



OFFICE/MEDICAL SPACE

FOR LEASE

±2,250 SF OFFICE / MEDICAL SPACE

2-8 S. Kinderkamack Road, Montvale, NJ 07645

For More Information, Contact the Exclusive Brokers

TAMARA BLAU

Senior Director

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973.379.6644 x148

BRAD JACOBS

Senior Director

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973.379.6644 x143



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Approximately 5.1 Miles to Garden State Parkway

Approximately 6.2 Miles to State Route 17

Approximately 12.1 Miles to I-287

OFFERING SUMMARY

Lease Rate:	Call for Lease Rate
Lot Size:	0.96 Acres
Building Size:	15,000 SF

PROPERTY HIGHLIGHTS

- Lot Size at ±0.96 Acres (Block 2408, Lot 2)
- ±2,250 SF Available to Rent on Second Floor
- Retail on First Floor, Medical / Office on Second Floor
- Elevator Access Available
- Walking Distance to Montvale Train Station
- Light Traffic Intersection
- Taxes at \$43,120 (2024)

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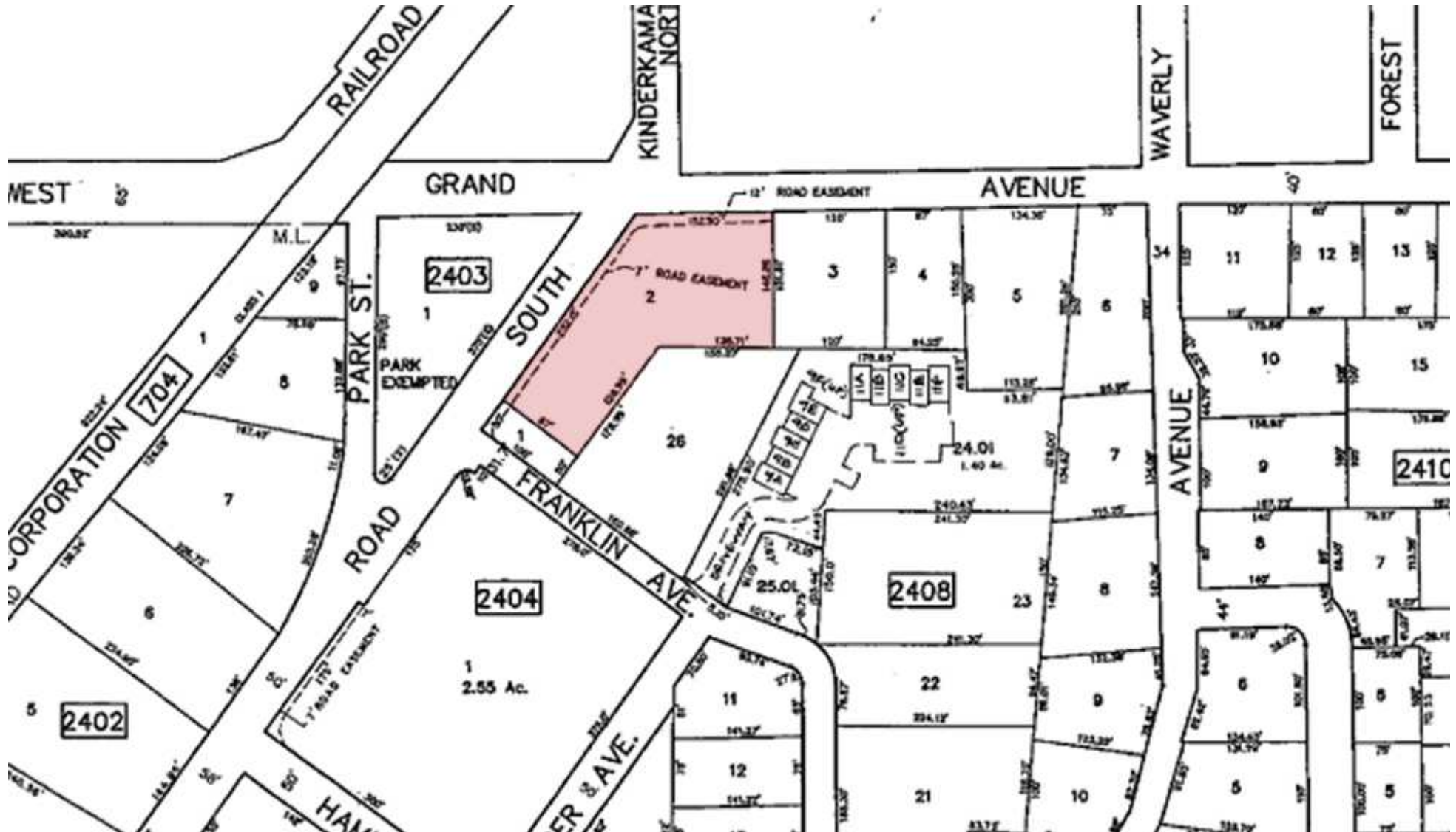
