

CVS Center

20 SOUTH KINDERKAMACK ROAD | MONTVALE, NJ 07645

LEVIN
MANAGEMENT



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

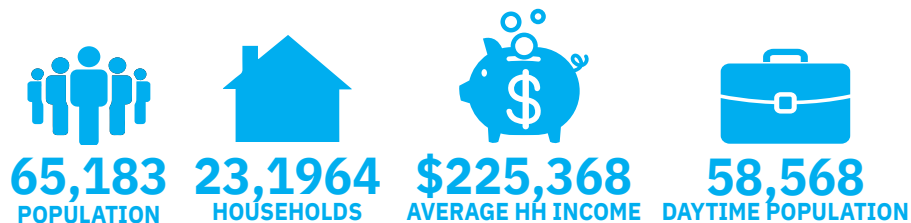


Average Daily Traffic

15,681 Kinderkamack Rd

Demographics

3-mile radius

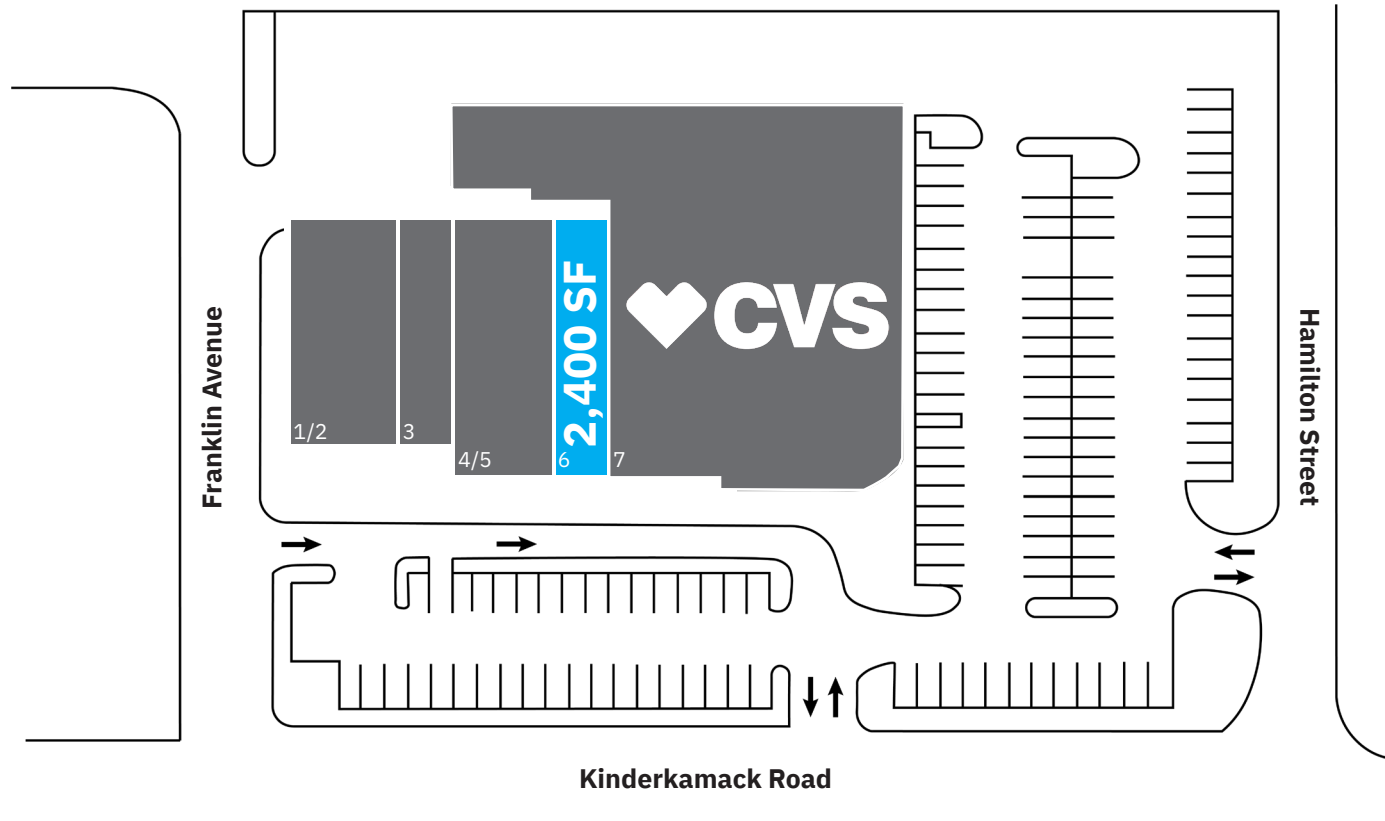


Source: sitesusa.com

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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

