Kinderkamack Road and Oradell Avenue

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & SALE AGENT

David Greenman
SR. VP. Retail Services
908.604.6900 Ext. 106
dgreenman@silbertrealestate.com

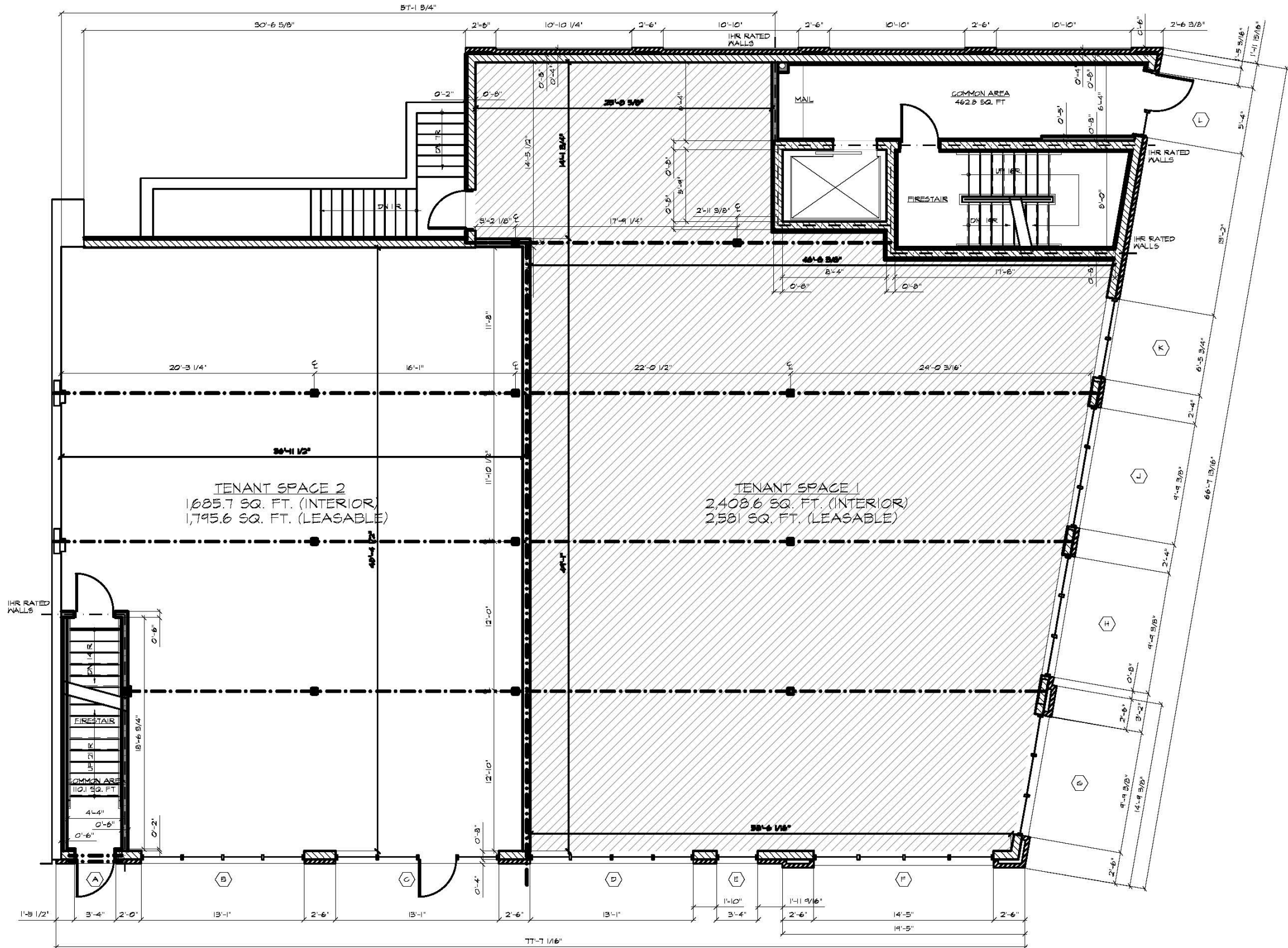
Brian S. Silbert
President & CEO
908.604.6900
info@silbertrealestate.com

SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Linked in  
Visit Our Website: WWW.SilbertRealEstate.com

GROUND LEVEL FLOOR PLAN



FIRST FLOOR LEASE PLAN NORTH
 SCALE: 1/8" = 1'-0"

