



OFFICE BUILDING

FOR SALE / LEASE

# ±30,000 SF RARE OPPORTUNITY

15, 25 & 37 Market Street, Kenilworth, NJ 07033

*For More Information, Contact the Exclusive Brokers*

**TAMARA BLAU**

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**BRAD JACOBS**

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**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

- Description: Rare 3-Building Portfolio on ±3.48-AC Lot
- Great Opportunity for User / Investment
- 37 Market Street (Available): ±15,000 - 18,000 SF, 4:1 Parking, Elevator, Medical Used Allowed
- Lease Rate: \$17 PSF NNN
- Sale Price: \$13,500,000
- Potential to Purchase Individual Buildings

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15 Market Street, Kenilworth - Long Term Bank Tenant - FULLY LEASED (10,000 SF)

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25 Market Street, Kenilworth - Long Term KinderCare Tenant - LAND LEASE (12,235 SF)

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37 Market Street, Kenilworth - Available (15,000 - 18,000 SF)

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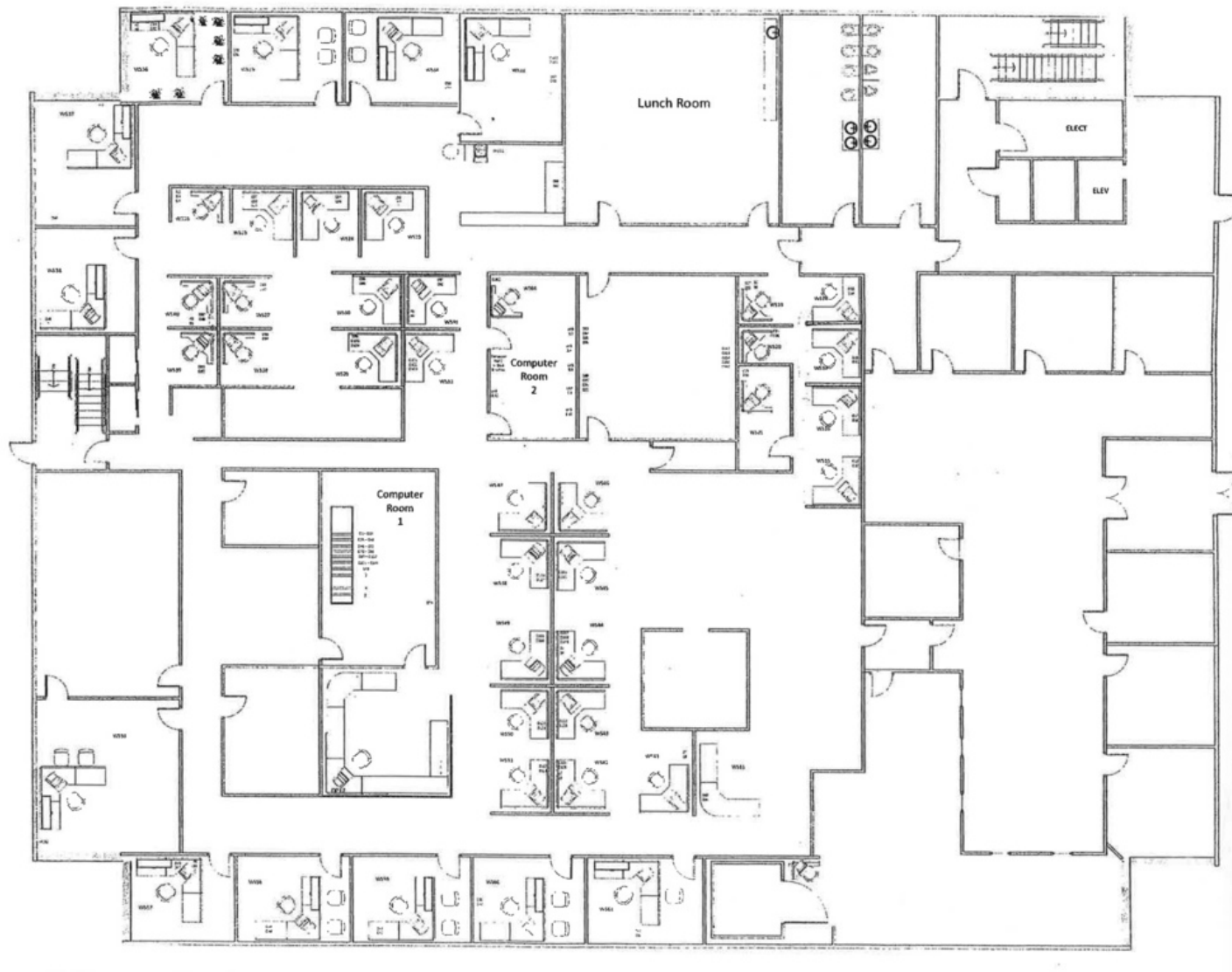
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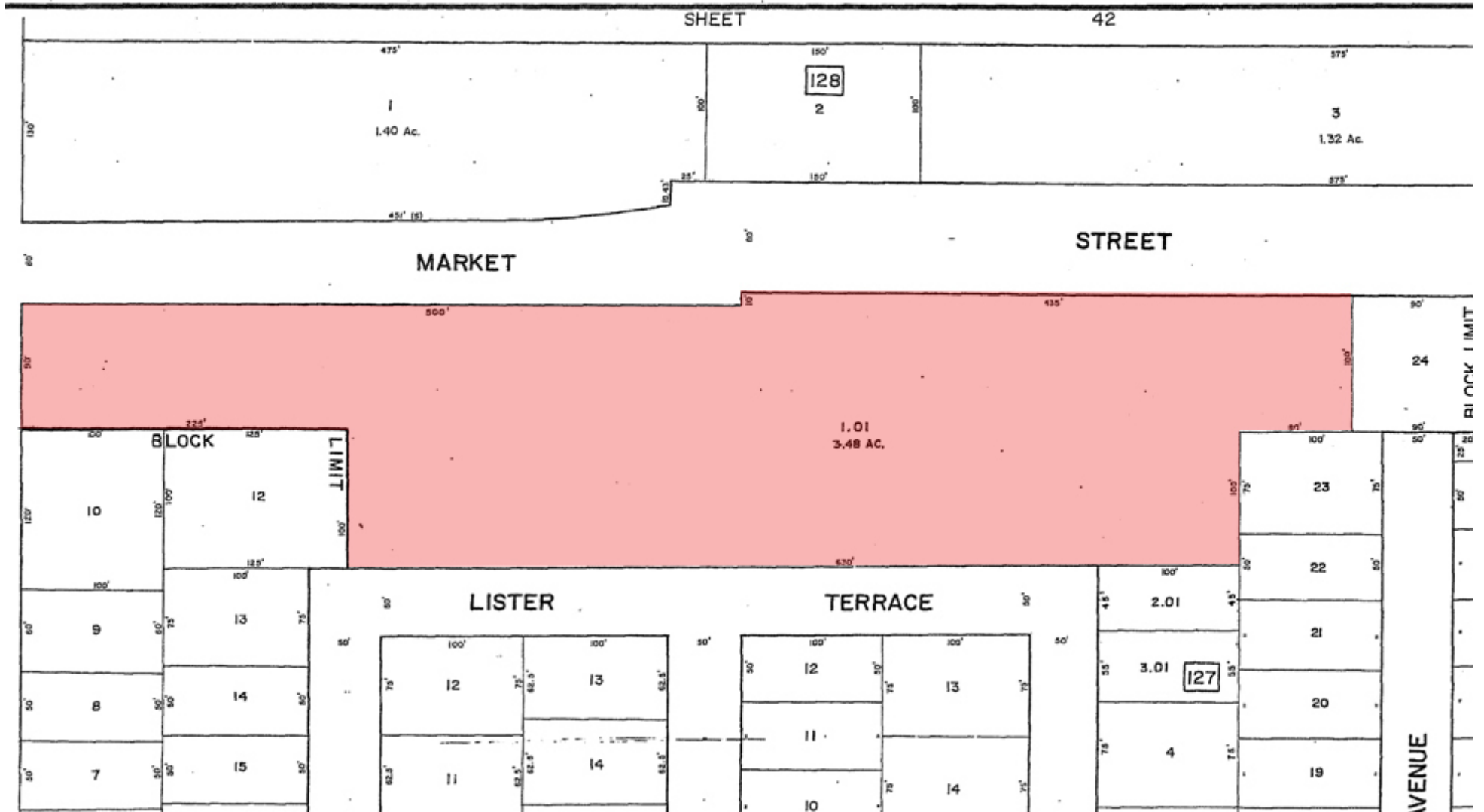
