



For Sale

Property information

- Big box opportunity at the Kearny KMart location
- Store is still operating
- GLA: 229,833 SF on +8 acres
- 833 car parking spaces
- No use restrictions per lease
- No operations or go dark clause
- Has garden center
- Options thru 2056
- Located in the C-1 zone
- Co-tenants include ShopRite, BJ's Wholesale Club and LA Fitness

90,075 SF

200 Passaic Avenue
Kearny, NJ

Marta Villa
Senior Vice President
+1 973 829 4782
marta.villa@am.jll.com

jllretail.com



Asking price

- Upon request
- Taxes: \$3.82 PSF

Traffic counts

- Passaic Avenue: 14,354 VPD
- Route 21: 68,868 VPD



Demographics



Median Household
Income



Employees



Number of
Businesses

1-mile	70,296	\$51,964	13,462	1,378
3-mile	354,005	\$50,512	182,532	9,960
5-mile	717,874	\$55,026	302,832	20,380