

361 KEARNY ST
KEARNY, NJ

OFFERING MEMORANDUM

COMMERCIAL PROPERTY



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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

This prime mixed-use investment in Kearny consists of **two contiguous parcels** totaling 10,600 SF along the town's main commercial corridor. The front lot features 4,500 SF retail building, currently an owner occupied liquor store, zoned C-3 for mixed-use redevelopment up to three stories. The rear lot, zoned R-3, offers 24 leased parking spaces generating \$250/spot. With dual access, steady income, and redevelopment potential, this is a strong value-add investment opportunity.

PROPERTY ADDRESS	361 KEARNY AVE
SQUARE FEET	4,500
LOT SIZE (SF)	10,600
LOT / BLOCK	57 / 14 & 2
ASKING PRICE	\$1,800,000
TENANT	LIQUOR STATION (OWNER OCCUPIED)
CAP RATE	4.8%* / 6.5% *OWNER OCCUANT



361 KEARNY AVE



PROPERTY SUMMARY

Prime Mixed-Use Investment with Redevelopment Potential
Positioned along Kearny's active main corridor, this distinctive mixed-use property encompasses **two contiguous parcels totaling approximately 10,600 SF**, offering strong in-place income and exceptional long-term development potential.

The front parcel, 361 Kearny Ave, features a 2,340 SF commercial building currently leased to a successful liquor store operator. The space includes 14-foot ceilings and a full 2,100 SF basement, providing roughly 4,500 SF of total usable area. Zoned C-3 (General Commercial District), the site allows for mixed-use redevelopment up to three stories—ideal for adding residential units above ground-floor retail in one of Hudson County's fastest-growing markets.

The rear parcel, 328-332 Maple St, is accessible from a quiet residential street. It consists of a 7,500 SF paved parking lot with 24 spaces, of which 19 are currently leased at \$200-\$300 per month per space, generating \$4,200 in monthly income (\$50,400 annually). The commercial unit offers additional potential retail income of approximately \$6,000 per month.

With dual street access, flexible zoning, established tenancy, and strong cash flow, this property presents a rare opportunity to acquire a high-performing asset with meaningful value-add potential in the heart of Kearny's evolving commercial district.

HIGHLIGHTS

- PRIME LOCATION ON MAIN CORRIDOR
- 2 ADJOINED LOTS / 2 STREAMS OF REVENUE
- STRONG DEVELOPMENT POTENTIAL FOR APARTMENTS OVER RETAIL
- ALL NEW HVAC (2023)
- FULL BASEMENT WITH HIGH CEILINGS
- 24 PARKING SPACES OF WHICH 19 RENTED WITH WAITLIST @ LOWER THAN MARKET RENTAL RATES
- INCOME POTENTIAL FOR EXISTING RETAIL \$72,000/YR @ MARKET RATE
- PERFECT FOR OWNER OPERATOR OR INVESTOR



02

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL

EXPENSES

FINANCIAL SUMMARY

RENT ROLL

	TYPE	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
UNIT #1	PARKING	N/A	MULTI	\$4,200	\$5150
UNIT #2	RETAIL	4000	OWNER	\$4,500	\$6000
			ANNUAL	\$104,000	\$134,340

OPERATING EXPENSES

	CURRENT	2026
Snow Removal	\$250	\$275
Subtotal Operating Expenses	\$250	\$275

NON-OPERATING EXPENSES

	CURRENT	2026
Property Tax (361 Kearny)	\$8895	\$9073
Property Taxes (328-332 Maple)	\$6021	\$6141
Insurance	\$5000	\$5100
Subtotal Non-Operating Expenses	\$20,016	\$20,314

