



Artist Rendering

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**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
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## New Construction for Lease Premier Corner Nearing Completion Downtown Oradell Redevelopment

387-393 Kinderkamack Rd/CR503  
Oradell, Bergen County, NJ 07649

### PROPERTY DESCRIPTION

Situated at the prime signalized intersection of Kinderkamack Road and Oradell Avenue, with long time ownership group, recent redevelopment comprising a brand new prominent two story +/- 9,000 square foot steel and brick construction of ground level commercial and 2<sup>nd</sup> floor apartments. First class construction includes an elevator and basement storage, desirable for a full array of commercial uses as per Oradell's Business-1 zoning.

### AVAILABLE SPACE

Ground Floor:

- Unit 1: 2,581 SF

### RENTAL RATES

Provided upon request, subject to use & creditworthiness

### CAM & REAL ESTATE TAXES

Estimated/Projected \$8.00 PSF for 2025

### RESIDENTIAL UNITS

1 two-bedroom apartment, 2 one-bedroom apartments and 2 Studio apartments

### TRAFFIC COUNTS

ADT 24,000 VPD Kinderkamack Road  
ADT 19,303 VPD Oradell Avenue

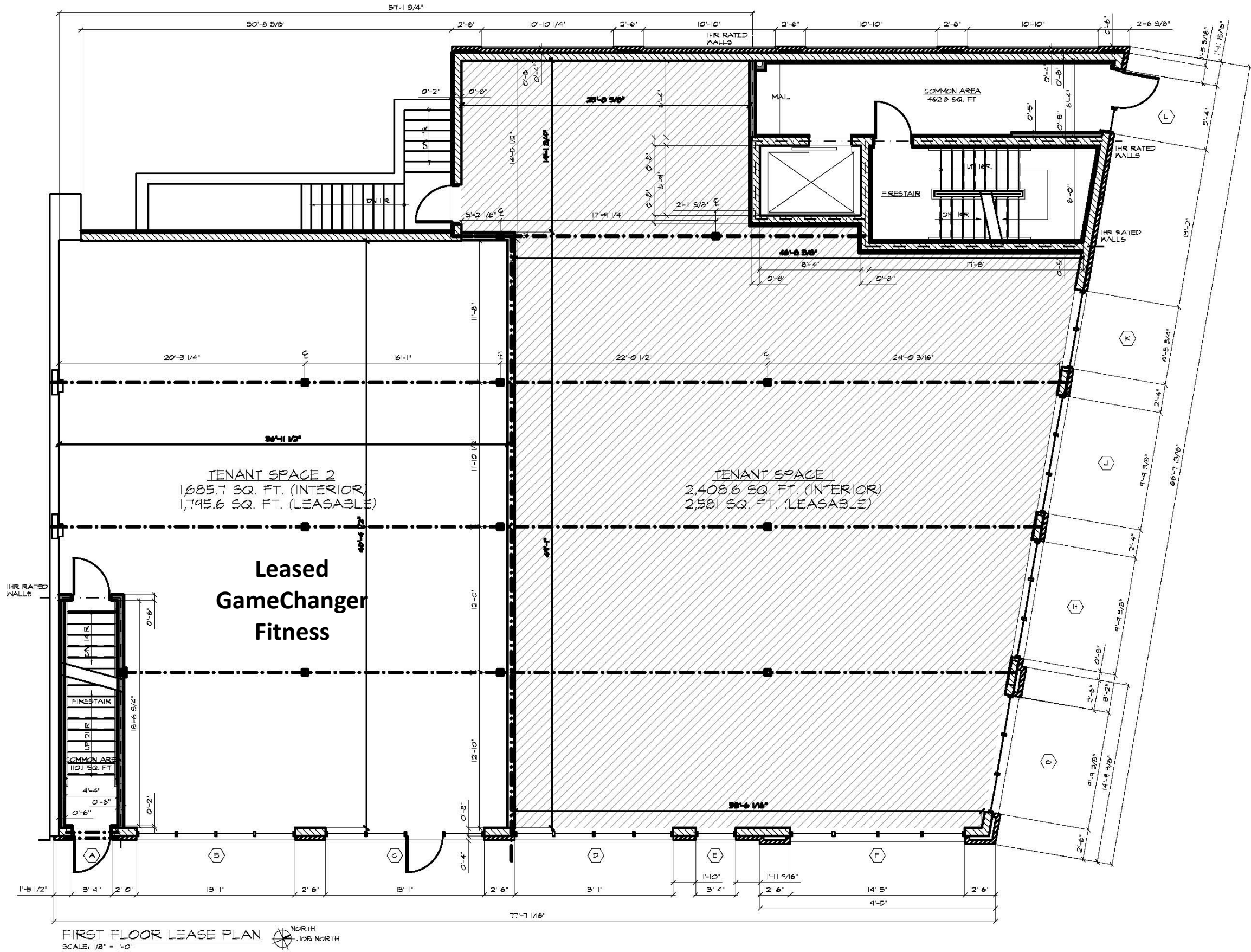
### PARKING

2 Onsite Parking Spaces & Municipal parking lot contiguous property and street parking along Kinderkamack Road and Oradell Avenue