APPROVED ELEVATIONS



Kinderkamack Road Elevation

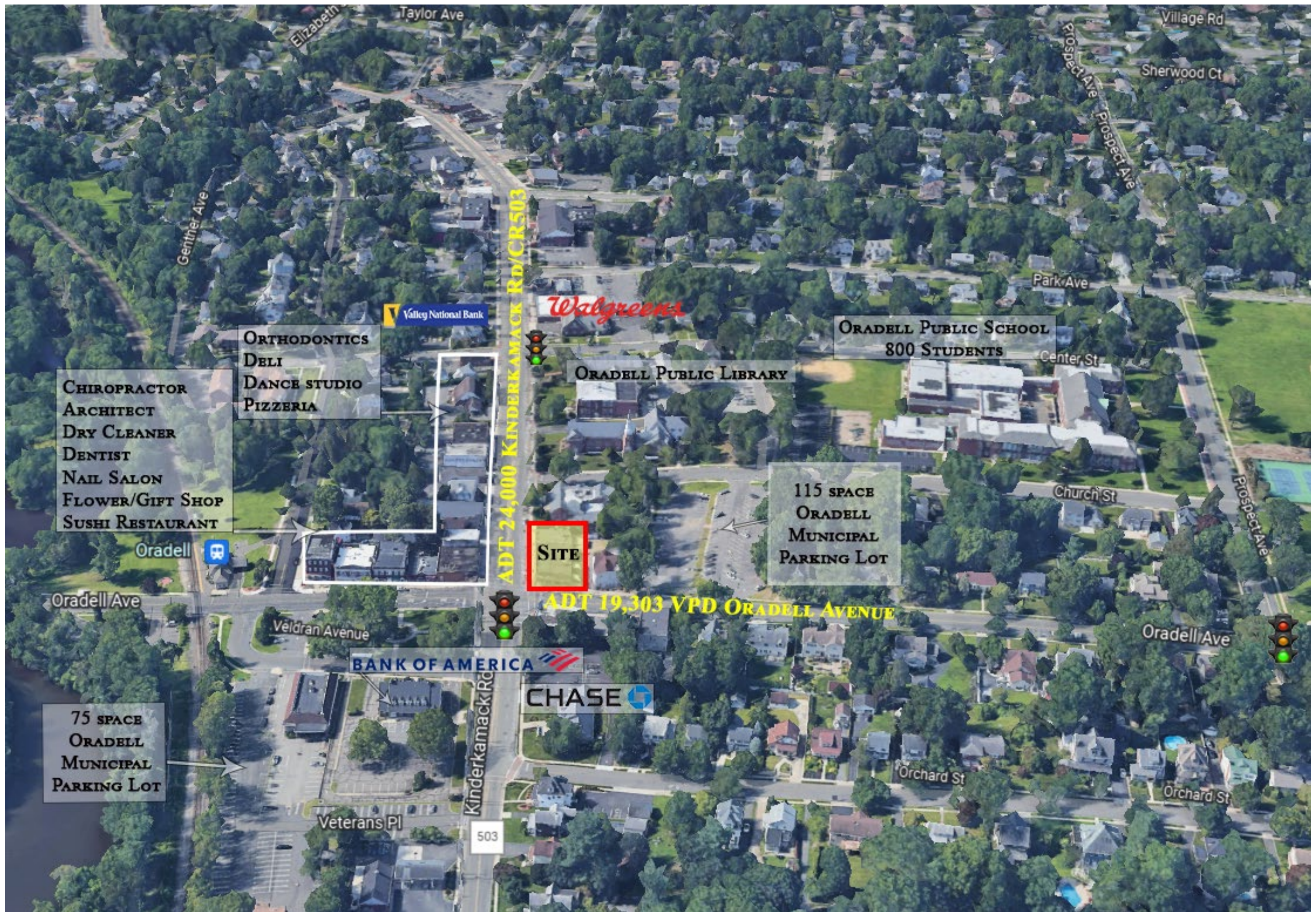


Oradell Avenue Elevation

Comments

- 2 miles east of Exit 165 of the Garden State Parkway (GSP) and 3 miles north of Route 4;
- Adjacent properties include, NJ Transit Oradell Station, Oradell municipal building, public library, retail financial institutions and medical/professional offices;
- Valley Hospital, Bank of America, Walgreens, The UPS Store , Chase Bank, PNC Bank, TD Bank among others.

