



Lease Rate

\$2,500.00 PER MONTH**OFFERING SUMMARY**

Building Size:	4,022 SF
Available SF:	689 SF
Lot Size:	2,997 SF
Number of Units:	1
Year Built:	1910
Zoning:	C-3
Market:	Hudson County South
Submarket:	Kearny
Traffic Count:	11,135

PROPERTY OVERVIEW

Neighborhood storefront with raised floor plan inclusive of front/rear private offices, storage room, kitchenette w/ wet sink and one unisex restroom. Engineered wood flooring, drop ceiling w/ 7-8 ft height, fluorescent/flush mount lighting represent primary interior features. Fire extinguisher, smoke detector, emergency exit lighting and use of video surveillance system serve as safety equipment. Large casement window offers approx. 13' street frontage exposure along the highly active Kearny Ave commercial corridor boasting +11,000 VPD. Space is ventilated by HVAC controlled by digital thermostat. Tenant responsible for own electric, gas & heating utilities & snow removal.

LOCATION OVERVIEW

Business District - Southwest section

PROPERTY HIGHLIGHTS

- Raised 3-Room Floor Platform w/ Open Floor Plan
- 13 ft Street Frontage along Kearny Ave (+11,000 VPD)
- 7ft - 8ft Ceiling Height
- Shared Kitchenette/Restroom Amenities
- Tenant Pays Pro Rata Share of Utilities & Snow Removal

Paul E. Washington
(646) 344-9964



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COMMERCIAL**
REALTY

PHOTO GALLERY

335 KEARNY AVE STREET RETAIL

335 Kearny Ave Kearny, NJ 07032



SPACES

335 Kearny Ave Retail

LEASE RATE

\$2,500 per month

SPACE SIZE

689 SF

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LOCATION MAP

335 KEARNY AVE STREET RETAIL

335 Kearny Ave Kearny, NJ 07032



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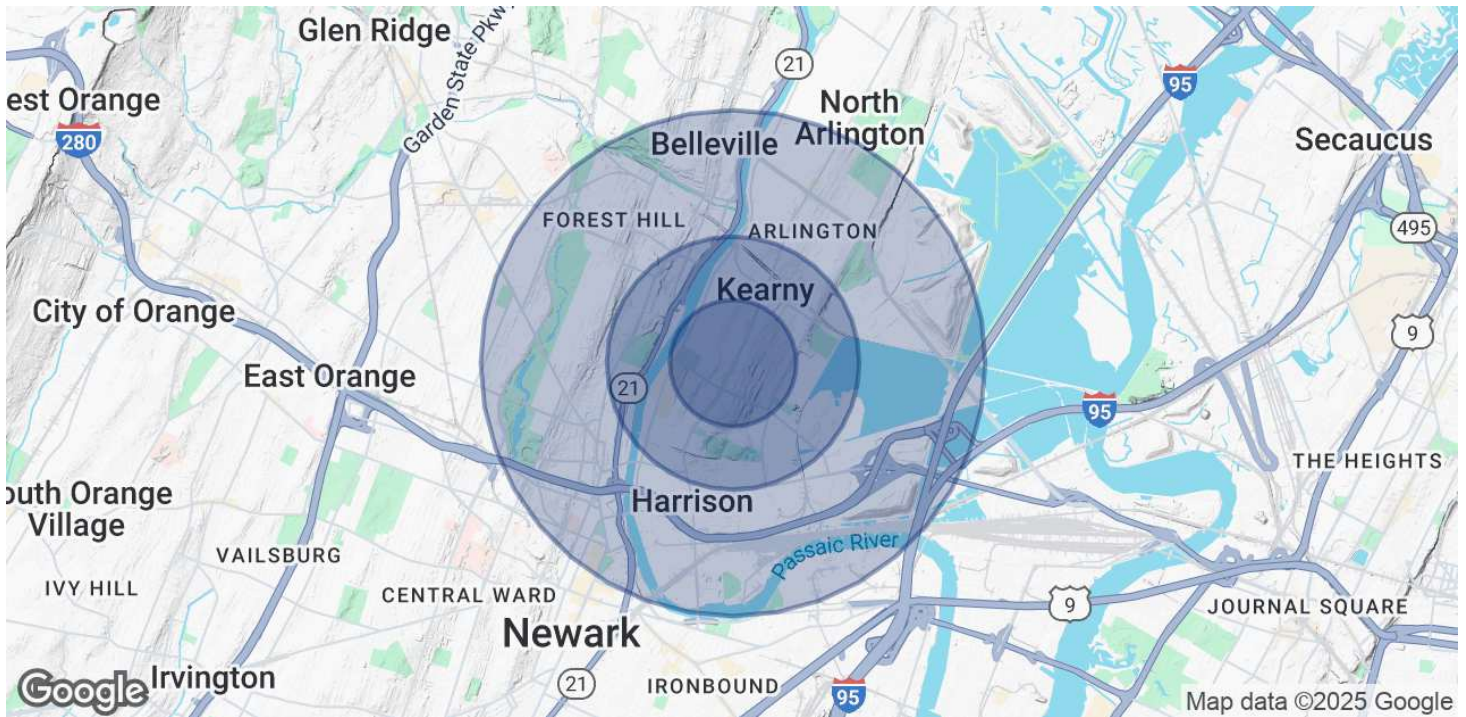


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DEMOGRAPHICS

335 KEARNY AVE STREET RETAIL

335 Kearny Ave Kearny, NJ 07032



POPULATION

0.5 MILES

1 MILE

2 MILES

Total Population	17,168	48,391	161,156
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

2 MILES

Total Households	5,921	16,970	60,153
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$94,040	\$93,568	\$85,670
Average House Value	\$483,563	\$486,502	\$469,857

Demographics data derived from AlphaMap

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ADVISOR BIO

335 KEARNY AVE STREET RETAIL

335 Kearny Ave Kearny, NJ 07032



PAUL E. WASHINGTON

Broker Associate/Investment Property Advisor

pWASHINGTONrealty@gmail.com

Direct: (646) 344-9964 | Cell: (646) 344-9964

NJ #0455912

PROFESSIONAL BACKGROUND

Investment Property Advisor specialized in the following property types; low/mid-rise multifamily, mixed-use, neighborhood retail center, small/midsize office buildings and residential duplex/triplex/fourplex assets respectively. Brokerage credentials include servicing lending institutions and 3rd party asset management companies, BPO reporting, property preservation advisory, short sale negotiation and REO/OREO sales. Broad understanding of property preservation/management, vendor relations and tenant leasing complete a credible brokerage platform ideal for performance/value-add private investors. Land acquisition requirements from developers seeking ground-up/repurposing opportunities for MXD/residential projects are welcomed. Good-standing membership in several real estate boards/organizations and current pursuit of CCIM designation.

EDUCATION

*B.S. - Business Management; Southern Connecticut State University

*Real Estate Licensing - State of New Jersey

MEMBERSHIPS

*Garden State Multiple Listing Service (GSMLS)

*Hudson County Multiple Listing Service (HCMLS)

*North Central Jersey Association of Realtors (NCJAR)

*Realtor @ National Association of Realtors (NAR)

*CCIM - Candidate Member

Coldwell Banker Commercial Realty

2 E Mount Pleasant Ave

Livingston, NJ 07039

973.994.4323

Paul E. Washington

(646) 344-9964



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