TOTAL EXPENSES

\$20,266
\$20,589
NOI
\$83,734
\$117,321
CAP
4.7%
6.5%

03

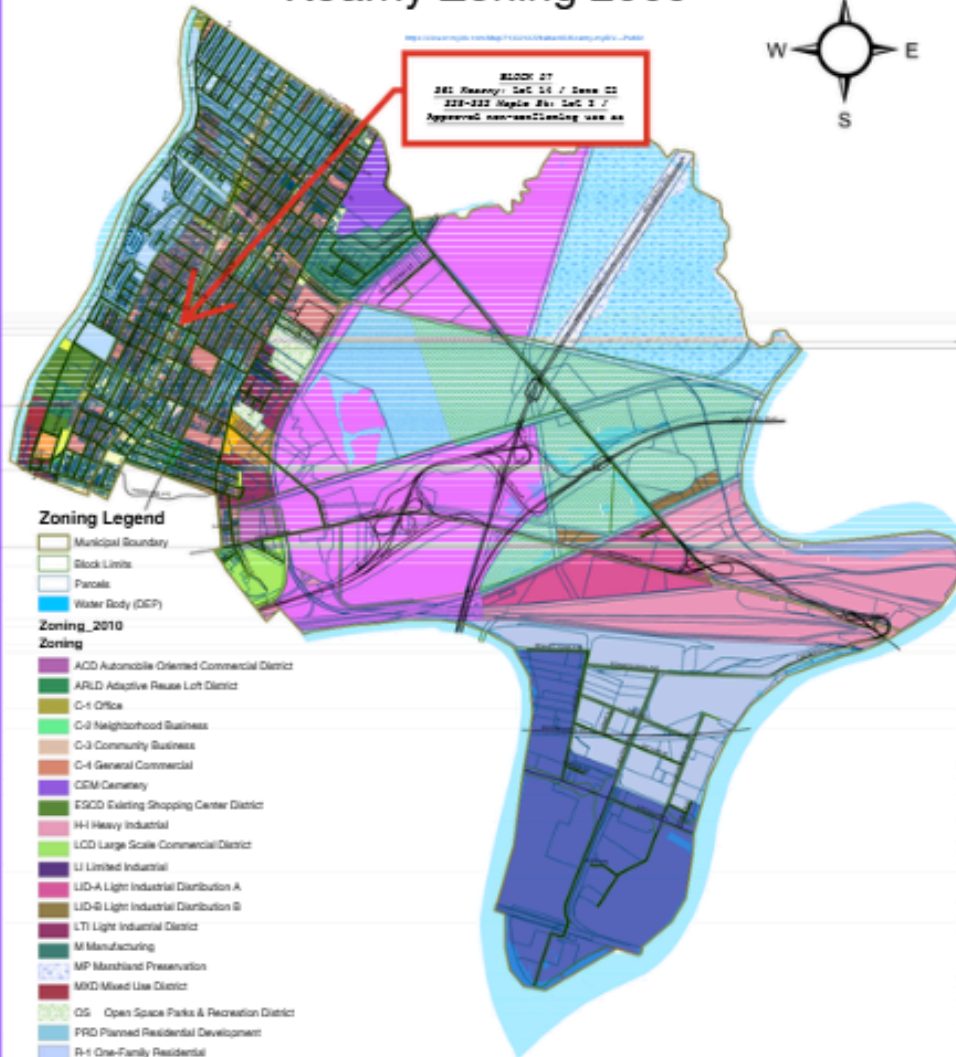
ZONING



Kearny Zoning 2009



BLOCK 57
 361 Kearny; Lot 14 / Zone C3
 328-332 Maple St; Lot 2 /
 Approved non-conforming use as



Zoning Legend

- Municipal Boundary
- Block Limits
- Parcels
- Water Body (DEP)

