



MEDICAL OFFICE

FOR LEASE

±3,000-23,000 SF MEDICAL OFFICE SUITES AVAILABLE

206 Bergen Avenue, Kearny, NJ 07032

For More Information, Contact

FRANK BRUNO | Sales Associate | fbruno@blauberg.com | 718.887.1570

CHRISTIAN BENEDETTO, JR. | Director of Business Development | cmbenedetto@blauberg.com | 973.379.6644 x118

MICHAEL F. SCHIPPER | Senior Director | mschipper@blauberg.com | 973.379.6644 x146

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | Executive Vice President | acont@blauberg.com | 973.379.6644 x131



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

Hudson Health and Wellness at Kearny is a 120,000 SF ADA compliant medical building. With recent capital improvements exceeding \$2,000,000 across the four story former West Hudson Hospital; ample covered parking this is a must see for the medical community. Space is available from 3,000-23,000 SF with ownership willing to contribute an allowance for tenant improvement. Current tenants include Alaris Health, CarePoint Health, Center for Vein Restoration, Pro Staff Physical Therapy, Sprout/Endevour House just to name a few. Suites available range in size and include a former surgical center with operating rooms and former emergency room. With the emergence of Kearny as a living destination and proximity to the major markets of Newark and Jersey City, this site offers medical professions an opportunity to take advantage of an aggressive pricing opportunity.

LOCATION DESCRIPTION

Conveniently located between Newark and Jersey City, Kearny is ideal for your next location. With over 150 years of rich history the town, under the leadership of Mayor Albert G Santos, continues to develop and grow; with recent commercial and residential developments Kearny is quickly becoming an attractive place to not only do business but to live. Since 2010, population has grown by over 10% and is anticipated to continue to grow by an additional 3.5% by 2024. This coupled densely populated surrounding areas (Harrison, Jersey City, Newark) creates the ideal marketplace and opportunity for your medical office. The location of Kearny within the northern New Jersey-New York metropolitan region presents numerous opportunities for economic development as well as convenient access to the richest markets for goods and services in the world. The Town is situated in close proximity to several major transportation routes, including the New Jersey Turnpike, Interstate 280, and U.S. Routes 1 & 9, 3, 7, 17 & 21.

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SUITES AVAILABLE

- ±3,000 SF
- ±6,000 SF
- ±8,500 SF
- ±13,000 SF
- ±23,000 SF Contiguous May Be Offered By Combining The Radiology And Surgery Center

PROPERTY HIGHLIGHTS

- Total Building: ±120,000 SF
- Parking: 361 Spots (Mostly Covered)
- Current Tenants: Alaris Health, Sprout/Endeavor House, Center for Vein Restoration, CarePoint Health, Pro Staff Physical Therapy, Invictus Pharmacy
- Comment: Backup Generator Available
- Daily Traffic Count (2018) at 11,656 (Kearny Avenue between Afton St & Bergen Ave)
- Please Call for Lease Rates

ACCESSIBILITY

- Approx. 1 Mile to I-280
- Approx. 1.4 Miles to I-95
- Approx. 2 Miles to US Highway 1 & 9
- Approx. 3.8 Miles to Garden State Parkway
- Approx. 4 Miles to Newark Liberty International Airport

Great location in an emerging market, motivated landlord, tenant improvement allowance available, additional tenant's broker override available.

Neighboring retailers and developments include CVS, Vermella Crossing, Walgreens, Seabra Foods, Bank of America, Shoprite, Kearny High School, Marshalls, Petsmart and LA Fitness.

Medical tenants include Alaris Health, CarePoint Health, Center for Vein Restoration, Pro Staff Physical Therapy, Sprout/Endeavour House.

