KEARNY SQUARE

160-196 PASSAIC AVENUE | KEARNY, NJ 07032

Perform Properties

Property Details

Owned GLA
138,860 SF

Availability
0 Suites | 0 SF

Overview

- Anchored by high-performing BJ's Wholesale Club and shadow anchored by new Target and ShopRite
- Surrounded by a dense population of 383,960 within a 3-mile radius
- Highly visible from Passaic Avenue with traffic counts over 30,000 VPD
- 2,800 multi-family units are under contruction within the Greater Hudson County submarket. Approximately 1,900 units were delivered in the submarket over the past year and about 9,500 units have been added to the submarket over the past five years

Tenant Mix









For more information, contact: Sarah Jordan | 551-239-8904 | sjordan@performproperties.com

Updated September 2026

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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	71,287	50,096	25,341	$94,895	$77,068
3-MILE RADIUS	383,960	387,364	141,249	$100,310	$80,074
5-MILE RADIUS	810,495	759,477	297,708	$114,469	$89,727



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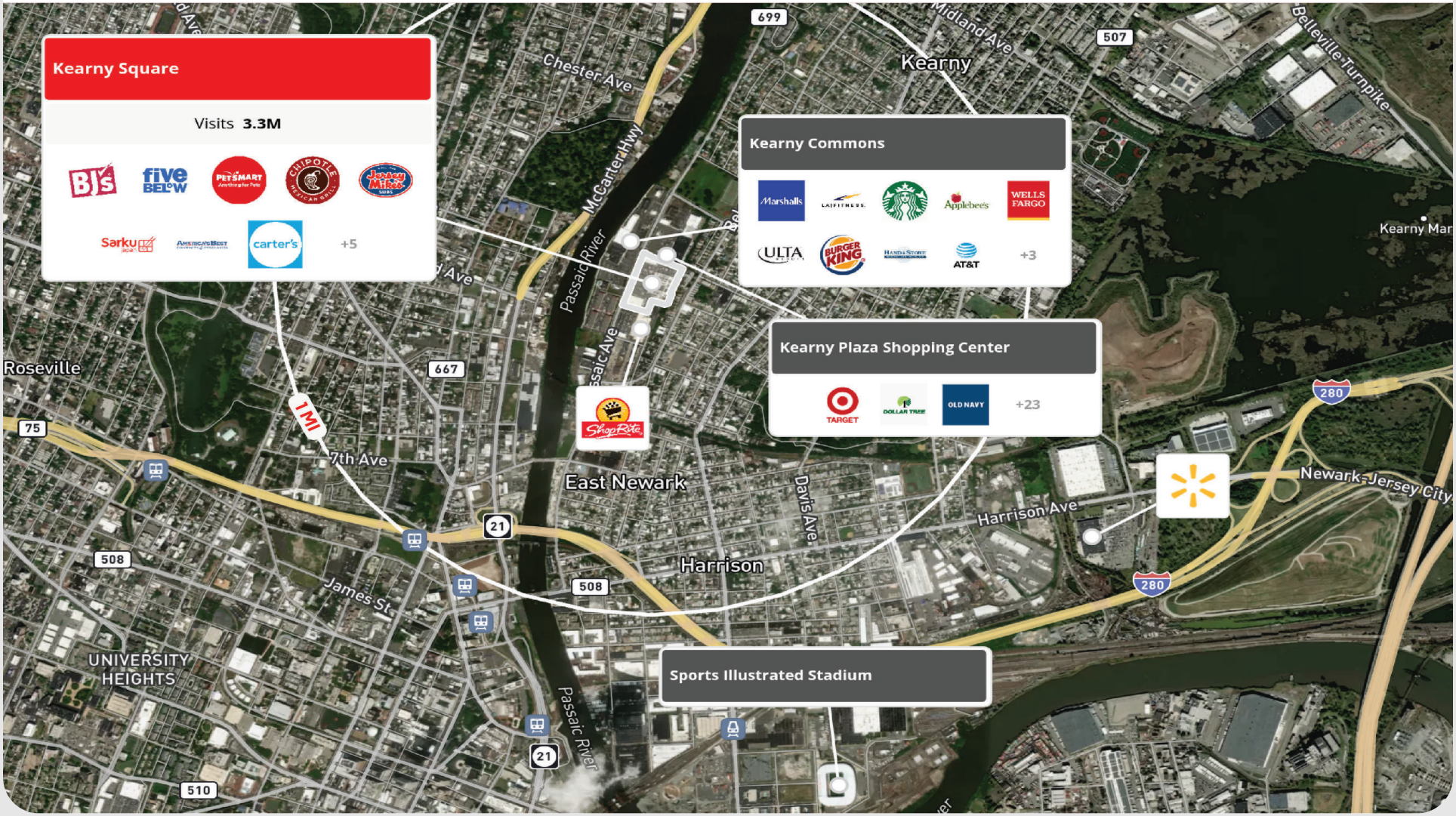
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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
B2-SUI	BJ'S WHOLESALE CLUB	87,788
B1-105	PETSMART	14,763
B1-102	FIVE BELOW	8,780
B3-103	KEARNEY PLAZA DISCOUNT LIQUORS	5,530
B1-104	CARTER'S	4,333
B1-103	OSHKOSH	3,502
B1-101	AMERICA'S BEST CONTACTS	3,352
B3-106	CHIPOTLE	2,500
B3-105	HONEYGROW	2,233
B3-101	SARKU JAPAN	2,217
B3-104	BUFFALO WILD WINGS	1,675
B3102A	JERSEY MIKE'S SUBS	1,450
B3102B	UBREAKIFIX	737

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