IMMEDIATE TRADE AREA AERIAL



REGIONAL TRADE AREA AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

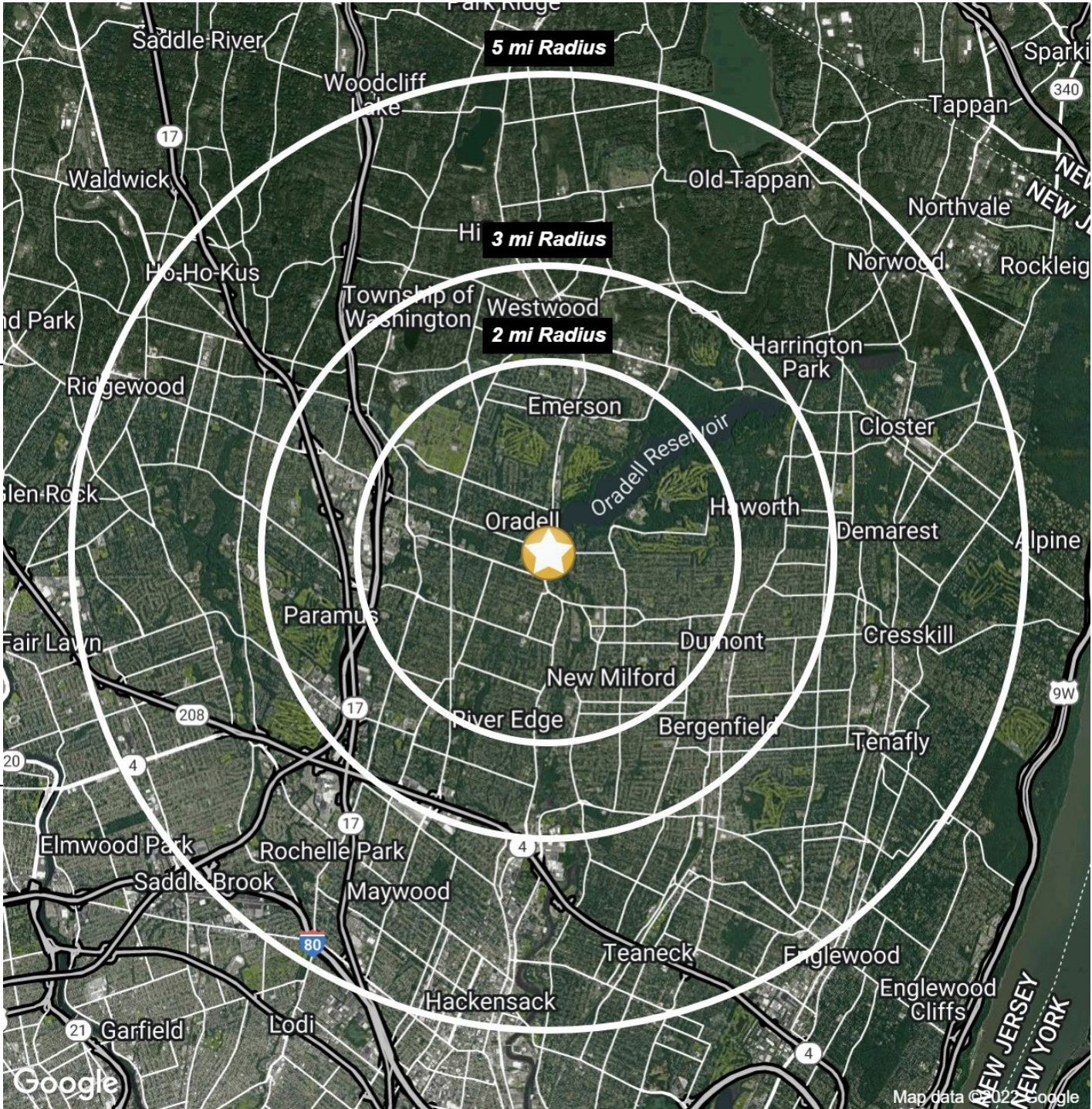
Population	52,001
Median HH Income	\$130,771
Average HH Income	\$161,809
Median Age	44.1
Total Households	17,690
Daytime Population	32,743

3 Mile Radius

Population	123,789
Median HH Income	\$120,434
Average HH Income	\$155,195
Median Age	43.0
Total Households	43,703
Daytime Population	89,297

5 Mile Radius

Population	352,743
Median HH Income	\$120,546
Average HH Income	\$162,225
Median Age	42.3
Total Households	127,265
Daytime Population	263,780



ORADELL B-1 ZONE USES

(1) Permitted uses shall be as follows:

(a) Business, professional and governmental office, including parking accessory thereto.

(b) Retail stores, or mercantile stores, excluding auction galleries and automotive sales or service establishments.