Zoning_2010

- ACD Automobile Oriented Commercial District
- ARD Adaptive Reuse Loft District
- C-1 Office
- C-2 Neighborhood Business
- C-3 Community Business
- C-4 General Commercial
- CCM Cemetery
- ESCD Existing Shopping Center District
- IH Heavy Industrial
- LCD Large Scale Commercial District
- LI Limited Industrial
- LID-A Light Industrial Distribution A
- LID-B Light Industrial Distribution B
- LTI Light Industrial District
- M Manufacturing
- MP Mainland Preservation
- MWD Mixed Use District
- OS Open Space Parks & Recreation District
- PRD Planned Residential Development
- R-1 One-Family Residential
- R-2 One & Two Family Residential
- R-2B One & Two Family Residential / Hospital
- R-3 Multi-Family Residential
- R-A Redevelopment Area
- RD Residential District
- RDP Research Distribution Park
- SK-N South Kearny Industrial North
- SK-S South Kearny Industrial South
- SOC Street Oriented Commercial District
- SU-1 Special Use 1
- SU-2 Special Use 2

1 inch = 0.21 miles

361 Kearny Ave + 328-332 Maple St



361 Kearny Ave: Blk 57 / Lot 14 / Zone C-3
 328-332 Maple S: Blk 57 / Lot 2 / Zone R-3

ZONING
 38 Attachment 1
SCHEDULE I
 Schedule of District Use Regulations
 Town of Kearny
 [Amended 6-23-2020 by Ord. No. 2020-12]

KEARNY CODE

Zone	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-1 and R-1M Single-Family Residential	1. Single-family detached dwelling. 2. Municipal recreation buildings, parks, playgrounds. 3. Public buildings, libraries, public museums, memorial buildings, public fire stations.	1. Private garage subject to subsection 38-7.6. 2. Signs subject to subsection 38-6.8. 3. Home occupations subject to subsection 38-6.2e. 4. Accessory uses customarily incidental to a permitted principal use. 5. Permanent swimming pools subject to subsection 38-6.2c. 6. Satellite dish antennas subject to this chapter.	1. Essential services subject to subsection 38-6.6f. 2. Churches and other places of worship, including parish. 3. Public and private day schools not operated for profit, subject to subsection 38-6.6k.
R-2 Single and Two-Family Residential	1. Any R-1 zone permitted principal use under the same conditions as prescribed therein. 2. Two-family dwelling unit. 3. Any multifamily dwellings devoted exclusively for the housing of persons ages 62 and over and handicapped persons, and which meets the eligibility guidelines set forth by the Department of Housing and Urban Development in regulations pertaining to the 202 Section 8 program as amended and supplemented.	1. Any R-1 permitted accessory use under the same conditions as prescribed therein.	1. Any R-1 conditional use under the same conditions as prescribed therein.

Zone	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-2B	1. Any R-2 Zone permitted principal use under the same conditions as prescribed therein. 2. Community hospitals including training schools for professional personnel, ambulatory care facilities, parking lots, including multi-level parking structures, nursing home facilities, and housing facilities for professional trainees and personnel. It shall not include facilities for the care, treatment or housing of mental or drug abuse patients.	1. Any R-2 permitted accessory use under the same conditions as prescribed therein. 2. Community hospital related facilities.	
R-3 Multi-Family Residential	1. Any R-2 Zone permitted principal use under the same conditions as prescribed therein. 2. Garden apartment subject to Schedule III. 3. Multi-family dwellings subject to Schedule II. 4. Townhouses subject to subsection 38-6.1k.	1. Any R-2 permitted accessory use under the same conditions as prescribed therein.	1. Any R-2 conditional use under the same conditions as prescribed therein. 2. Clubs, lodges, social and community center buildings subject to subsection 38-6.6e. 3. Antenna, subject to subsection 38-6.6m.

