

# CVS Center

20 SOUTH KINDERKAMACK ROAD | MONTVALE, NJ 07645



## Available Space

2,400 SF

## Property Highlights

- Rare retail availability in CVS Center on well-traveled Kinderkamack Road in desirable Montvale. It is just one mile from downtown Park Ridge.
- Desirable, affluent upper Bergen County demographics, with 3-mile radius household incomes exceeding \$229,000.
- Conveniently located one block from NJ Transit-served Montvale Station.
- Close to the Garden State Parkway and major regional roadways.
- Nearby a lifestyle retail and luxury multifamily development, adding even more frequent visits to the center.
- Traffic generators include: Lidl, Tice's Corners, The Shoppes at DePiero Farm and Wegmans.

## Nearby Retailers

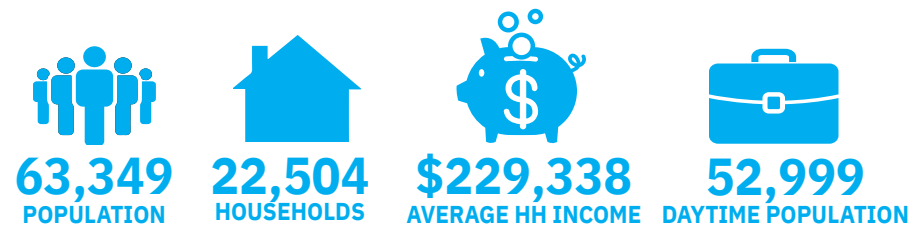


## Average Daily Traffic

15,681 Kinderkamack Rd

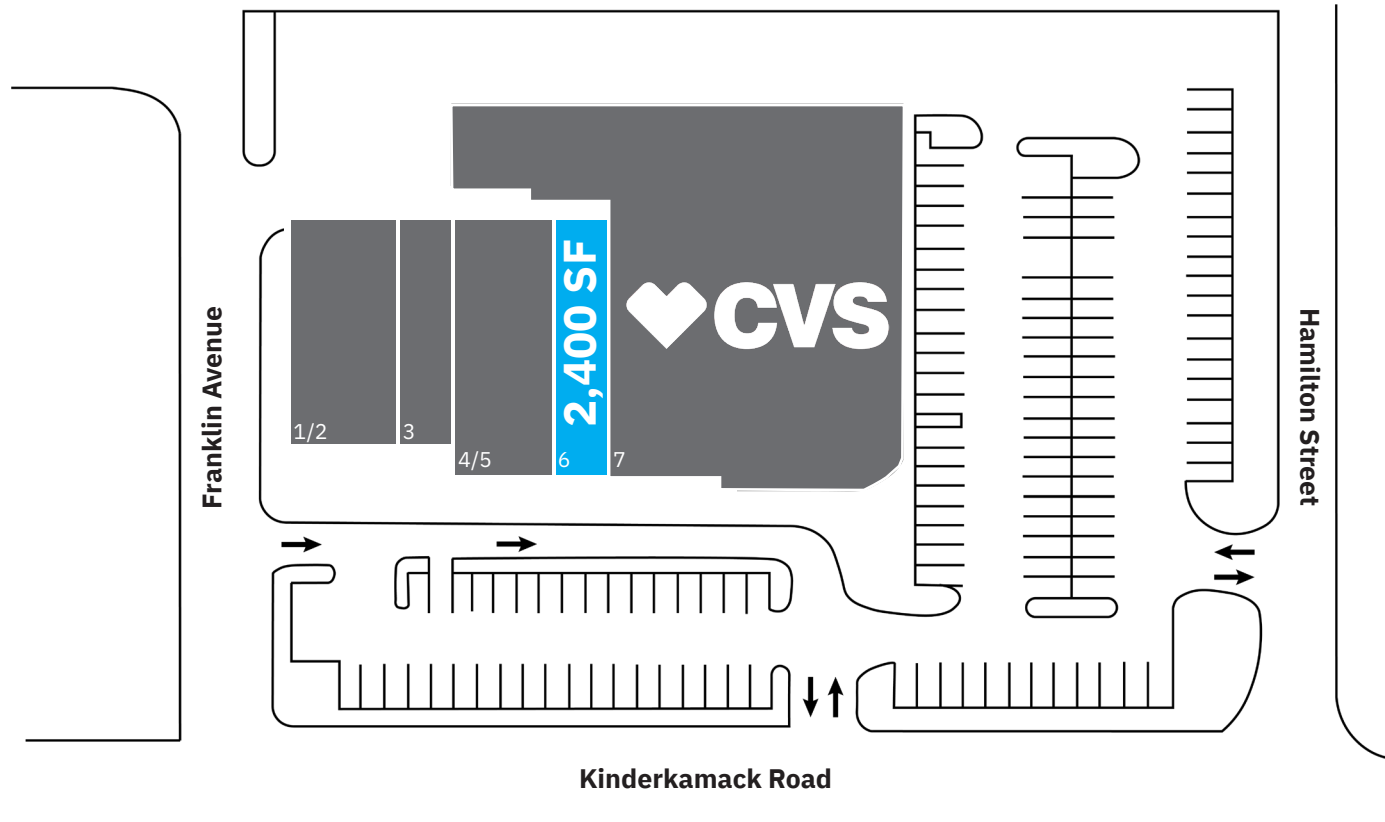