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# GROUND LEVEL FLOOR PLAN



# APPROVED ELEVATIONS



Kinderkamack Road Elevation



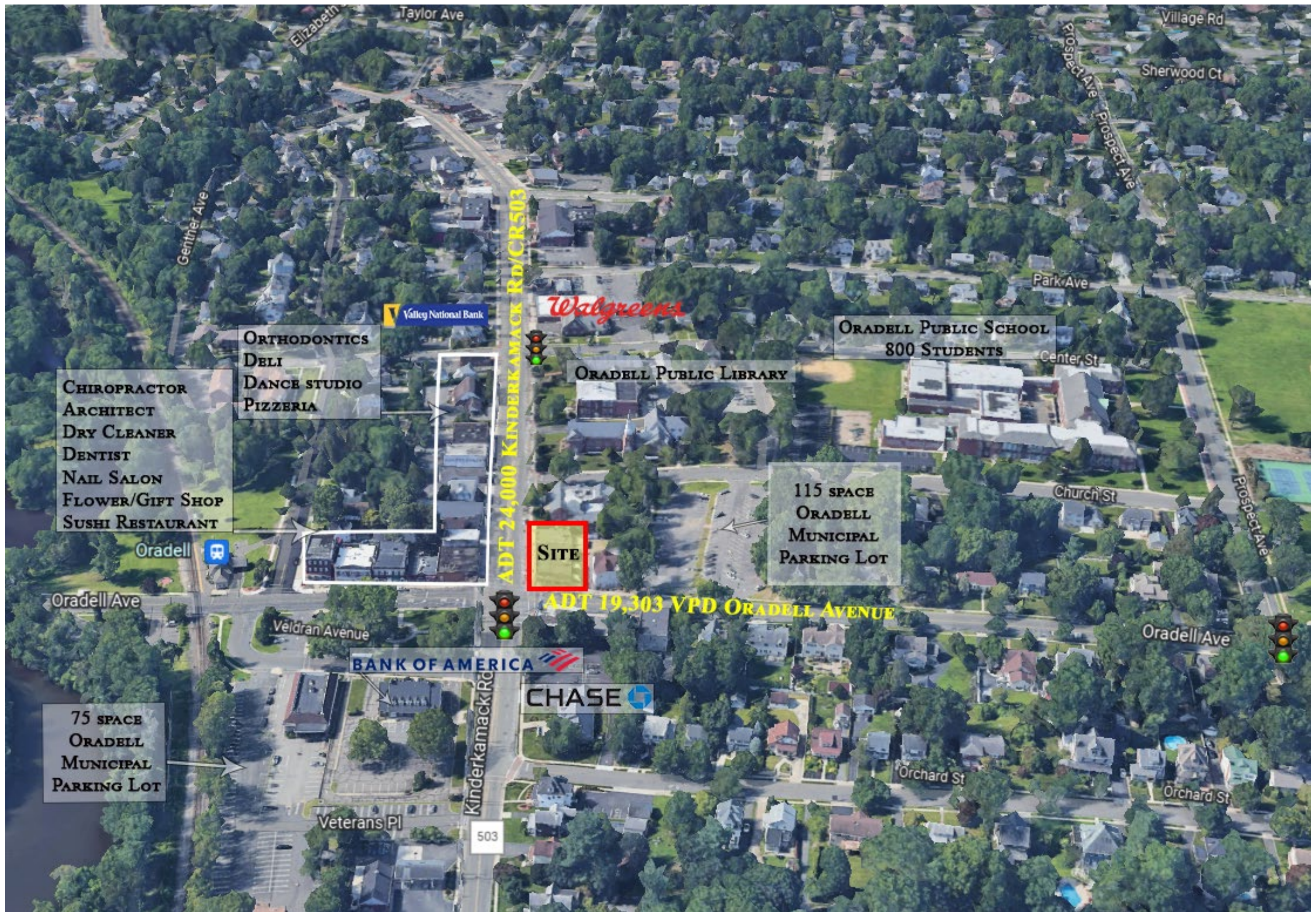
Oradell Avenue Elevation

## Comments

- 2 miles east of Exit 165 of the Garden State Parkway (GSP) and 3 miles north of Route 4;
- Adjacent properties include, NJ Transit Oradell Station, Oradell municipal building, public library, retail financial institutions and medical/professional offices;
- Valley Hospital, Bank of America, Walgreens, The UPS Store , Chase Bank, PNC Bank, TD Bank among others.

