

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

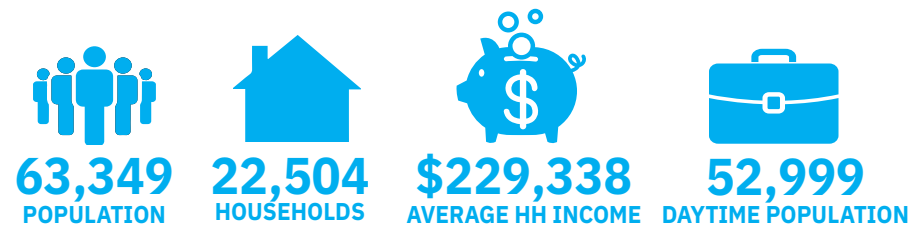


Average Daily Traffic

15,681 Kinderkamack Rd

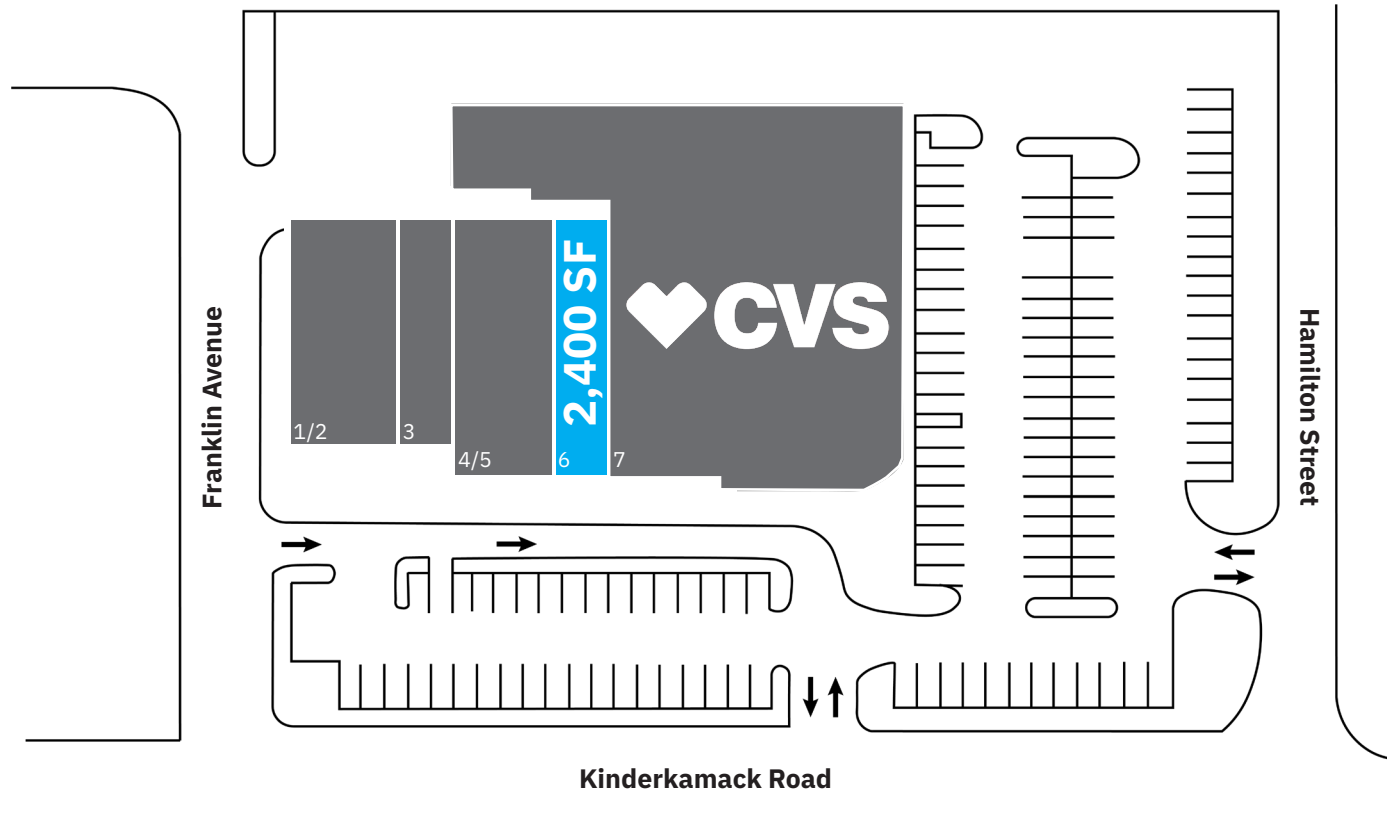
Demographics

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 |