## Demographics

3-mile radius



Source: sitesusa.com

## SITE PLAN



## TENANT ROSTER

## SF

1/2	Bellissimo's Italian Restaurant	4,000
3	Happy Nails & Spa	2,000
4/5	Montvale Liquors - coming soon to new expanded space	4,715
6	Available	2,400
7	CVS	19,140



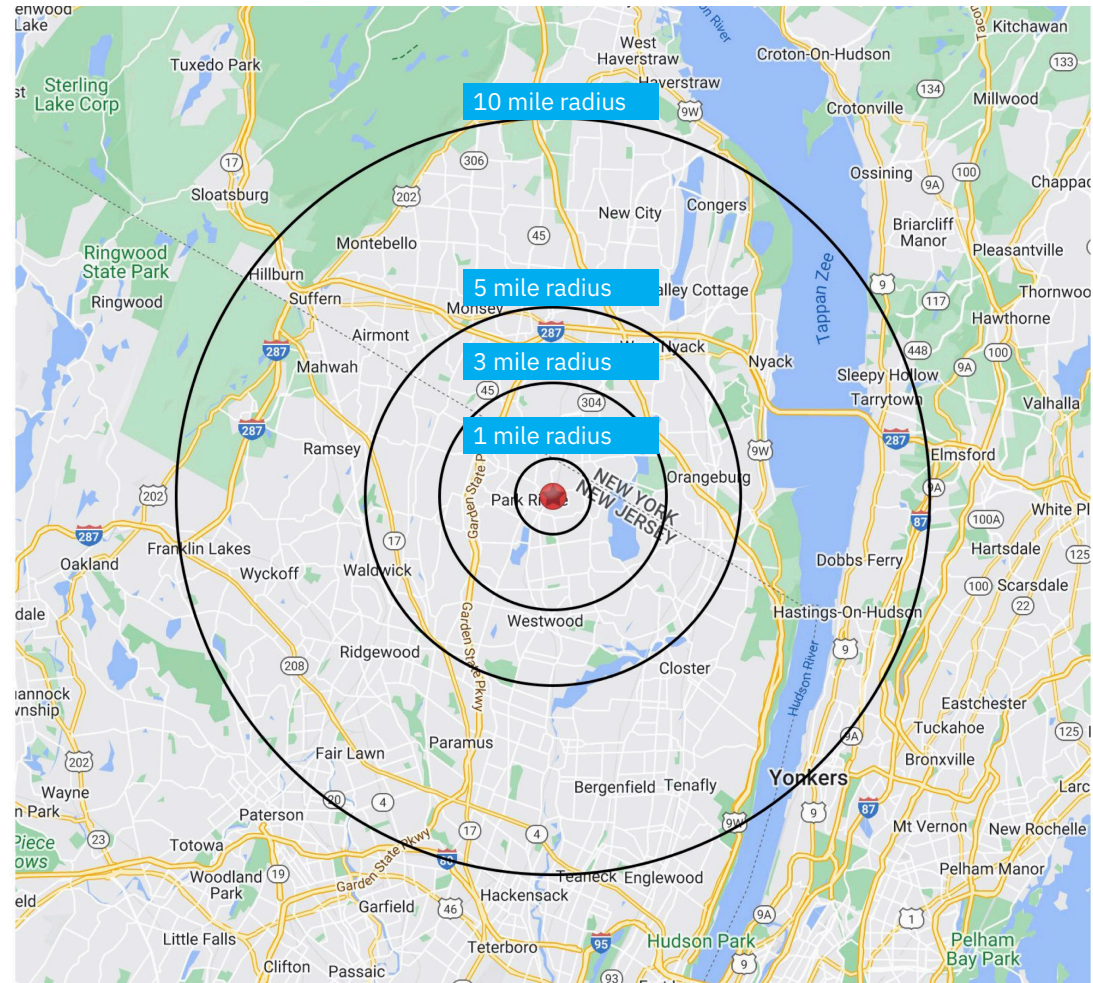
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,273	63,349	190,374
Households	4,092	22,504	64,864
Average Household Income	\$206,109	\$229,338	\$224,712
Projected Average Household Income (2028)	\$219,692	\$247,165	\$236,482
Median Household Income	\$177,559	\$179,574	\$165,409
Total Businesses	394	3,066	9,052
Total Employees	2,903	40,781	93,238
Daytime Population	5,374	52,999	123,205
Total Annual Household Expenditure	\$505.03 M	\$3.03 B	\$8.59 B
HH Income \$200K or more	1,660	9,267	24,494
College Degree + (Bachelor Degree or Higher)	4,912	26,702	74,850