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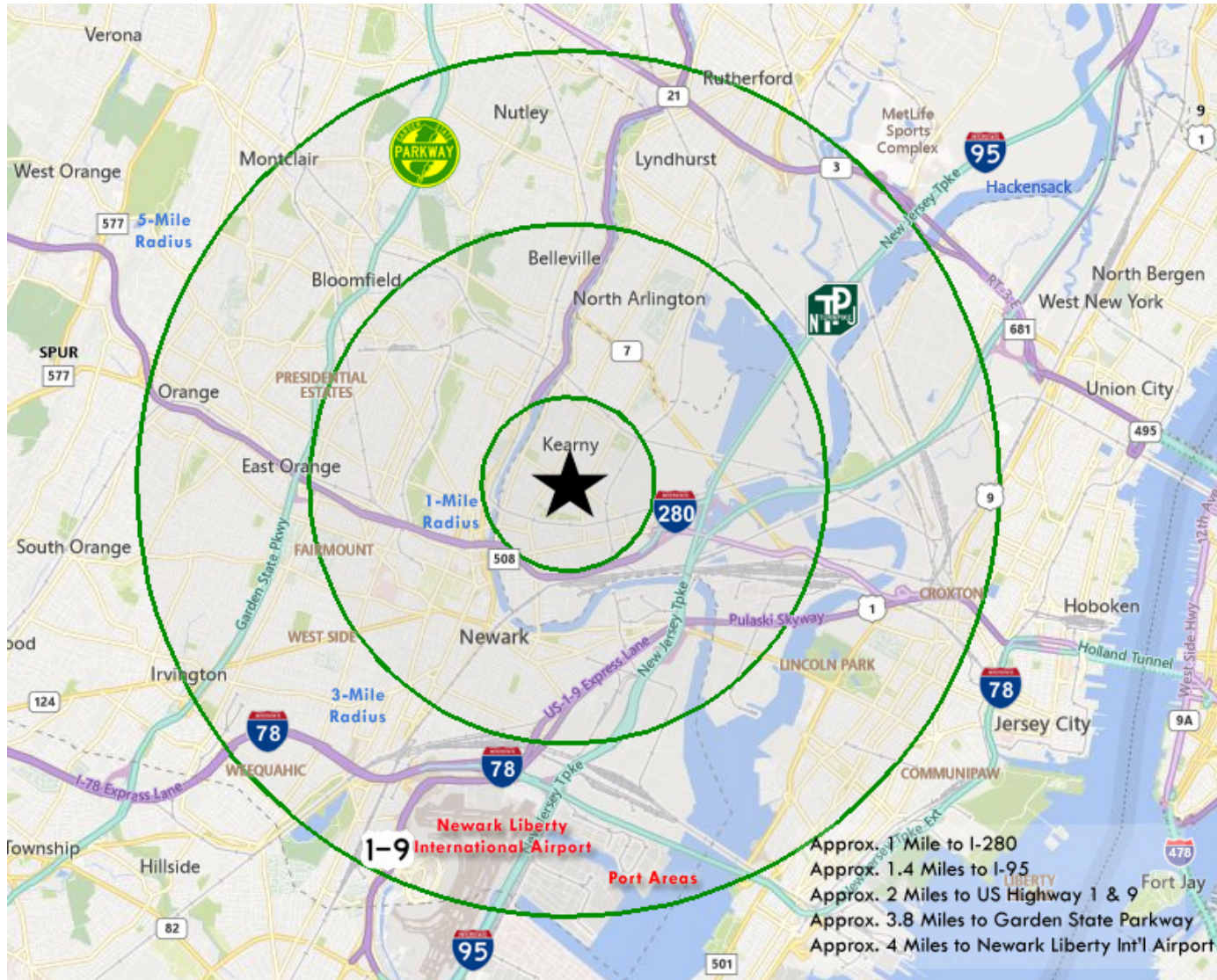
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	49,591	323,344	761,047
2019 Estimate	47,856	315,009	744,570
2010 Census	43,763	295,337	716,623
Growth 2019-2024	3.63%	2.65%	2.21%
Growth 2010-2019	9.35%	6.66%	3.90%
2019 Population Hispanic Origin	22,437	144,512	230,462
2019 Population by Race:			
White	38,863	192,436	340,068
Black	2,637	92,511	312,808
Am. Indian & Alaskan	440	3,834	6,873
Asian	4,651	16,454	64,576
Hawaiian & Pacific Island	85	629	1,263
Other	1,180	9,145	18,983
U.S. Armed Forces:	0	24	115
Households:			
2024 Projection	17,140	113,953	275,027
2019 Estimate	16,527	110,866	269,127
2010 Census	15,007	103,087	259,359
Growth 2019 - 2024	3.71%	2.78%	2.19%
Growth 2010 - 2019	10.13%	7.55%	3.77%
Owner Occupied	6,138	32,362	86,922
Renter Occupied	10,389	78,504	182,205
2019 Avg Household Income	\$77,243	\$62,141	\$69,015
2019 Med Household Income	\$59,279	\$44,444	\$48,372
2019 Households by Household Inc:			
<\$25,000	2,831	34,328	78,415
\$25,000 - \$50,000	3,887	25,693	59,273
\$50,000 - \$75,000	3,488	18,295	42,656
\$75,000 - \$100,000	2,065	11,687	29,123
\$100,000 - \$125,000	1,553	8,653	21,777
\$125,000 - \$150,000	903	4,238	11,889
\$150,000 - \$200,000	1,226	5,024	14,297
\$200,000+	575	2,947	11,697

