

Citizen Emerson

190 Kinderkamack Road Emerson, NJ 07630

2,028 SF up to 8,705 SF of Ground Floor Retail Space Available for Lease

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JLL SEE A BRIGHTER WAY

190 Kinderkamack Road, Emerson, NJ 07630

Property Location

- Citizen Emerson is a 147-unit luxury residential building
- On-site surface parking available
- Excellent visibility, and connectivity to Northern Bergen County
- NJ Transit train service to Secaucus in 30 minutes (Penn Station in 50)
- 20,598 vehicles per day on Kinderkamack Road



Retail Spaces

A – 6,677 SF
B – 2,028 SF
Can be combined for up to 8,705 SF

C – 2,760 SF
D – 3,363 SF
Can be combined for up to 6,123 SF

Asking rent

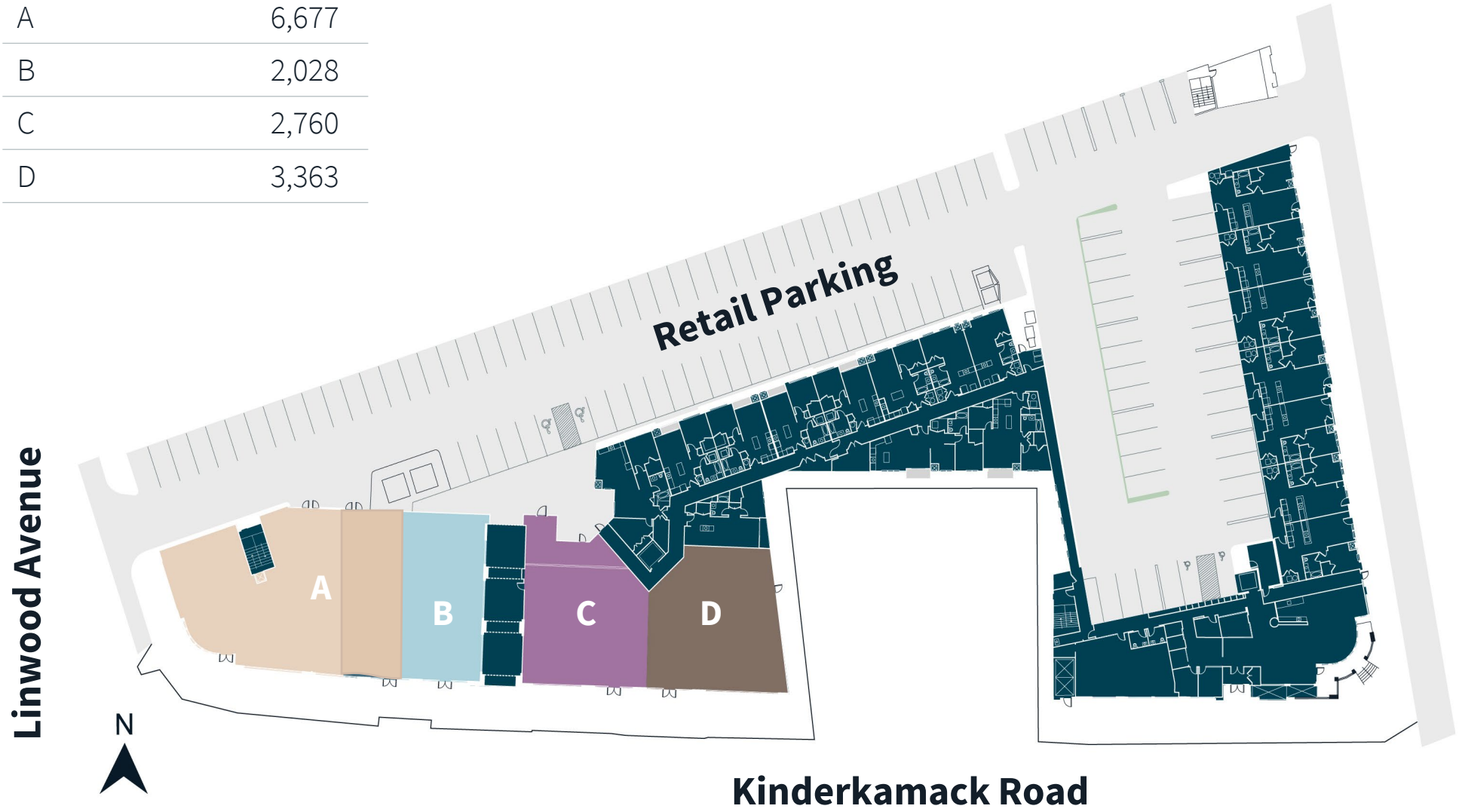
Upon Request

Neighboring Tenants

STOP&SHOP
M&T Bank
GOLDBERG'S Since 1949
