



300 SYLVAN AVE ENGLEWOOD CLIFFS, NJ 07632 | OFFICE FOR LEASE

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**INQUIRE FOR INFORMATION**

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#### LOCATION DESCRIPTION

Corner of Charlotte Place and 9W.

#### PROPERTY HIGHLIGHTS

- Property Type: Office
- Building Size: 30,000 SF
- Available Space: 3,485 SF
- Number of Floors: 3
- Ample Parking Onsite
- Asking Rent \$30.00 PSF Plus Tenant Electric

#### OFFERING SUMMARY

Available SF:	3,485 SF
Lot Size:	30,000 SF
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,323	201,688	585,966
Total Population	9,094	532,486	1,583,684
Average HH Income	\$185,735	\$91,252	\$83,813

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**ADDITIONAL  
PHOTOS**



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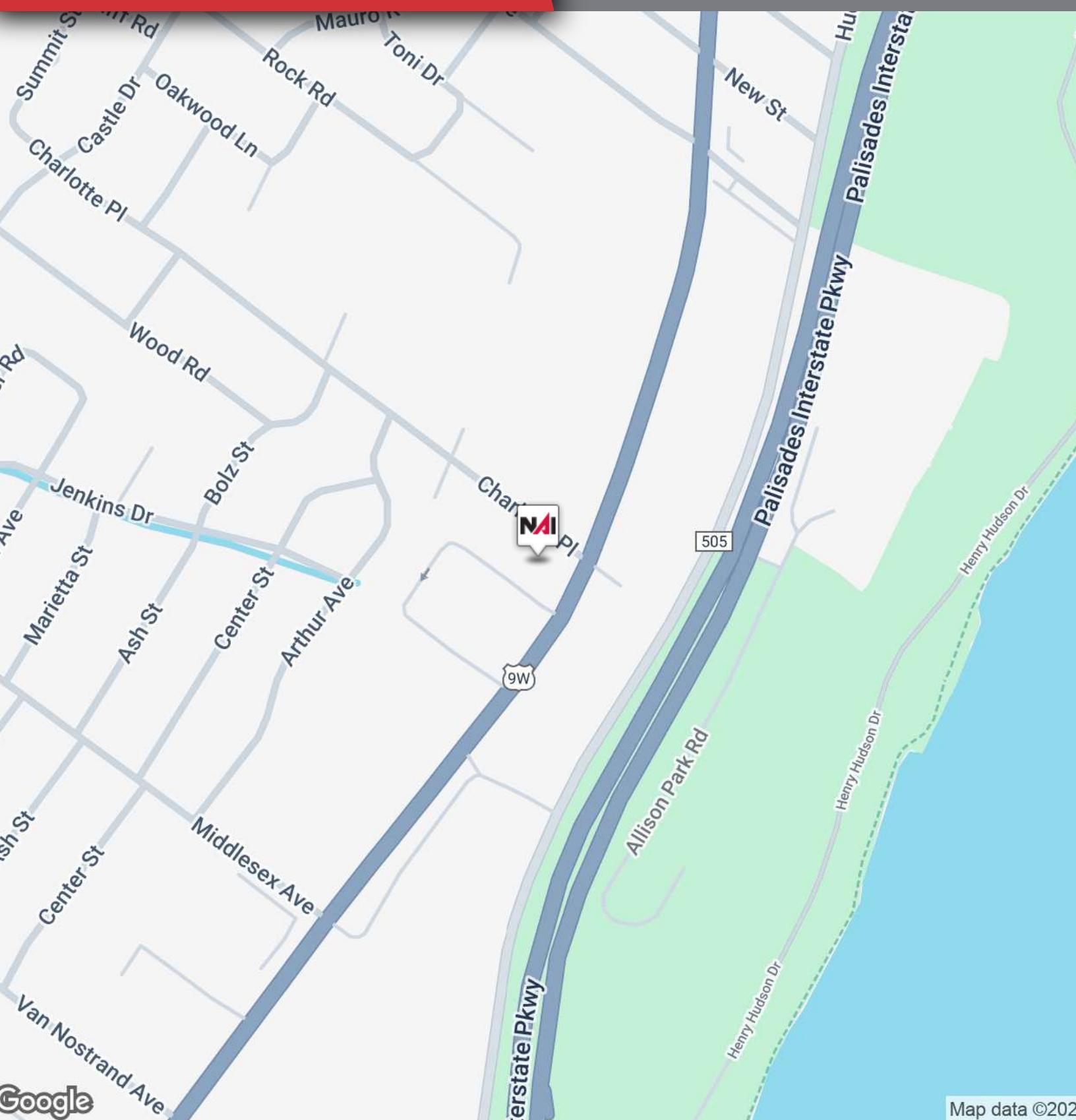
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## LOCATION MAP