ZONING

Zone	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-3 Community Business	<p>Any R-3 permitted principal use under the same conditions as prescribed therein.</p> <p>Any C-2 permitted principal use under the same conditions as prescribed therein.</p> <p>Auto supply sales.</p> <p>Appliance stores.</p> <p>Automobile sales and service, new and used vehicles subject to subsection 38-6.1b.</p> <p>Banks, other financial institutions.</p> <p>Building supply stores.</p> <p>Carpet or rug cleaning subject to subsection 38-6.1a.</p> <p>Commercial, parking lot or public garage subject to subsection 38-6.1f.</p> <p>Dance studio.</p> <p>Department stores.</p> <p>Dry goods and variety stores.</p> <p>Electrical repairs and sales stores.</p> <p>Furniture repair, woodworking and custom upholstery.</p> <p>Furniture stores.</p> <p>Garden supply stores.</p> <p>Hobby and craft stores.</p> <p>Movie theaters, bowling alleys, skating rinks, billiard or pool parlors.</p> <p>Newspaper or job printing subject to subsection 38-6.1i.</p> <p>Pet shops.</p> <p>Planned commercial development. (See subsection 38-6.10.)</p> <p>Public utility buildings and telephone exchange buildings.</p> <p>Wearing apparel shops.</p>	<p>1.Any R-3 permitted accessory use under the same conditions as prescribed therein.</p> <p>2.Any C-2 permitted accessory use under the same conditions as prescribed therein.</p>	<p>1.Any R-3 conditional use under the same conditions as prescribed therein.</p> <p>2.Any C-2 conditional uses under the same conditions as prescribed therein.</p> <p>3.Planned commercial development groups subject to subsection 38-6.10b.</p> <p>4.Antenna, subject to subsection 38-6.6m.</p>

Zone	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-1 Office Zone	<p>1.Any R-2 permitted principal use under the same conditions as prescribed therein.</p> <p>2.Banks and other financial institutions.</p> <p>3.Churches, other places of worship including parish houses, Sunday school buildings, subject to subsection 38-6.1d.</p> <p>4.Offices, business and professional.</p> <p>5.Post office.</p> <p>6.Public buildings.</p> <p>7.Real estate offices.</p> <p>8.Restaurants, subject to subsection 38-6.6j.</p>	<p>1.Any R-2 permitted accessory use under the same conditions as prescribed therein.</p> <p>2.Off-street parking and loading facilities.</p> <p>3.Signs subject to subsection 38-6.8.</p> <p>4.Other accessory uses subject to subsection 38-6.3.</p>	<p>1.Any R-2 conditional use under the same conditions as prescribed therein.</p> <p>2.Antenna, subject to subsection 38-6.6m.</p>

Zone	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-2 Neighborhood Business	<p>Any C-1 permitted principal use under the same conditions as prescribed therein. Art galleries and studios, antique shops. Baker shops. Barber shops. Beauty parlors. Book and stationery stores. Butchers. Candy and confectionery. Clubs, lodges, social and community center buildings.</p> <p>Dance and exercise studios.</p> <p>Delicatessen stores.</p> <p>Drugstores.</p> <p>Dry-cleaning and laundry establishments subject to subsection 38-6.1b.</p> <p>Florist shops.</p> <p>Food and grocery stores.</p> <p>Hardware stores.</p> <p>Martial arts studios.</p> <p>Package liquor stores</p> <p>Painting, plumbing and wall paper stores.</p> <p>Photographic equipment and supply stores.</p> <p>Radio and television repair stores.</p> <p>Shoe repair stores.</p> <p>Tailors and dressmakers.</p> <p>Taxi stand and services.</p> <p>Travel agencies and offices.</p> <p>Undertakers and funeral parlors.</p>	<p>1.Any C-1 permitted accessory use under the same conditions as prescribed therein.</p> <p>2.Accessory storage within a wholly enclosed permanent structure of material goods and supplies intended for sale or consumption on the premises.</p>	<p>1.Any C-1 conditional uses under the same conditions as prescribed therein.</p> <p>2.Outdoor storage subject to subsection 38-6.6h.</p> <p>3.Service stations subject to subsection 38-6.6i.</p> <p>4.Mixed residential uses subject to subsection 38-6.6g.</p> <p>5.Billboards subject to subsection 38-6.6d.</p> <p>6.Antenna, subject to subsection 38-6.6m.</p>

04

PROPERTY PHOTOS



361 KEARNY AVE

05

AREA OVERVIEW

AREA OVERVIEW

DEMOGRAPHICS

NEARBY AMENITIES



KEARNY, NJ

Kearny is a dense Hudson County infill market located between Newark and Jersey City, offering investors stable year-round demand from a population of roughly 41,000 residents and strong household incomes. The property sits on Kearny Avenue, the town's primary Main Street commercial corridor and nexus of downtown retail activity, characterized by a mix of convenience retail, restaurants, and service tenants that generate consistent pedestrian traffic. Supported by solid demographics, ongoing municipal investment in the Kearny Avenue commercial district, and excellent regional connectivity via Routes 7, 21, 280 and the New Jersey Turnpike, the location provides a durable income profile and downside protection for neighborhood retail investors.