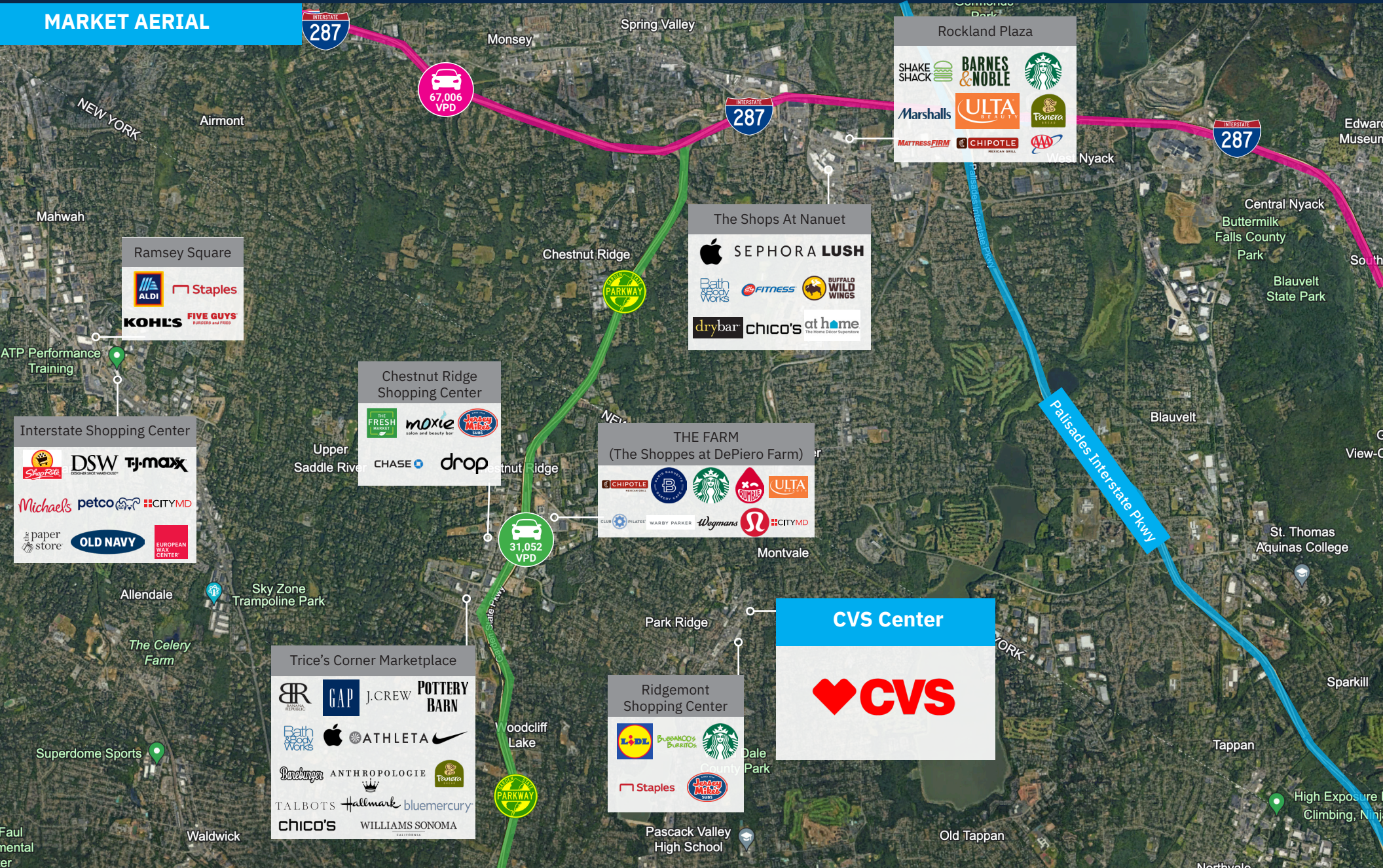
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## MARKET AERIAL



## **CONTACT EXCLUSIVE AGENT**

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