

175 KINDERKAMACK RD.

Emerson, NJ

FOR SUBLEASE



VanRockCRE
COMMERCIAL REAL ESTATE

FOR SUBLEASE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	Immediately
SF Available:	2,800 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,732	100,005	274,943
Median Age	46.4	45.2	43.8
Total Households	4,261	35,398	97,932
Average HH Income	\$148,522	\$157,971	\$162,953

PROPERTY HIGHLIGHTS

Freestanding Restaurant with Outdoor Seating

- Available Immediately - Longterm Sublease
- 2,800 SF Fully Built Out Restaurant Space W/ Outdoor Seating
- Turnkey Restaurant Opportunity: Brand New Fully Build Out Space With All Equipment In Place Including Hood
- Prominent Visibility At Signalized Intersection
- 30 Parking Spaces
- Full Basement With Walk In Boxes And Storage
- HVAC, Roof And Parking Lot Were Recently Replaced
- Affluent Demographics In Densely Populated Marketplace
- Adjacent To NJ Transit Train Station, 1/2 Mile From Emerson High School

EXCLUSIVELY OFFERED BY:

MARC PALESTINA

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CJ HUTER

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INTERIOR & EXTERIOR IMAGES





140+ RESIDENTIAL UNITS

2,800 SF

NJ TRANSIT
The Way To Go.