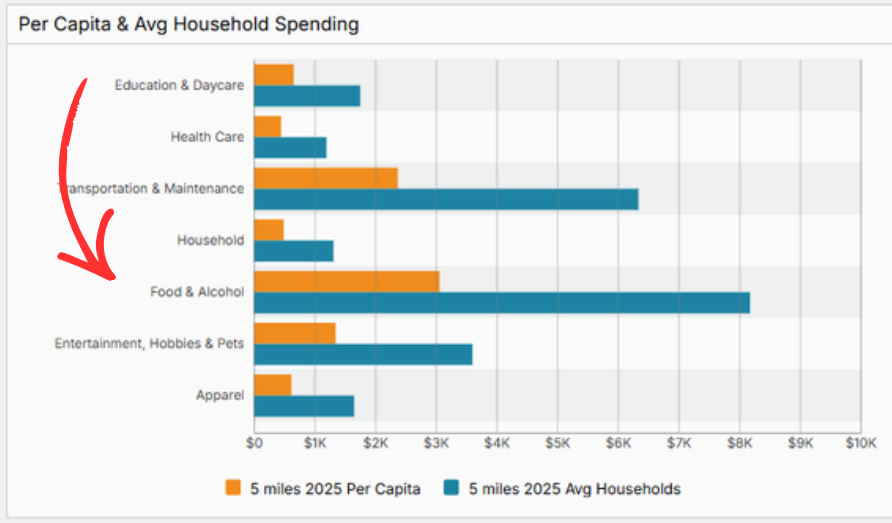
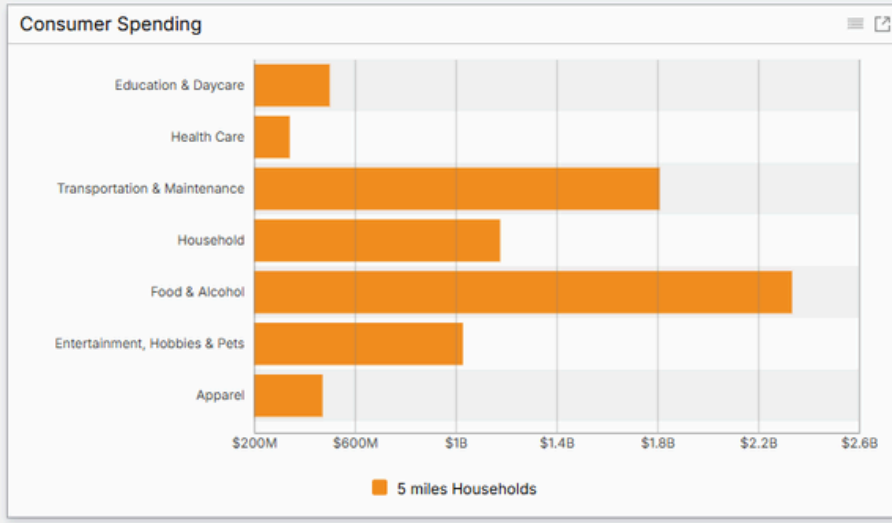
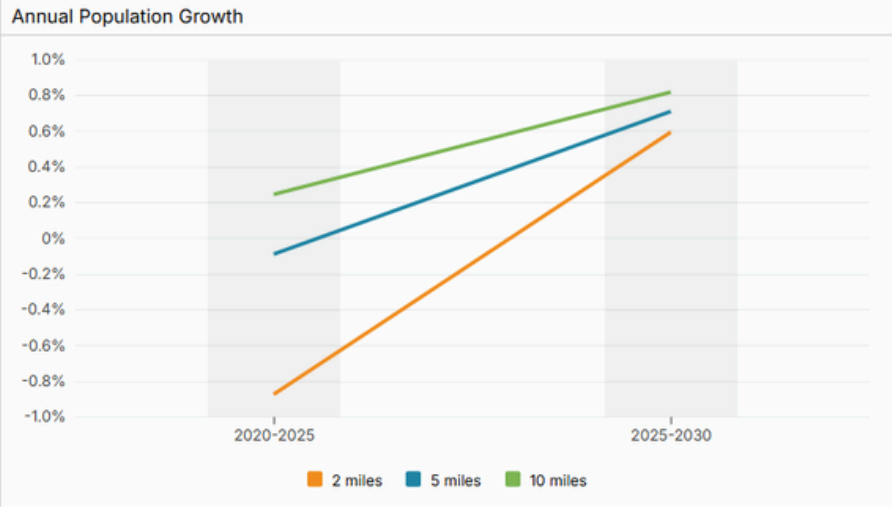
Population			
	2 miles	5 miles	10 miles
2020 Population	157,124	766,093	3,522,673
2025 Population	150,264	762,618	3,565,770
2030 Population Projection	154,706	789,634	3,711,287
Annual Growth 2020-2025	-0.9%	-0.1%	0.2%
Annual Growth 2025-2030	0.6%	0.7%	0.8%
Median Age	37.7	37.9	39.1
Bachelor's Degree or Higher	25%	29%	47%
U.S. Armed Forces	236	535	1,165

