

## OFFICE FOR LEASE

AVAILABLE | 3,500 SF OFFICE SUITE | \$25/SF + \$5 CAM

1027 Pompton Ave, Cedar Grove, NJ 07009



### VIDEO

#### PROPERTY DESCRIPTION

Experience the epitome of Class A office space at 1027 Pompton Ave, Cedar Grove, NJ. This property boasts modern amenities and an abundance of natural light, creating an inviting and productive work environment. Designed for convenience, tenants will appreciate ample parking and easy highway access for seamless commuting.

#### PROPERTY HIGHLIGHTS

- Modern amenities, natural light, ample parking, easy highway access, professional environment, on-site dining options.

#### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,500 SF
Lot Size:	40,696 SF
Building Size:	7,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	814	3,577
Total Population	858	2,265	9,607
Average HH Income	\$170,491	\$174,528	\$184,860

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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GROSS INTERNAL AREA  
TOTAL 3,284 sq ft  
SECOND FLOOR 5,383 sq ft

GOING FORWARD, PLEASE MAKE SURE THE FOLLOWING DEFAULT AD COPY IS INCLUDED WITH EVERY SINGLE FLOOR PLAN WE DELIVER—NO EXCEPTIONS. WE MUST HAVE THE NAME OF THE PROPERTY AT THE TOP, THE SQUARE FOOTAGE AT THE BOTTOM, AND THE FOLLOWING INFORMATION INCLUDED ON EVERY FLOOR PLAN: THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY. PLEASE MAKE SURE THIS IS ADDED TO EVERY SINGLE FLOOR PLAN