■	LEASE PENDING
■	LEASED
■	AVAILABLE

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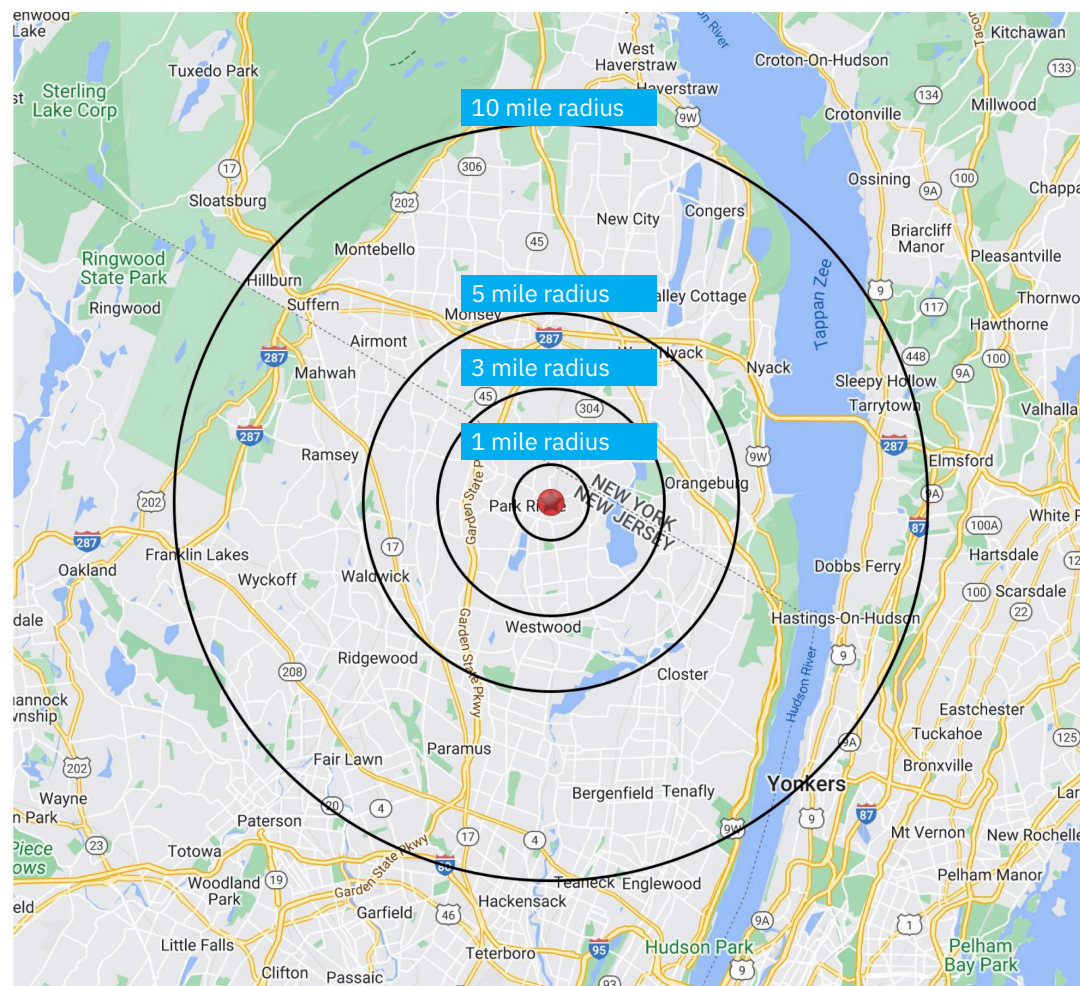
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,076	65,183	193,173
Households	4,440	23,196	65,562
Average Household Income	\$211,390	\$225,368	\$223,411
Projected Average Household Income (2030)	\$207,058	\$221,707	\$220,575
Median Household Income	\$192,956	\$186,279	\$171,831
Total Businesses	447	3,225	9,599
Total Employees	3,236	41,427	95,338
Daytime Population	11,766	58,568	173,281
Total Annual Household Expenditure	\$707.38 M	\$3.73 B	\$10.16 B
HH Income \$200K or more	1,931	10,314	26,576
College Degree + (Bachelor Degree or Higher)	5,008	27,438	75,934