Rispoli Italian Pastry Shop est. 1937
QuickChek
LIBERTY SUBARU

Site Plan

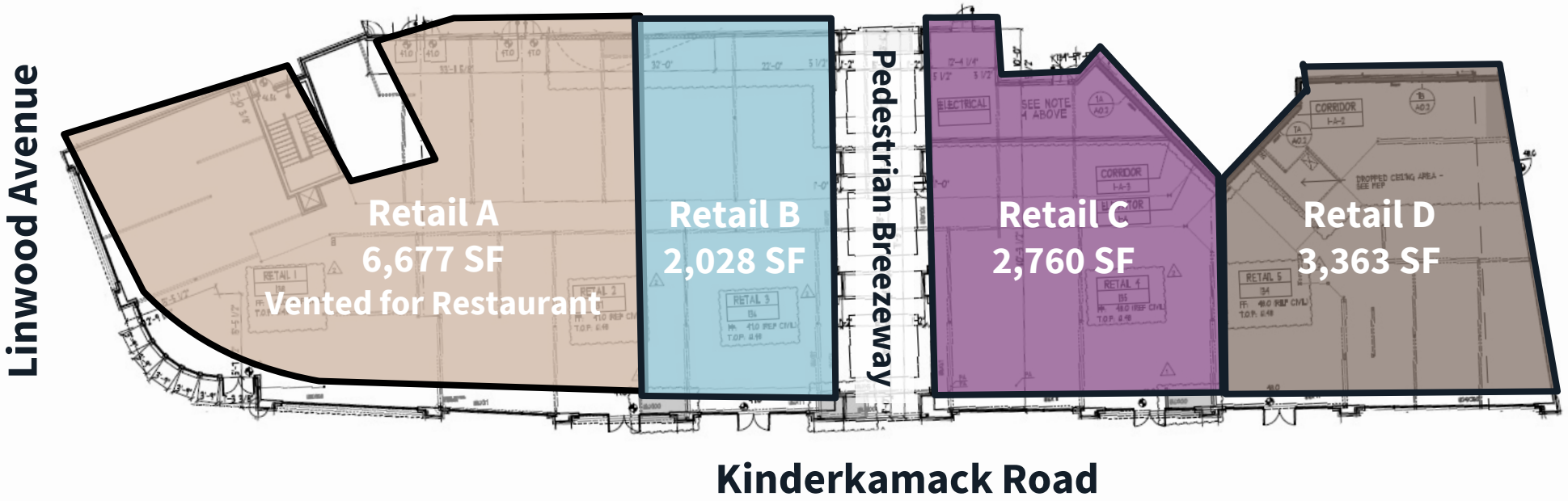
Retail Space	SF
A	6,677
B	2,028
C	2,760
D	3,363



Floor Plan

Units A & B can be combined for up to 8,705 SF

Units C & D can be combined for up to 6,123 SF



Retail Space	SF	Finish Ceiling Height	Sprinkler Head Height (AFF)	Lowest Obstruction (AFF)
A - Vented	6,677	14’3”	13’5”	12’5”
B	2,028	14’3”	13’7”	12’5”
C	2,760	13’3”	12’8”	11’7”
D	3,363	13’3”	12’8”	11’7”

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Site Aerial

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,570	100,002	289,671
Med. HH Income	$128,706	$138,126	$135,758
Employees	6,265	39,433	132,220
Businesses	888	5,523	16,209

Demographics Source: CoStar 2024



Retail Aerial





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