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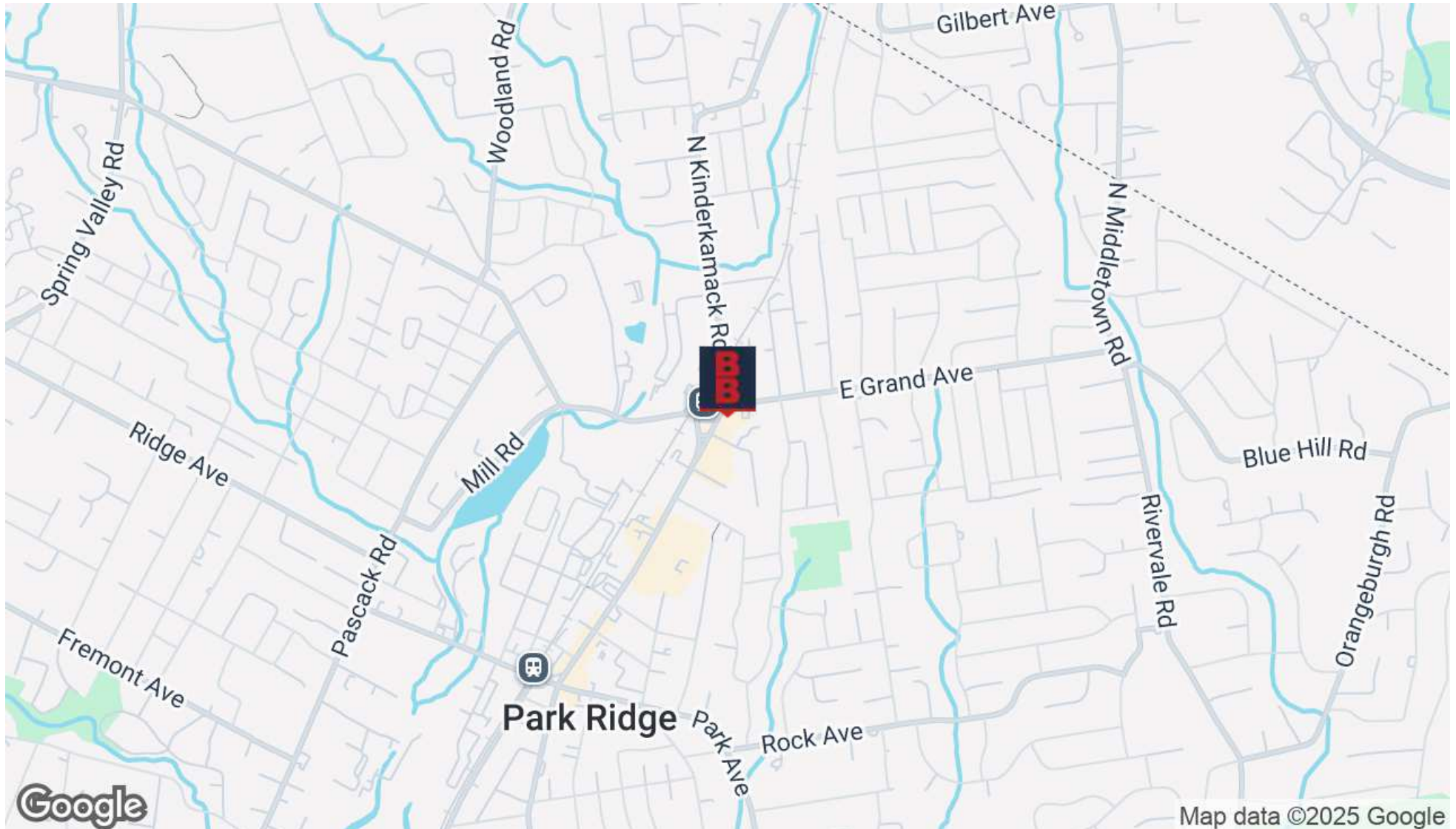
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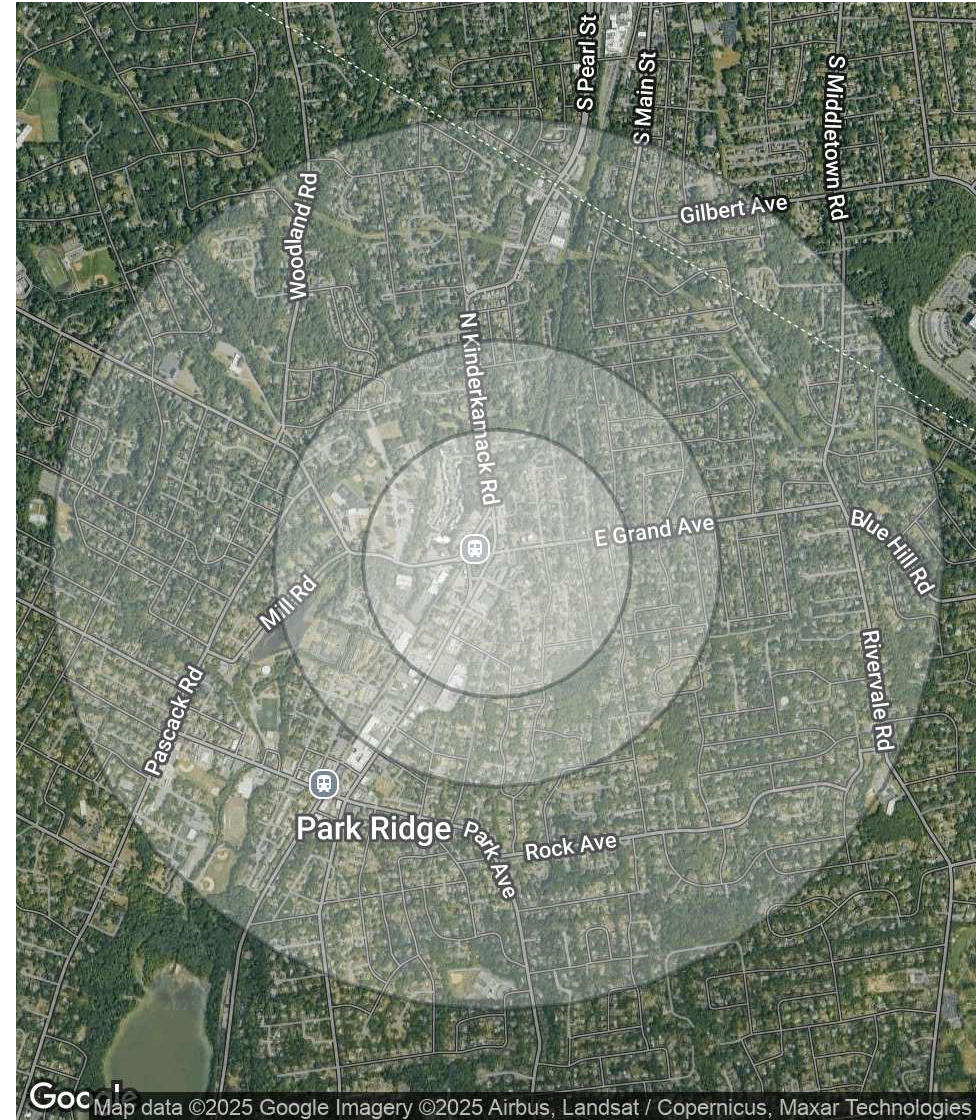
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	801	3,065	11,362
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	1,122	4,122
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$181,350	\$186,077	\$203,940
Average House Value	\$744,452	\$755,127	\$781,626



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