18,400+ VPD

Valero

GOLDBERGS

7-ELEVEN

mintDental

EMERSON HOTEL

UNITY BANK

DUNKIN' DONUTS

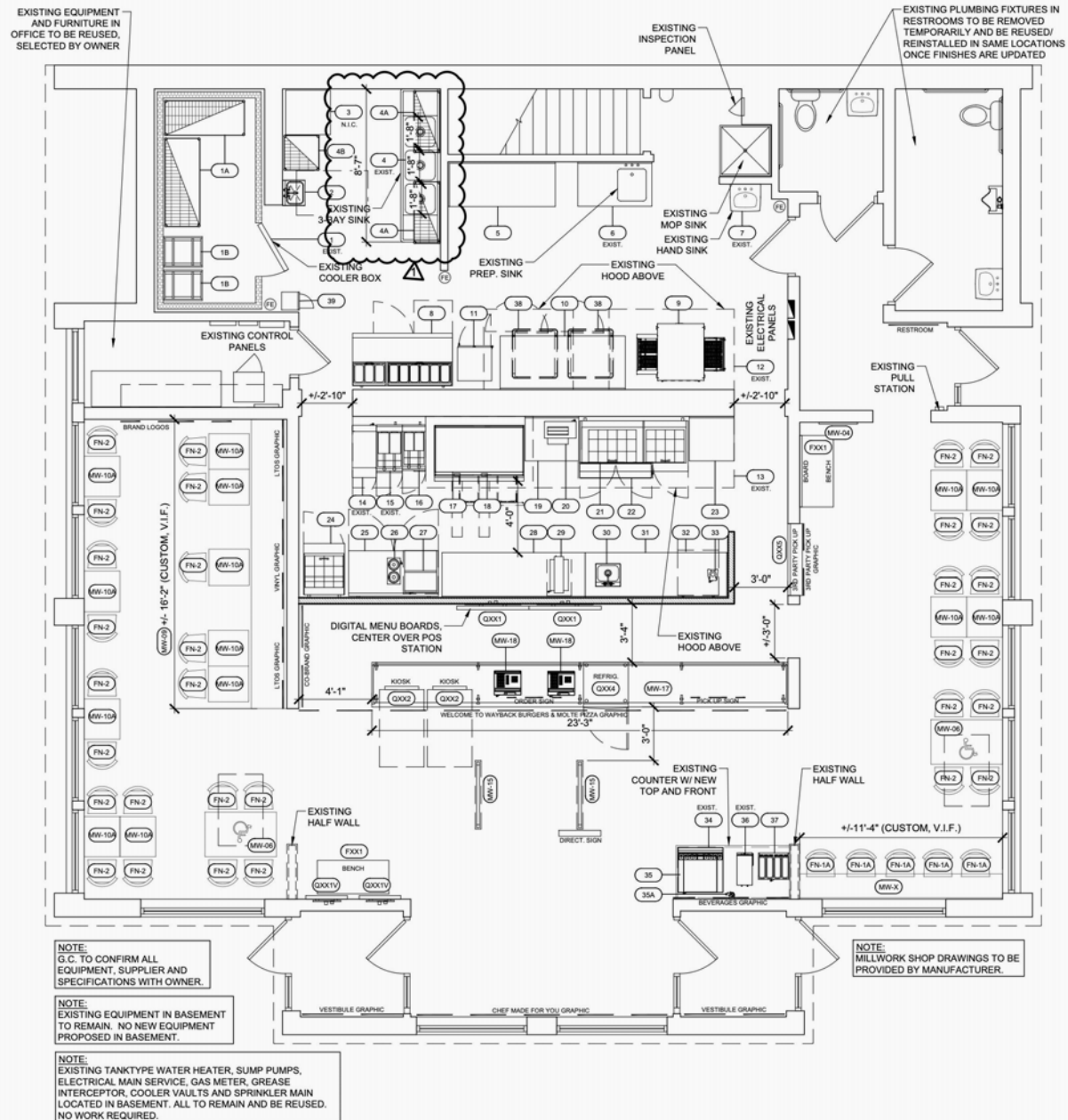
KINDERKAMACK ROAD

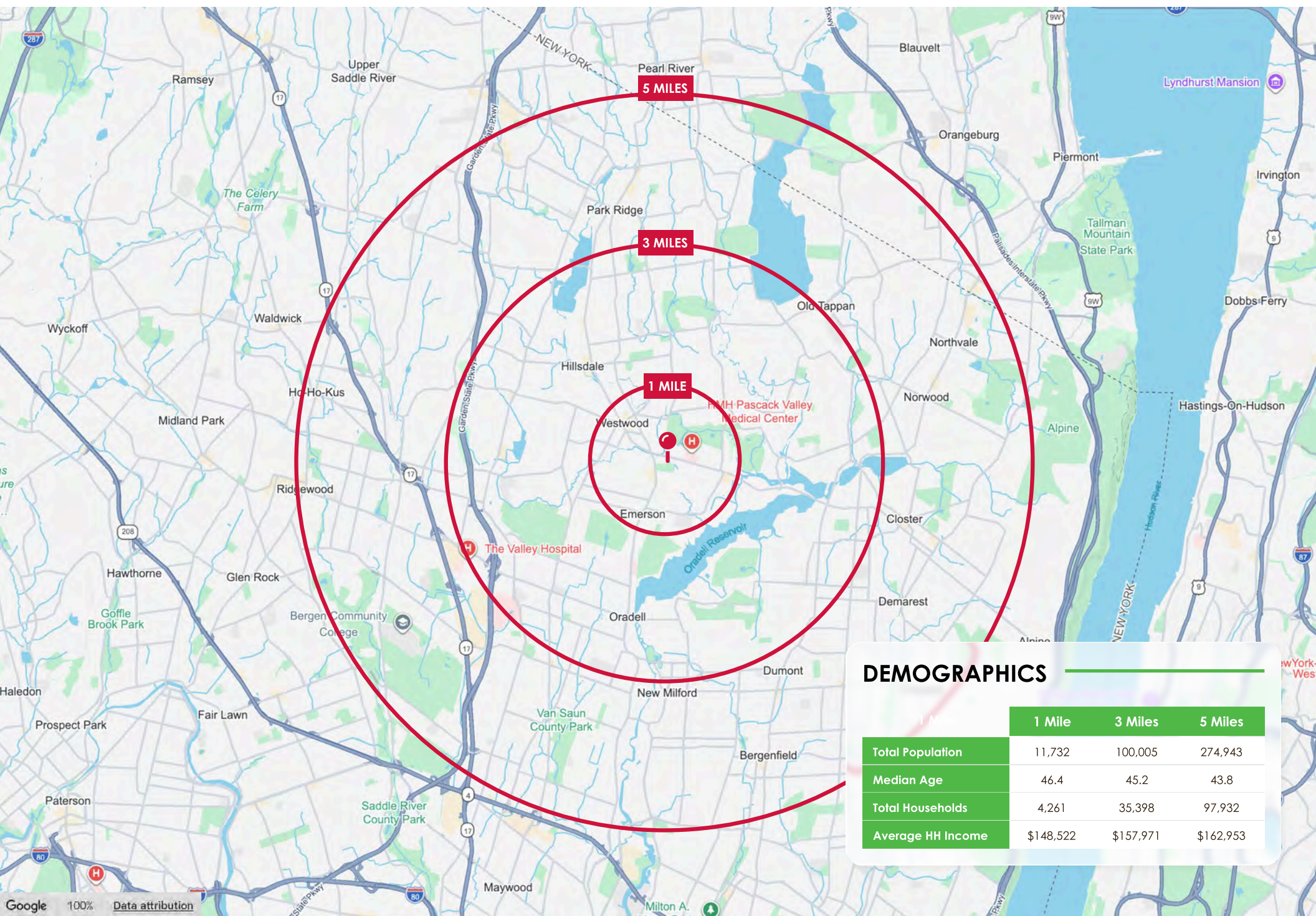
KINDERKAMACK ROAD

LINWOOD AVE

EMERSON PLAZA E

ACKENNY AVE





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