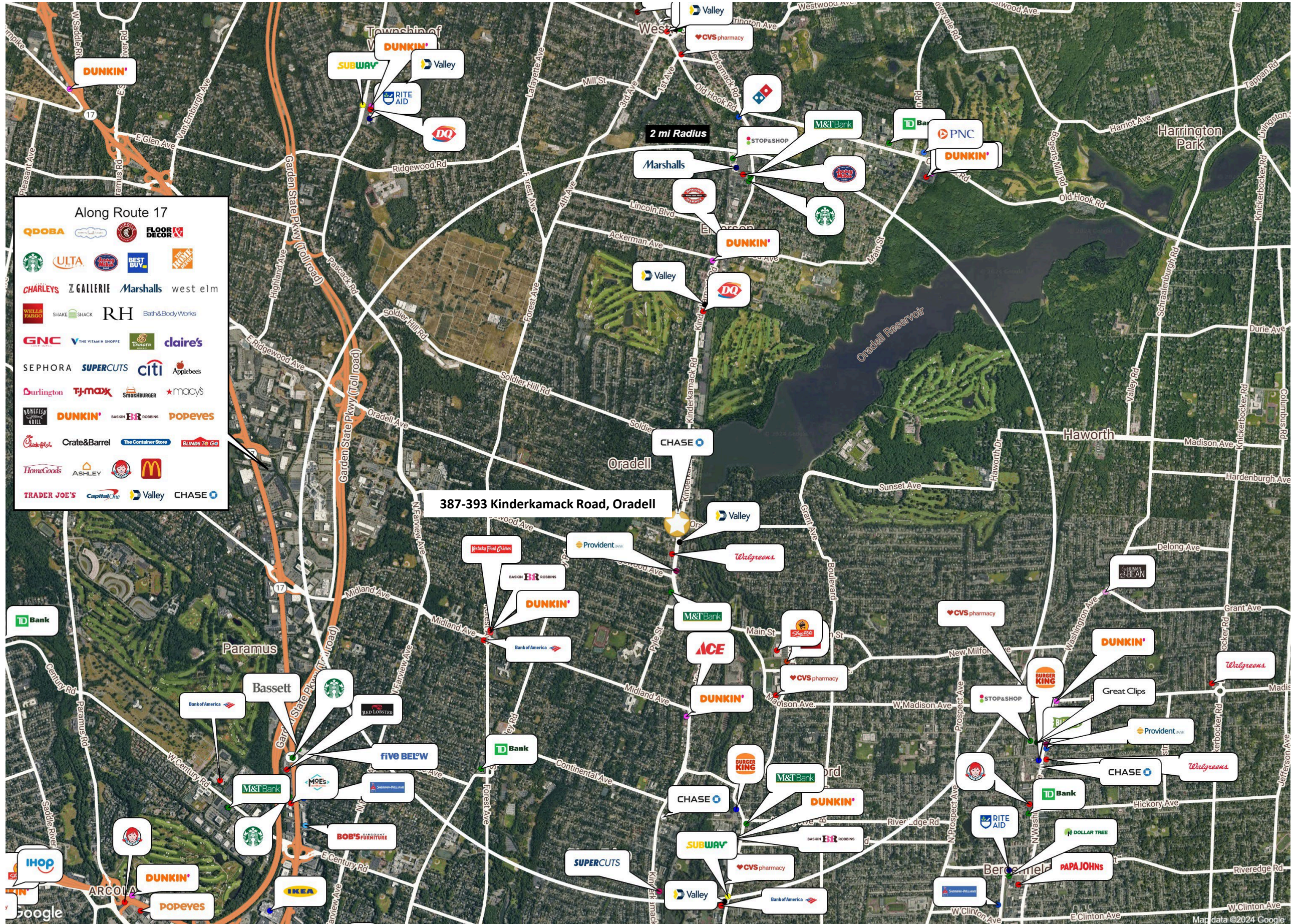


# IMMEDIATE TRADE AREA AERIAL





# REGIONAL TRADE AREA AERIAL





# AREA DEMOGRAPHICS

## 2 Mile Radius

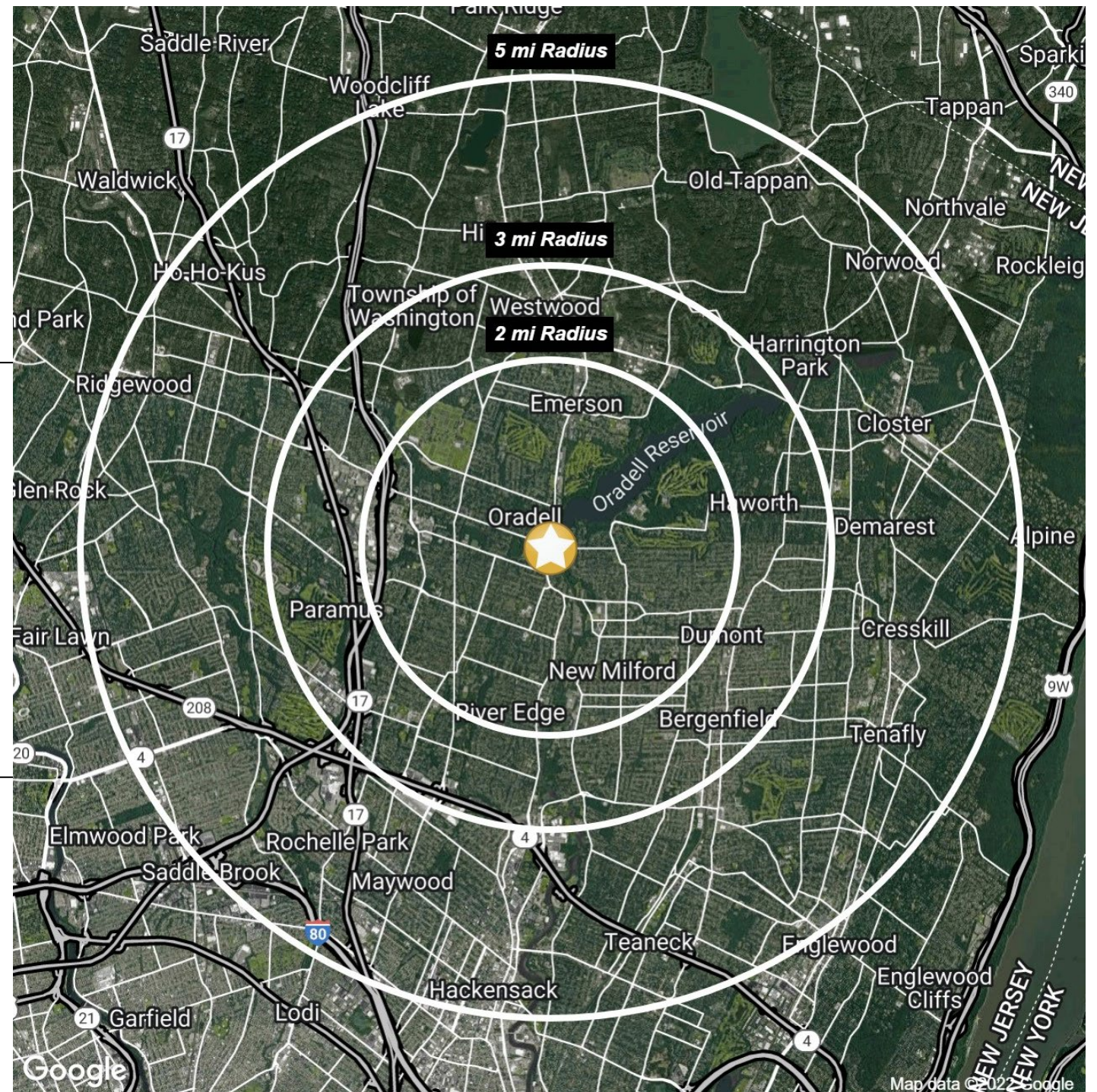
|                    |           |
|--------------------|-----------|
| Population         | 52,001    |
| Median HH Income   | \$130,771 |
| Average HH Income  | \$161,809 |
| Median Age         | 44.1      |
| Total Households   | 17,690    |
| Daytime Population | 32,743    |

## 3 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 123,789   |
| Median HH Income   | \$120,434 |
| Average HH Income  | \$155,195 |
| Median Age         | 43.0      |
| Total Households   | 43,703    |
| Daytime Population | 89,297    |

## 5 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 352,743   |
| Median HH Income   | \$120,546 |
| Average HH Income  | \$162,225 |
| Median Age         | 42.3      |
| Total Households   | 127,265   |
| Daytime Population | 263,780   |





# ORADELL B-1 ZONE USES

**(1)** Permitted uses shall be as follows:

**(a)** Business, professional and governmental office, including parking accessory thereto.

**(b)** Retail stores, or mercantile stores, excluding auction galleries and automotive sales or service establishments.

**(c)** Dancing, music and art instruction studios.

**(d)** Radio and television repair, locksmiths, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.

**(e)** Residential units in other than the ground floor are permitted, provided that they are efficiency apartments.

**(2)** Restaurants are permitted as a conditional use.

**(3)** All other uses not set forth above are prohibited in this zone.

