



\*UP TO 12,000 SF BASEMENT

**Up to  
16,000 SF**  
(DIVISIBLE)  
Seeking Retail and  
Medical!  
Front and Rear  
Parking  
Available!

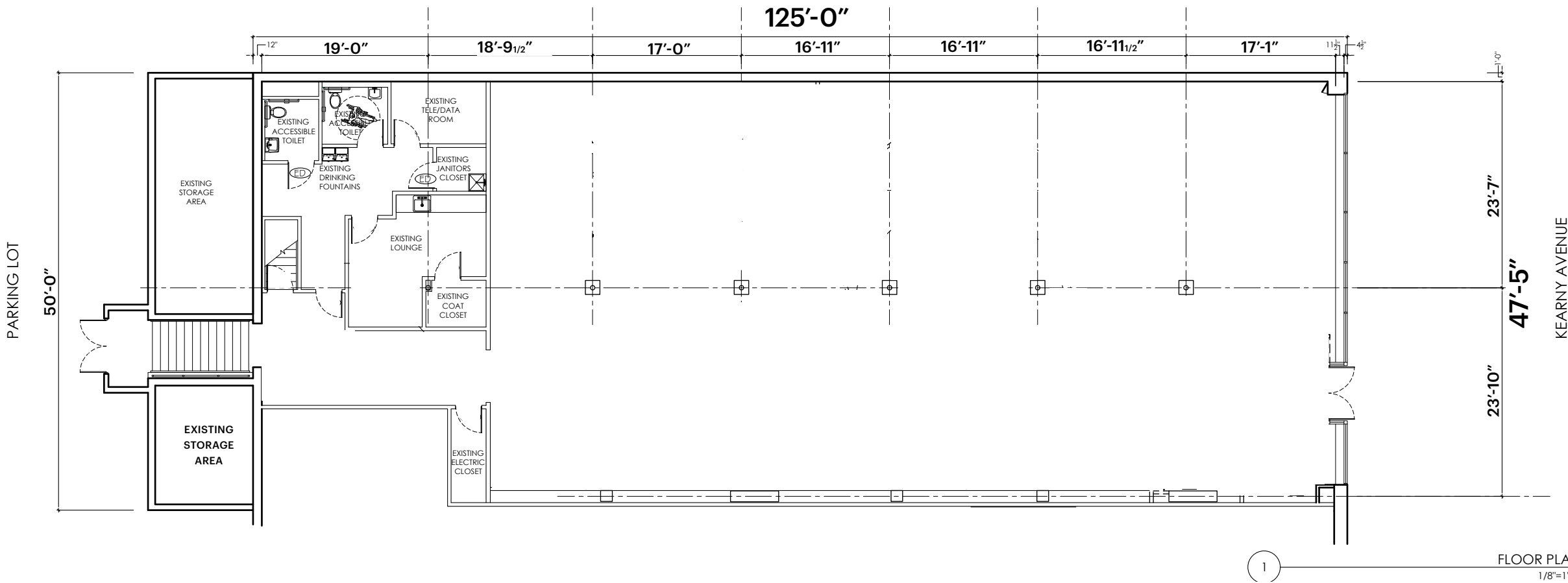
**RETAIL/MEDICAL SPACE**

# **266 - 274 KEARNY AVENUE**

**URBAN ENTERPRISE ZONE**  
KEARNY | NEW JERSEY

# SPACE DETAILS

## FLOOR PLAN 6,000 SF WITH BASEMENT (DIVISIBLE)



### SIZE

Mandee Space	10,000 SF*
Vacant Space	6,000 SF*
<b>Total</b>	<b>16,000 SF</b>
Basement	12,000 SF**

\*divisible

\*\* SF is approximate and to be verified

### ASKING RENT

Upon request

### NNN

\$5 PSF (est.)

### NEIGHBORS

Subway, Boost Mobile, T-Mobile, Rite Aid, Quik Chek, Dollar Kraze, and Brick Oven Trattoria

### COMMENTS

Prime retail space with accessibility to front and rear municipal parking (totaling 80 parking spaces)

11,552 vehicles per day pass the site

Great opportunity for branding with 150' of frontage

Elevator accessibility to basement space

NO PHOTOGRAPHS - use discretion; tenant still open for business

Must call broker to schedule showing

Located in Urban Enterprise Zone

6,000 SF space - frontage 50' x depth 125'