GOING FORWARD

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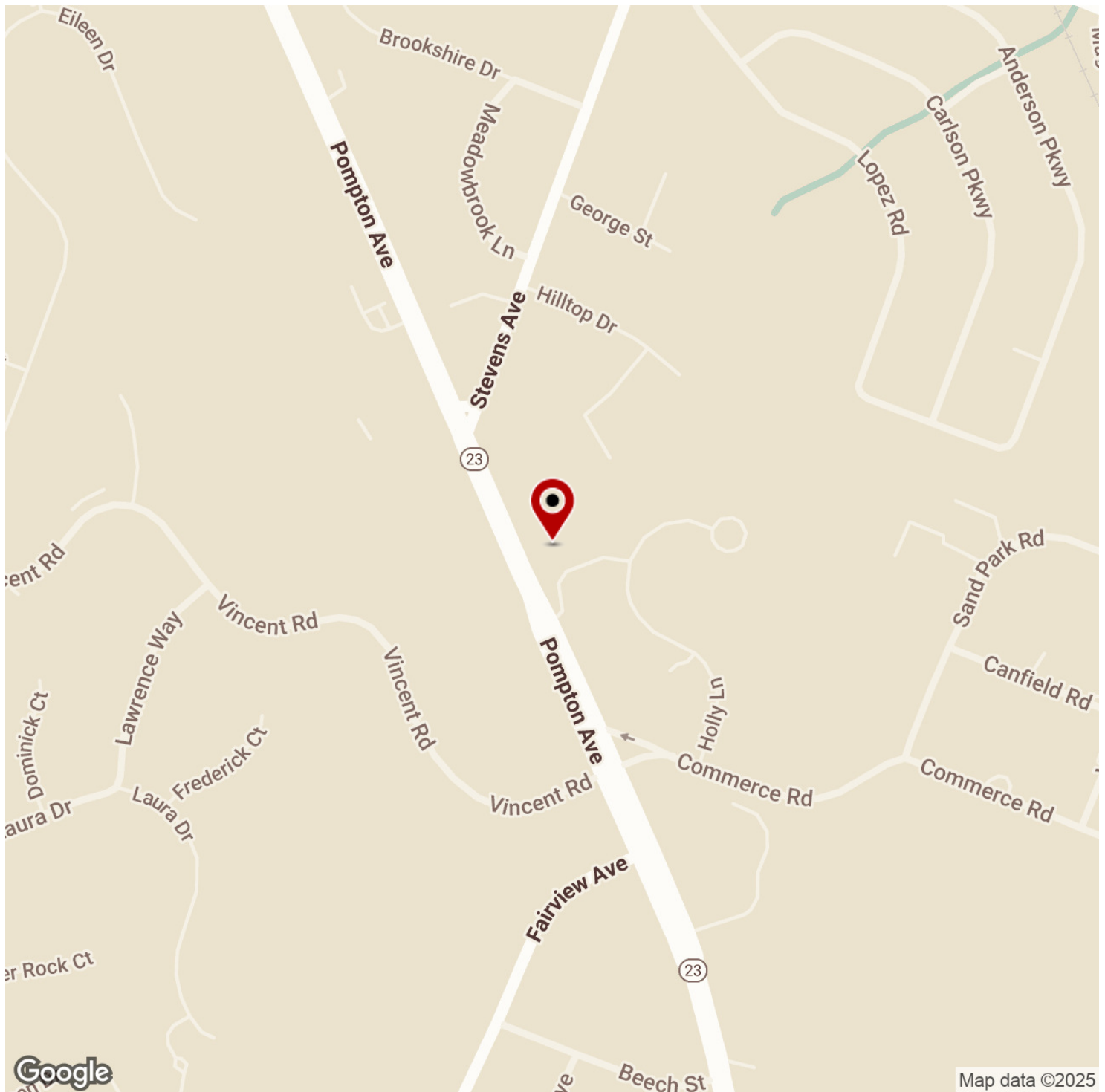
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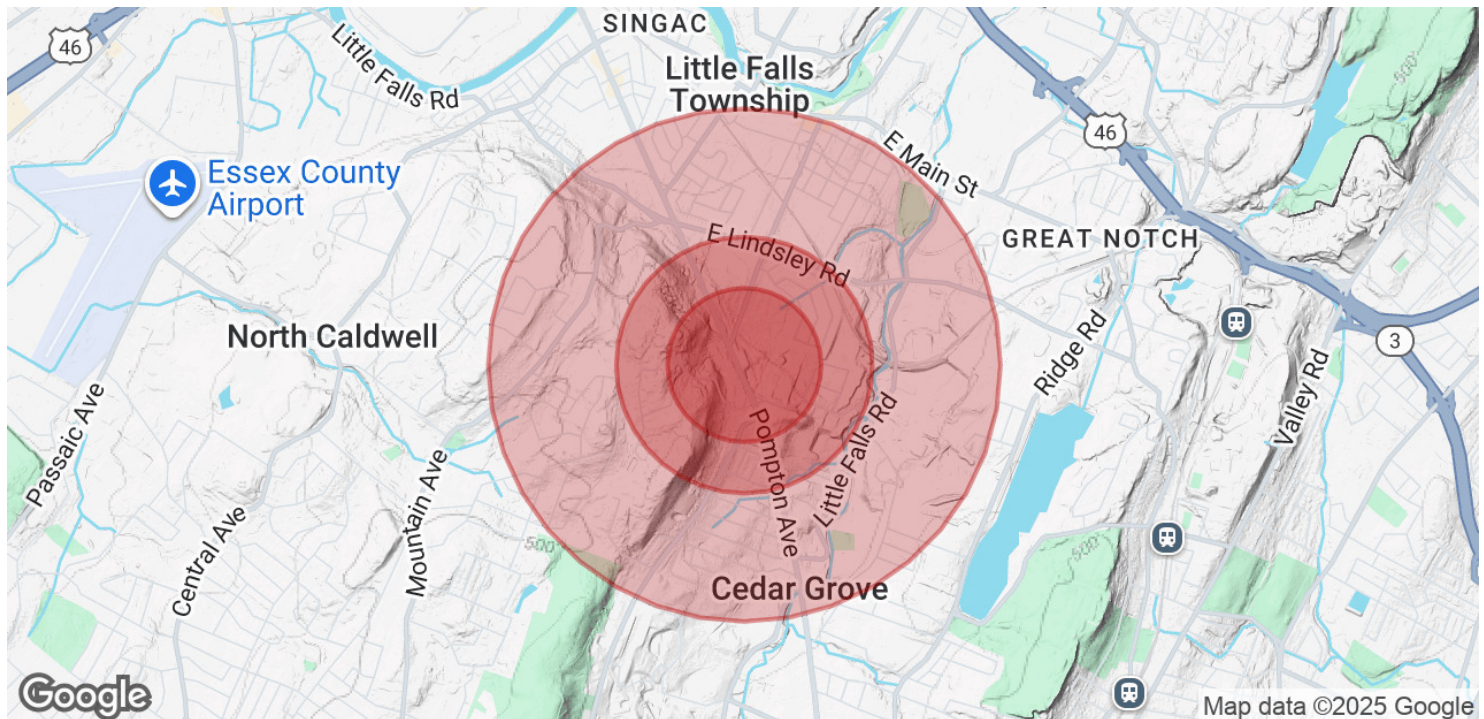
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	858	2,265	9,607
Average Age	50	48	45
Average Age (Male)	47	46	43
Average Age (Female)	52	50	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	814	3,577
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$170,491	\$174,528	\$184,860
Average House Value	\$665,643	\$679,033	\$732,620

*Demographics data derived from AlphaMap*

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