

297 Kinderkamack Road, Oradell, NJ



**FOR LEASE – 1,182 SF**  
**Prime Kinderkamack Road Location**

**Signage**

**On-Site Parking**

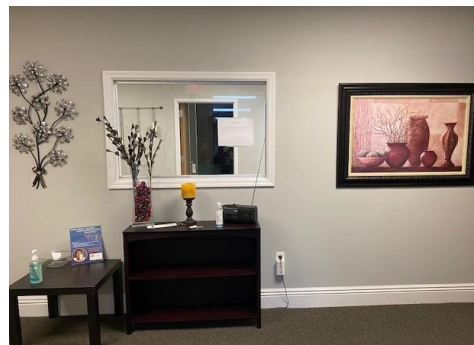
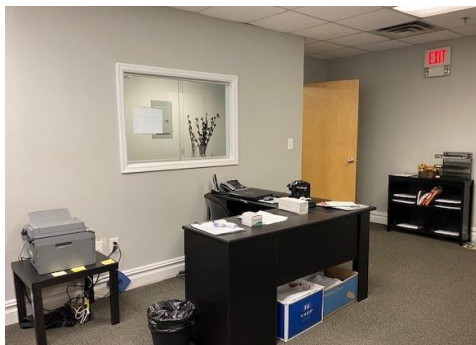
Nina Bianco, Agent | O 201.336.1211 | M 201.615.5102 | [NBianco@NIANationalRealty.com](mailto:NBianco@NIANationalRealty.com)

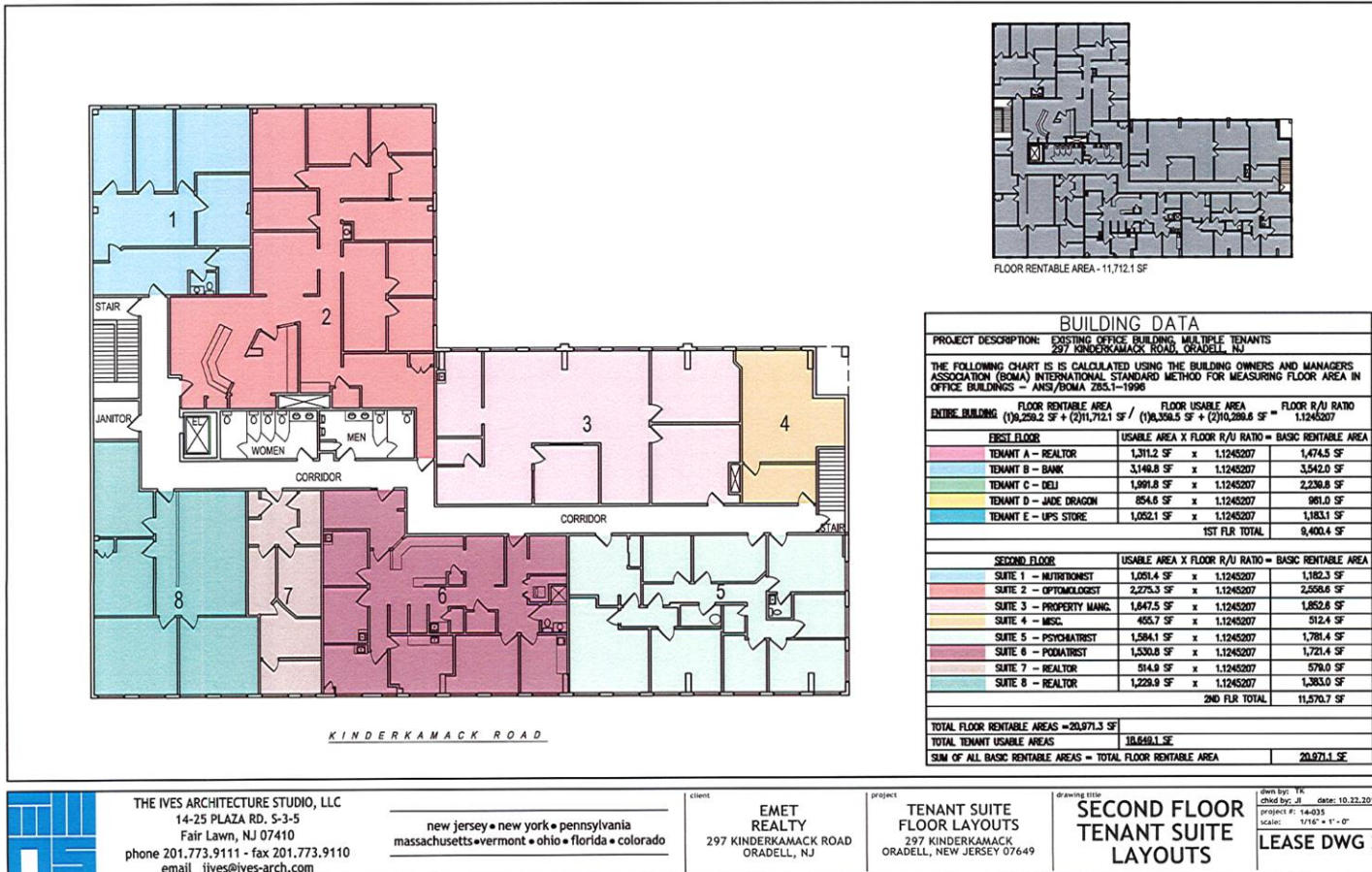
NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | [www.NIANationalRealty.com](http://www.NIANationalRealty.com)

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**Prominent 2<sup>nd</sup> floor office space** in downtown Oradell! On-site and free customer parking available. Beautiful window-line, waiting room, and private bathroom. UPS store and options for breakfast and lunch both onsite and in walking distance. Join other medical and professional office tenants in this conveniently located town!

Total SF	1,182
Total SF	22,400
Heat	Gas
Parking Spaces	3.5/1,000 +Street
Zoning	Retail
Lease/SF	\$21.00 PRSF + Utilities





**THE IVES ARCHITECTURE STUDIO, LLC**  
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Fair Lawn, NJ 07410  
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client: **EMET REALTY**  
297 KINDERKAMACK ROAD  
ORADELL, NJ

project: **TENANT SUITE FLOOR LAYOUTS**  
297 KINDERKAMACK ROAD, NEW JERSEY 07649

drawing title: **SECOND FLOOR TENANT SUITE LAYOUTS**

drawn by: YK  
checked by: JH  
project #: 14-033  
scale: 1/16" = 1'-0"  
date: 10.22.2014

**LEASE DWG 2**

**LOCATED** – Easy access on the east side of Kinderkamack Road; across from The Little Firehouse Theatre, near two crosswalks in beautiful historic Oradell, home of the famous Blauvault Art Museum and Mansion.

**ADJACENT TO** – The UPS Store, Jade Dragon Chinese food, Sunrise Bagels, ReMax, Pronto Pizza, Salons, Pharmacies & Banks.

#### **2020 STATISTICS: 2 MILE RADIUS**

Population = 56,244

Household Average Income = \$147,678

Daytime Business Employment = 20,047 people

**TRANSIT** – Walking distance to both the Oradell and Emerson Train Stations; NJ Transit bus stop. 22 – 27 miles to Newark & LaGuardia

**ATTRACTIONS** – Hackensack Country & Golf Club