## PARKING PLAN:





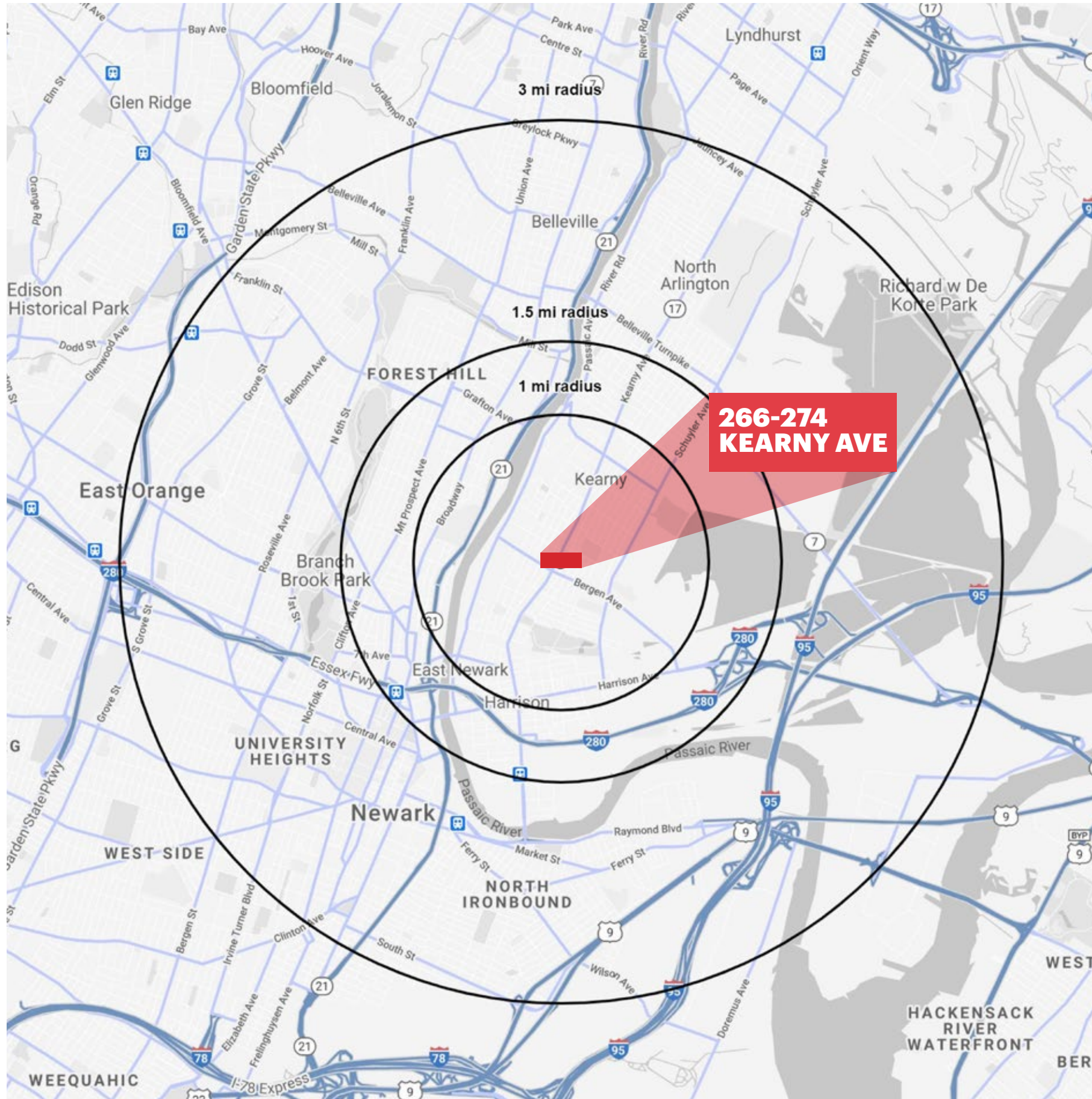
**PARKING AERIAL**



# MARKET AERIAL



## AREA DEMOGRAPHICS



### **1 MILE RADIUS**

#### **POPULATION**

49,640

#### **HOUSEHOLDS**

16,784

#### **MEDIAN AGE**

34.8

#### **COLLEGE GRADUATES (Bachelor's +)**

23.4%

#### **TOTAL BUSINESSES**

1,238

#### **TOTAL EMPLOYEES**

12,772

#### **AVERAGE HOUSEHOLD INCOME**

\$79,187

### **1.5 MILE RADIUS**

#### **POPULATION**

101,680

#### **HOUSEHOLDS**

35,568

#### **MEDIAN AGE**

34.5

#### **COLLEGE GRADUATES (Bachelor's +)**

24.1%

#### **TOTAL BUSINESSES**

2,483

#### **TOTAL EMPLOYEES**

23,995

#### **AVERAGE HOUSEHOLD INCOME**

\$71,334

### **3 MILE RADIUS**

#### **POPULATION**

316,047

#### **HOUSEHOLDS**

115,262

#### **MEDIAN AGE**

34.8

#### **COLLEGE GRADUATES (Bachelor's +)**

22.7%

#### **TOTAL BUSINESSES**

11,243

#### **TOTAL EMPLOYEES**

174,957

#### **AVERAGE HOUSEHOLD INCOME**

\$68,395

## **CONTACT EXCLUSIVE AGENT**

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