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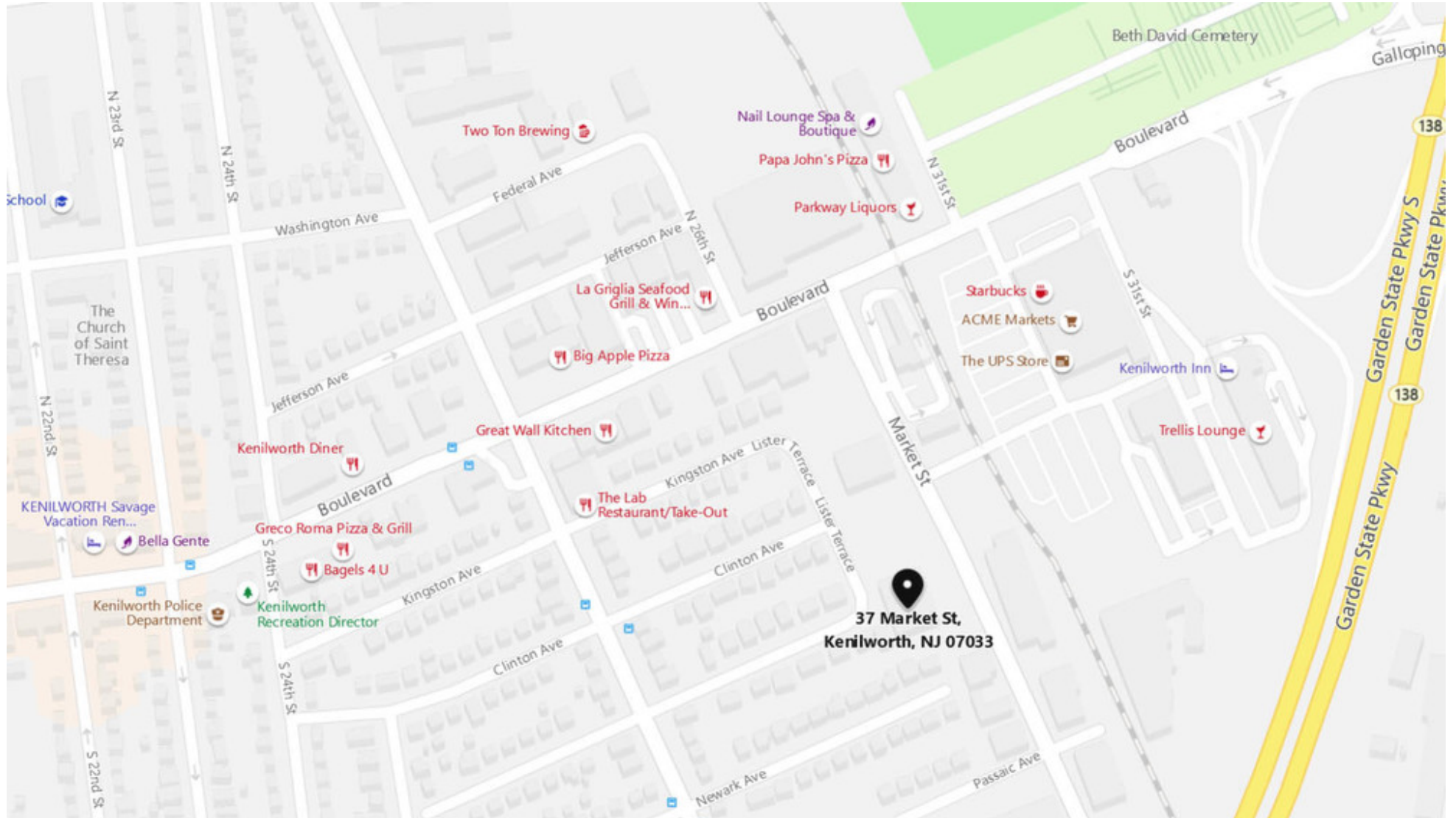
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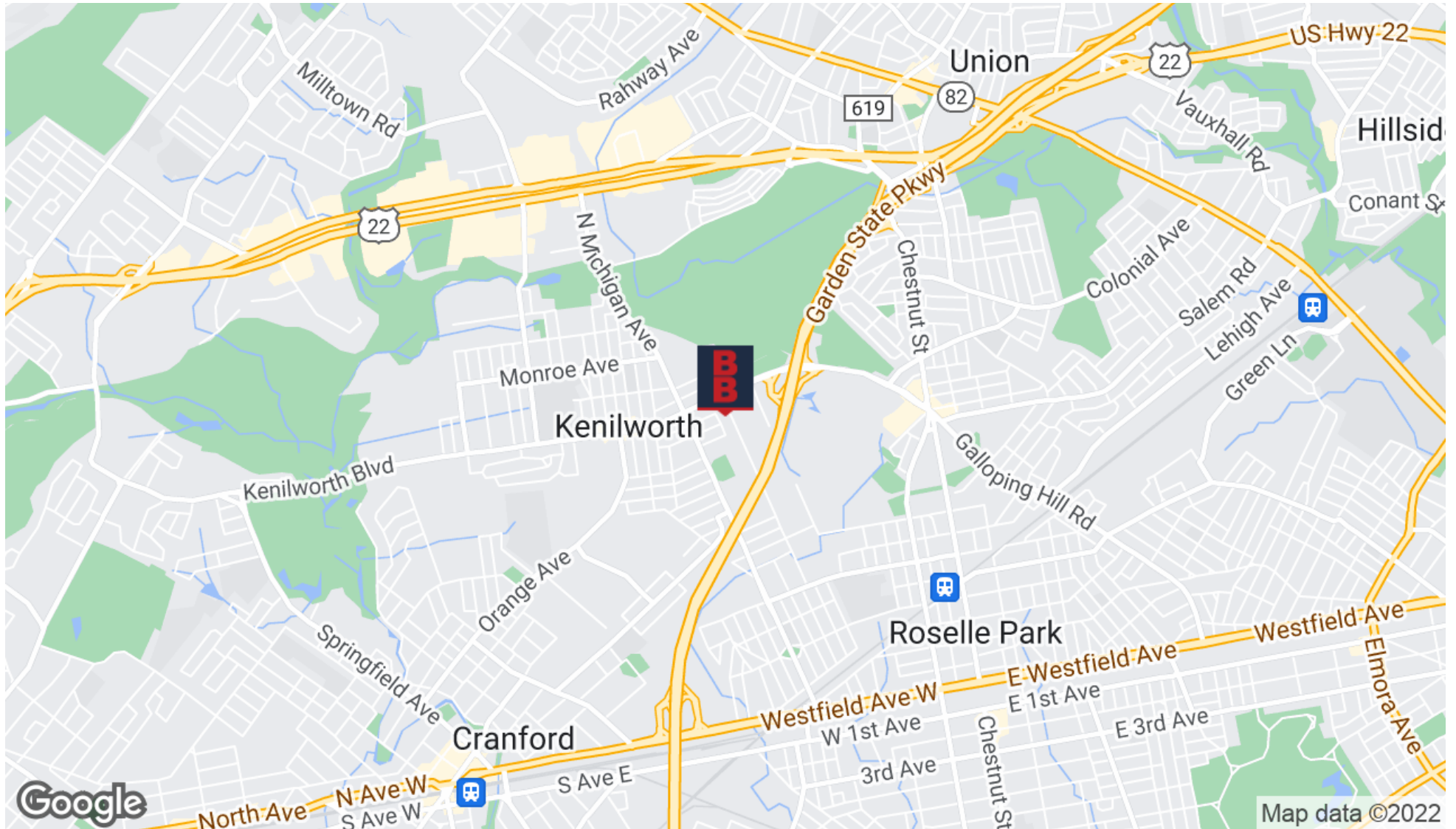
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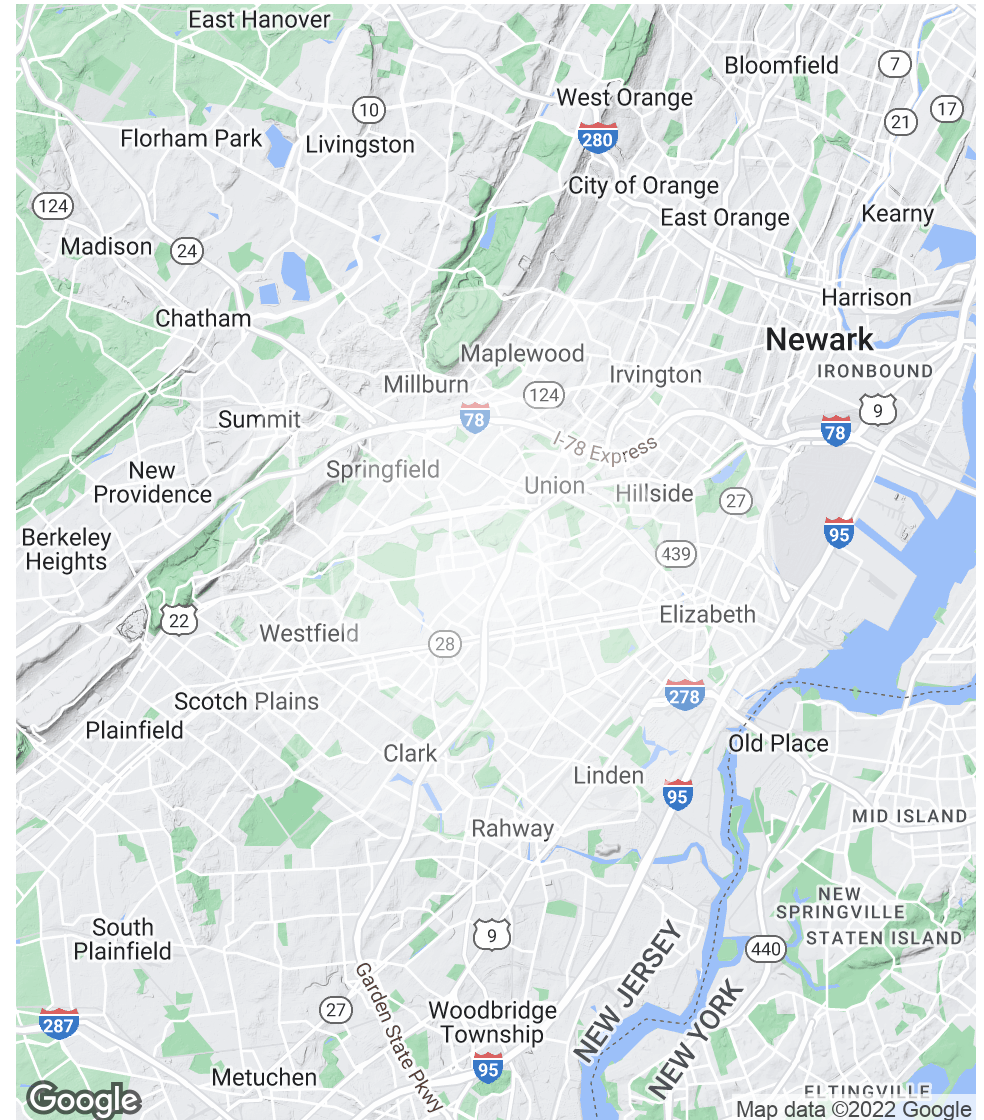
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,054	169,470	516,067
Average age	40.9	39.9	38.3
Average age (Male)	41.0	38.3	36.6
Average age (Female)	41.5	41.3	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,547	60,389	184,851
# of persons per HH	2.7	2.8	2.8
Average HH income	\$91,510	\$92,534	\$89,259
Average house value	\$385,783	\$389,641	\$446,686

\* Demographic data derived from 2020 ACS - US Census



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