Households			
	2 miles	5 miles	10 miles
2020 Households	57,977	285,034	1,453,389
2025 Households	56,168	285,448	1,467,079
2030 Household Projection	58,134	296,472	1,533,227
Annual Growth 2020-2025	-0.5%	-0.2%	0.4%
Annual Growth 2025-2030	0.7%	0.8%	0.9%
Owner Occupied Households	14,119	87,652	523,166
Renter Occupied Households	44,015	208,820	1,010,061
Avg Household Size	2.6	2.6	2.3
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$1.4B	\$7.7B	\$46.3B

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$430,641	\$441,575	\$644,125
Median Year Built	1960	1959	1957

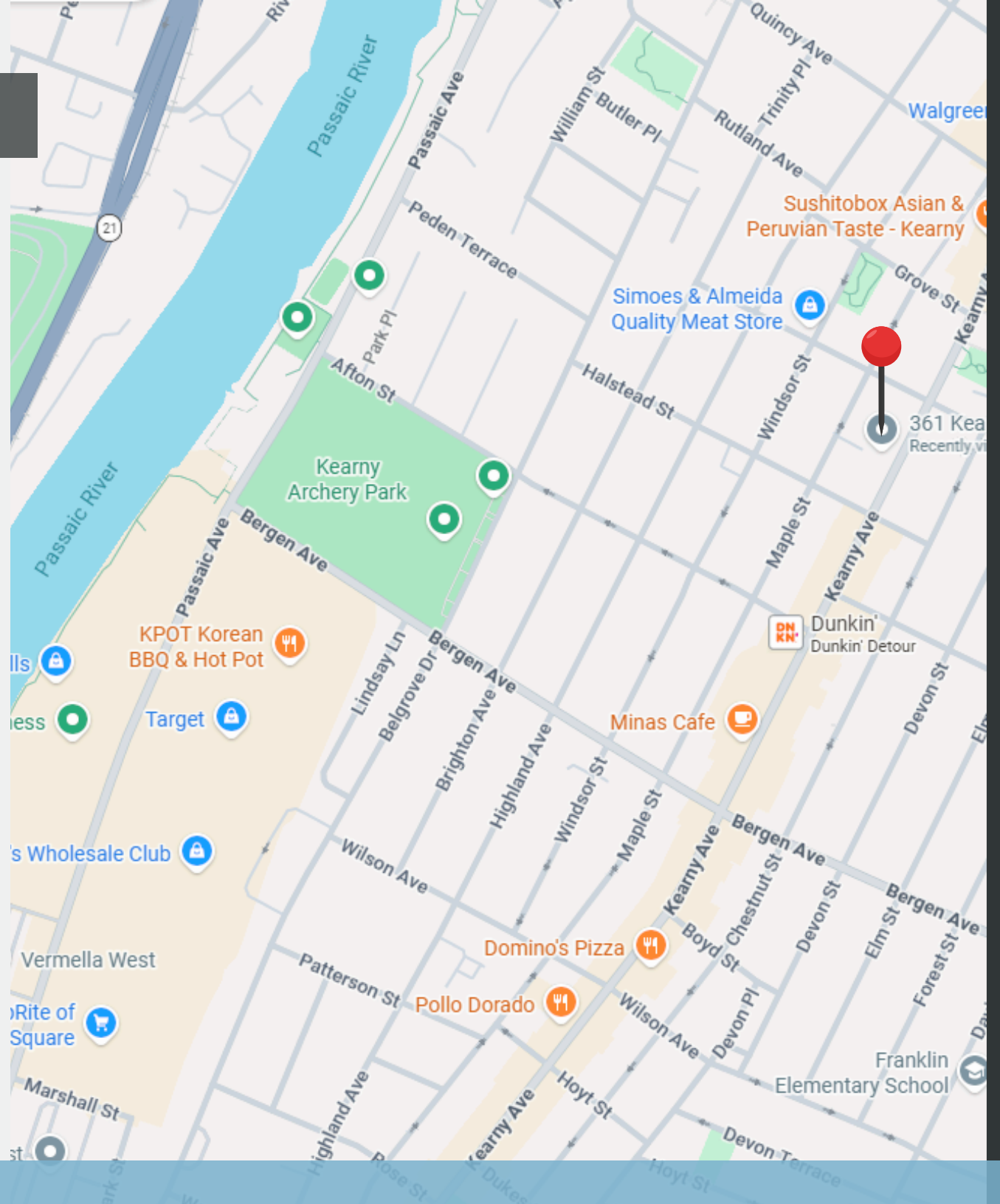
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$89,173	\$97,670	\$135,058
Median Household Income	\$67,453	\$70,340	\$99,243
< \$25,000	10,451	55,153	228,007
\$25,000 - 50,000	10,388	50,167	186,889
\$50,000 - 75,000	10,355	45,971	176,555
\$75,000 - 100,000	6,906	34,017	146,522