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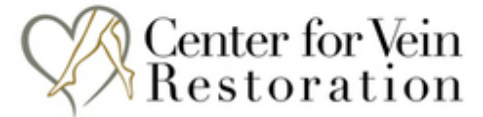
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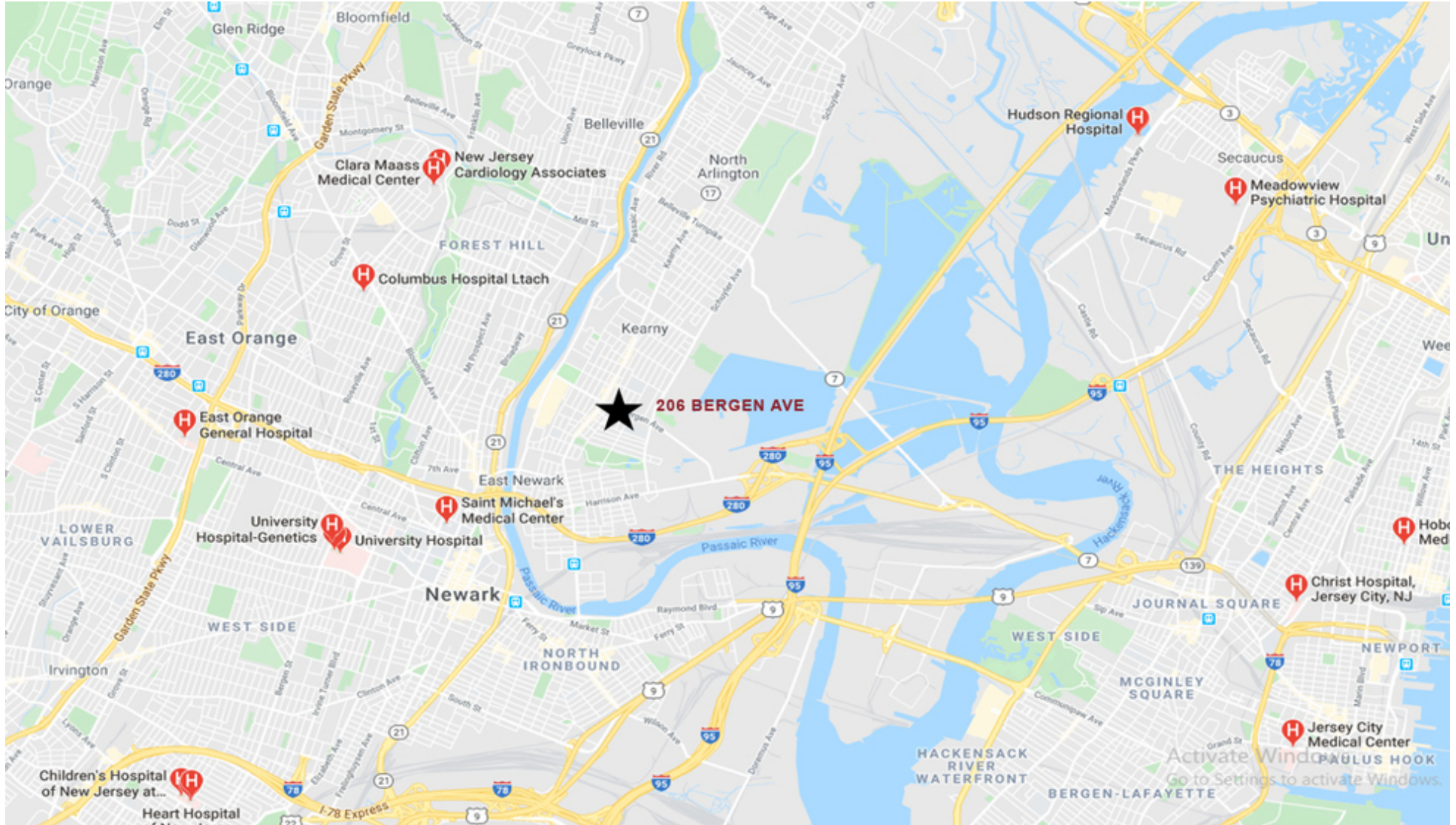
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FRANK BRUNO

Sales Associate

718.887.1570

fbruno@blauberg.com



CHRISTIAN BENEDETTO, JR.

Director of Business Development

732.241.8887

cmbenedetto@blauberg.com



MICHAEL F. SCHIPPER

Senior Director

973.936.4173

mschipper@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, S

Executive Vice President

973.432.1648

aconte@blauberg.com



For More Information, Contact

FRANK BRUNO | Sales Associate | fbruno@blauberg.com | 718.887.1570

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