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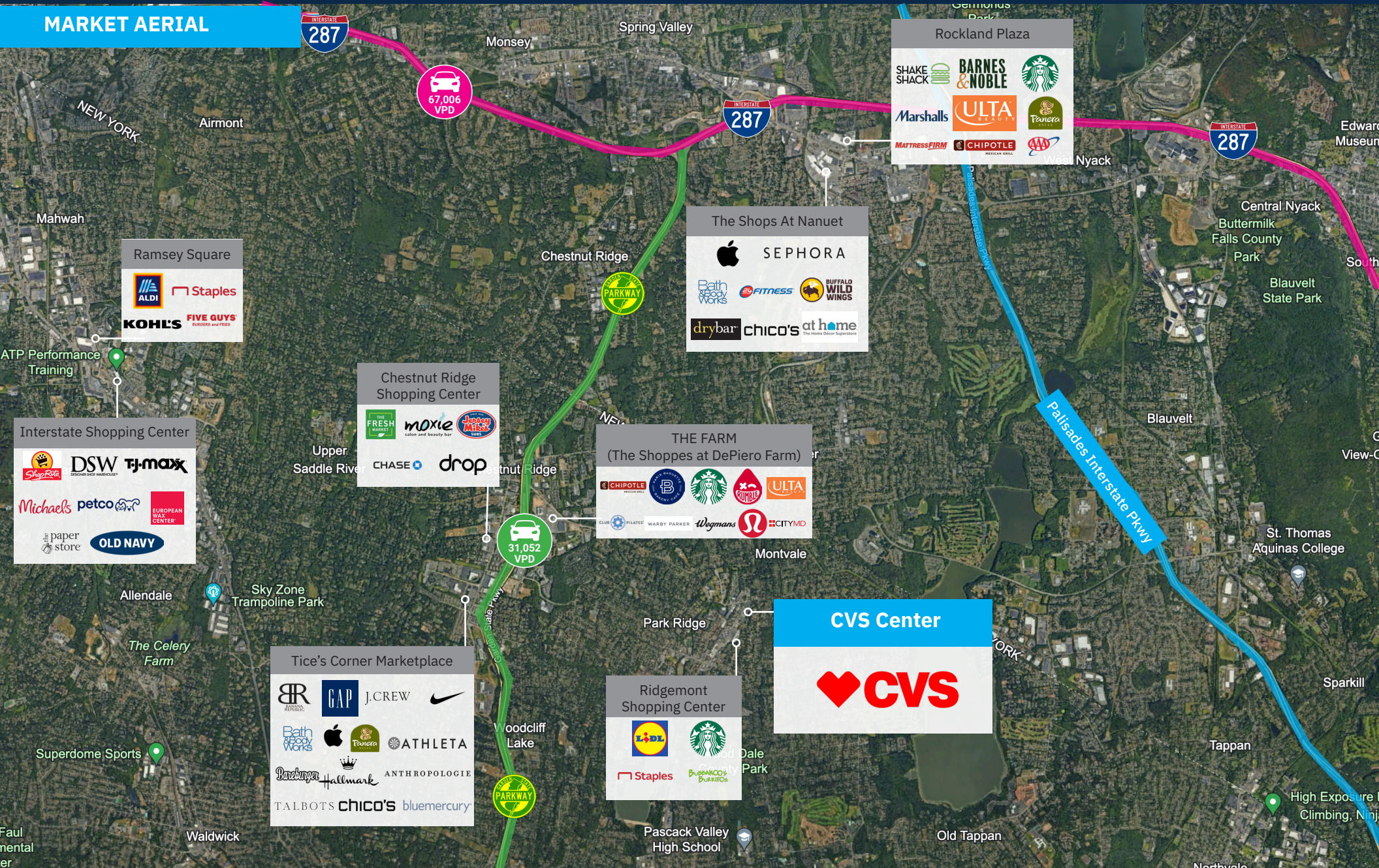


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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