\$100,000 - 125,000	5,883	27,900	130,886
\$125,000 - 150,000	3,399	17,634	97,174
\$150,000 - 200,000	4,586	22,592	140,924
\$200,000+	4,200	32,015	360,122

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Kearny Avenue	Liberty St NE	10,409	2025	0.21 mi
Kearny Ave	Afton St NE	11,139	2025	0.22 mi
Belgrove Drive	-	5,963	2025	0.25 mi
Kearny Ave	Pavonia Ave NE	9,279	2025	0.27 mi
Bergen Ave	Highland Ave SE	6,887	2025	0.32 mi
Bergen Ave	Forest St SE	7,405	2025	0.35 mi
Bergen Avenue	-	8,332	2025	0.41 mi
Passaic Ave	Riverview Ct SW	9,834	2025	0.42 mi
Davis Ave	Bergen Ave NE	3,576	2025	0.45 mi
Kearny Ave	Wilson Ave NE	11,321	2025	0.46 mi



NEARBY AMENITIES

- Kearny Avenue Corridor
- Kearny Commons
- BJ's Wholesale Club
- Kearny Bank / Chase / Valley
- 24-Hour Fitness
- KPOT Korean BBQ & Hot Pot
- Shop Rite of Kearny Square
- West Hudson Park



AERIAL





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