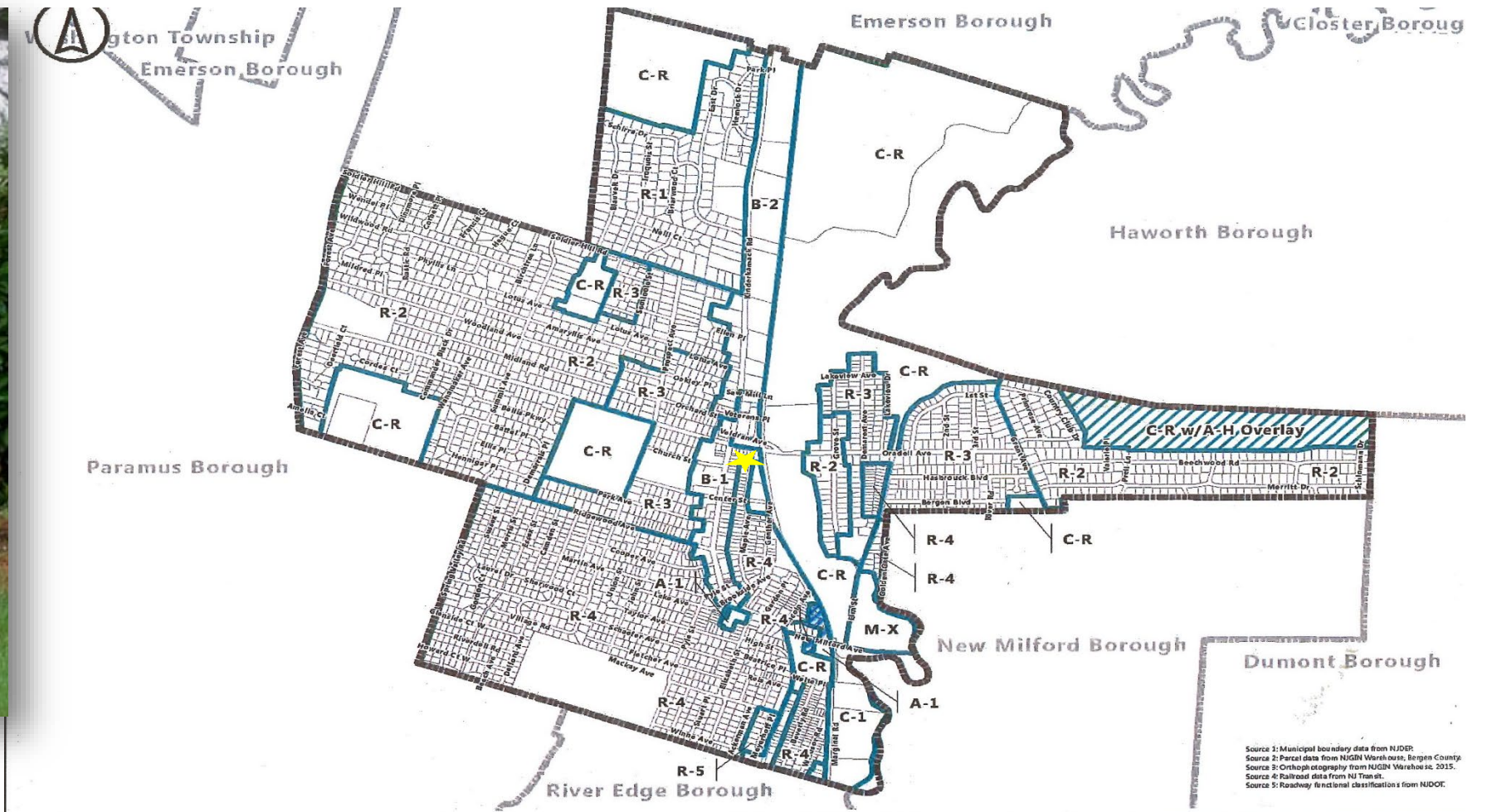
(c) Dancing, music and art instruction studios.

(d) Radio and television repair, locksmiths, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.

(e) Residential units in other than the ground floor are permitted, provided that they are efficiency apartments.

(2) Restaurants are permitted as a conditional use.

(3) All other uses not set forth above are prohibited in this zone.



Doc. Title Existing Zoning Map		Project No. 3170.01	Date 03.19.19	Drawn RW/DN	Legend Municipal Boundary Parcels Zoning Boundaries A-H Overlay Zone
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 P: 201.556.1813 F: 201.556.2599		Project Title 2018 Master Plan BOROUGH OF ORADELL BERGEN COUNTY, NEW JERSEY		Scale 1" = 1,800' 2018 COPYRIGHT BA - NOT TO BE REPRODUCED	