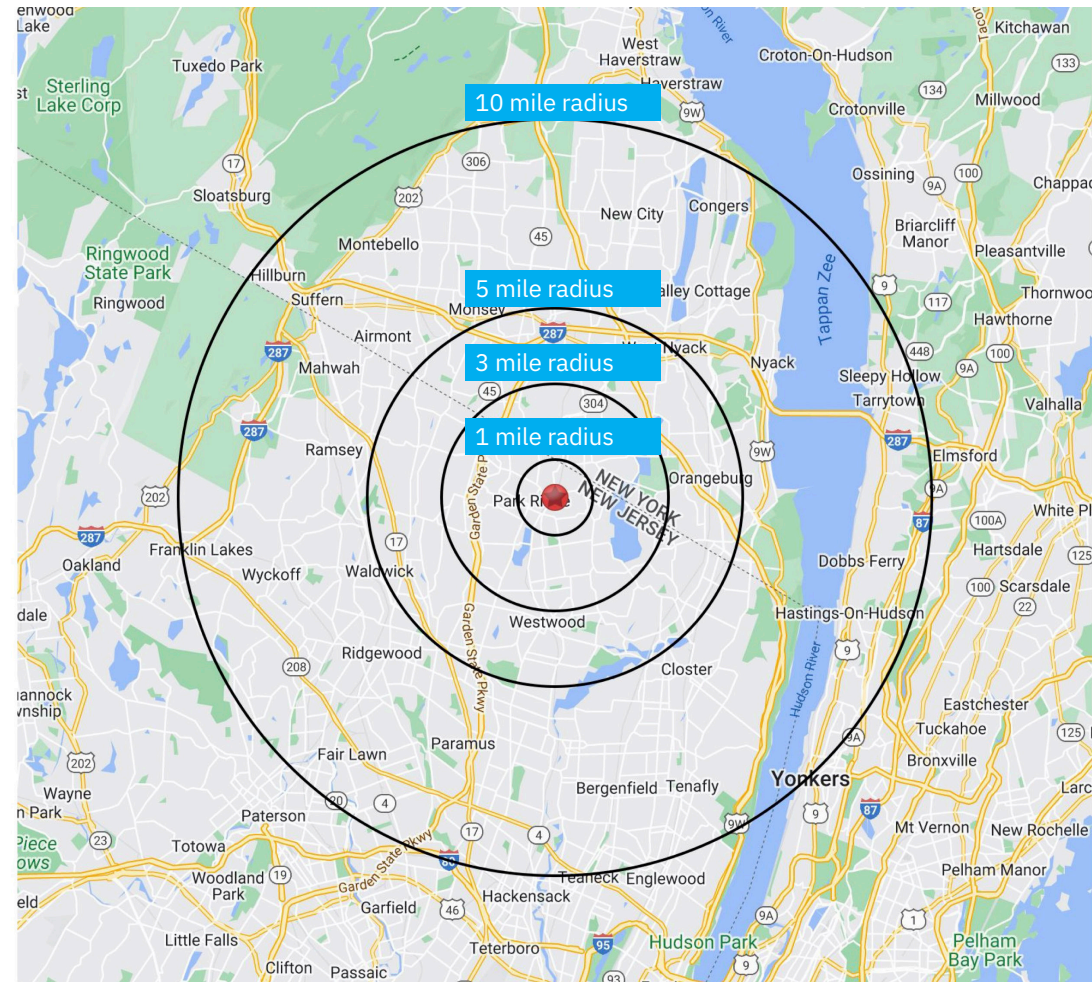
CVS Center

20 SOUTH KINDERKAMACK ROAD | MONTVALE, NJ 07645

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 |

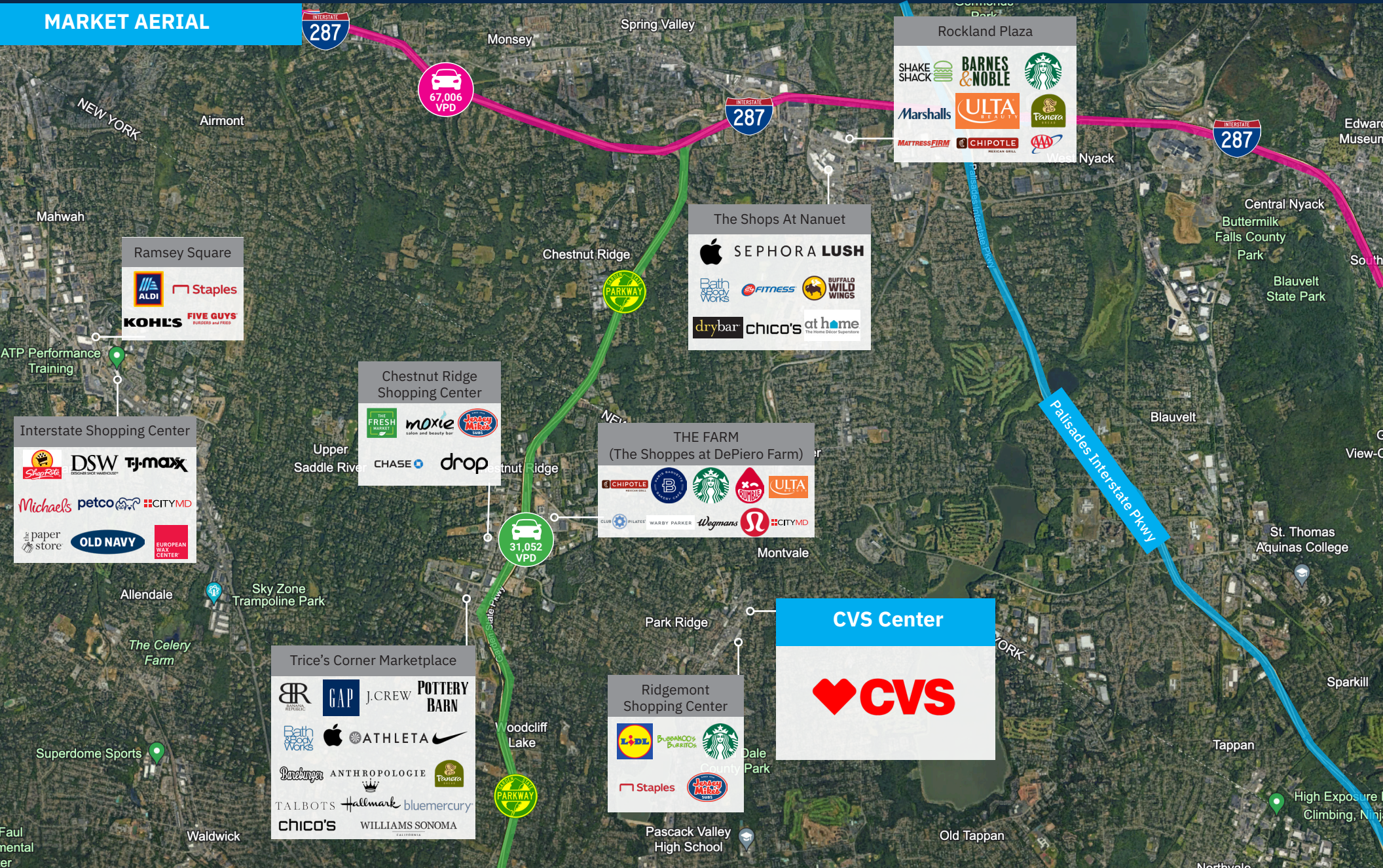
Source: sitesusa.com



CVS Center

20 SOUTH KINDERKAMACK ROAD | MONTVALE, NJ 07645

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

NICOLE ANDEROCCHI

Leasing Representative

t. 908.226.5296 m. 610.290.6066

nanderocci@levinmgt.com



Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

levinmgt.com | 70 YEARS