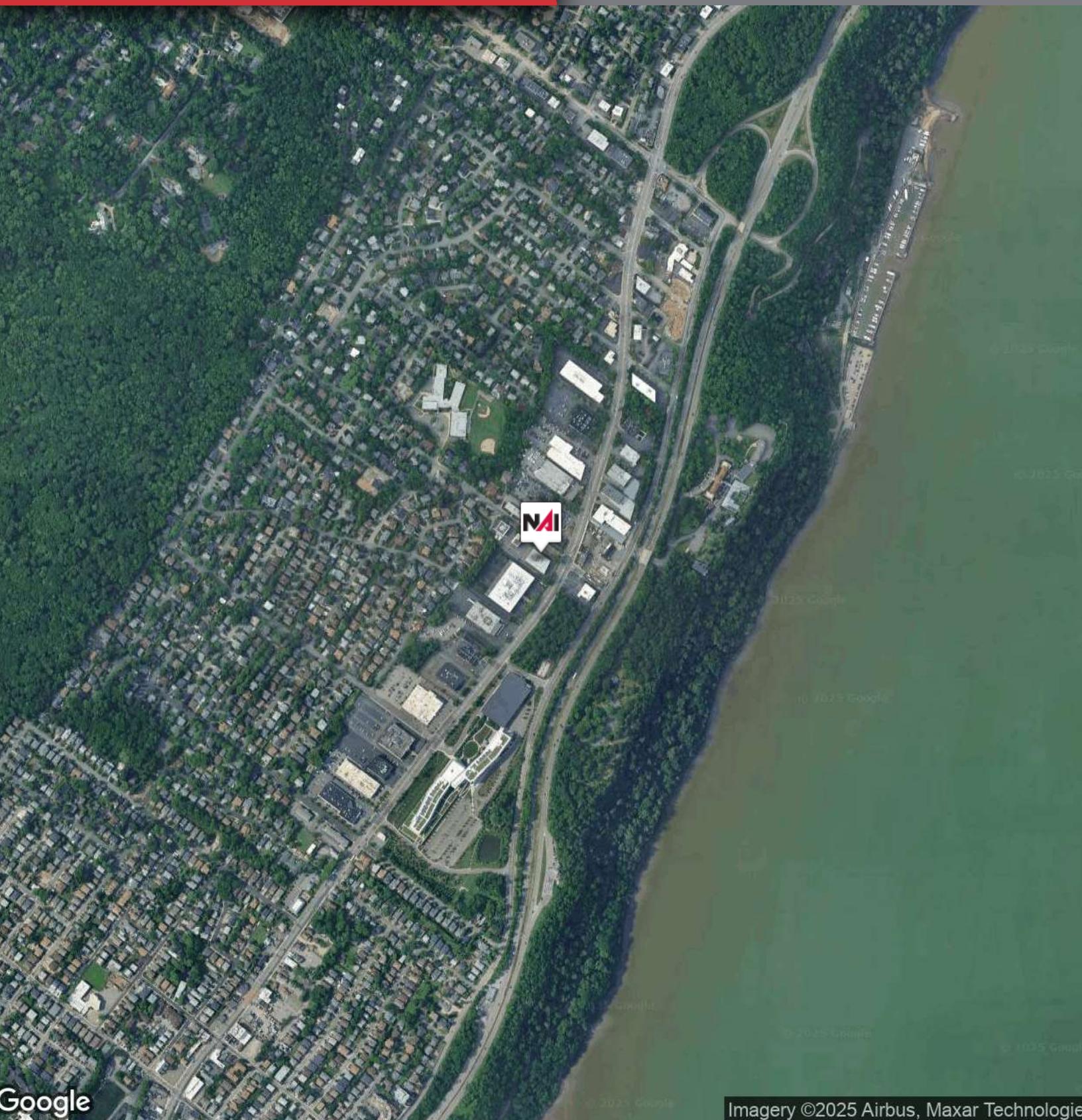
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AERIAL  
MAP



Google

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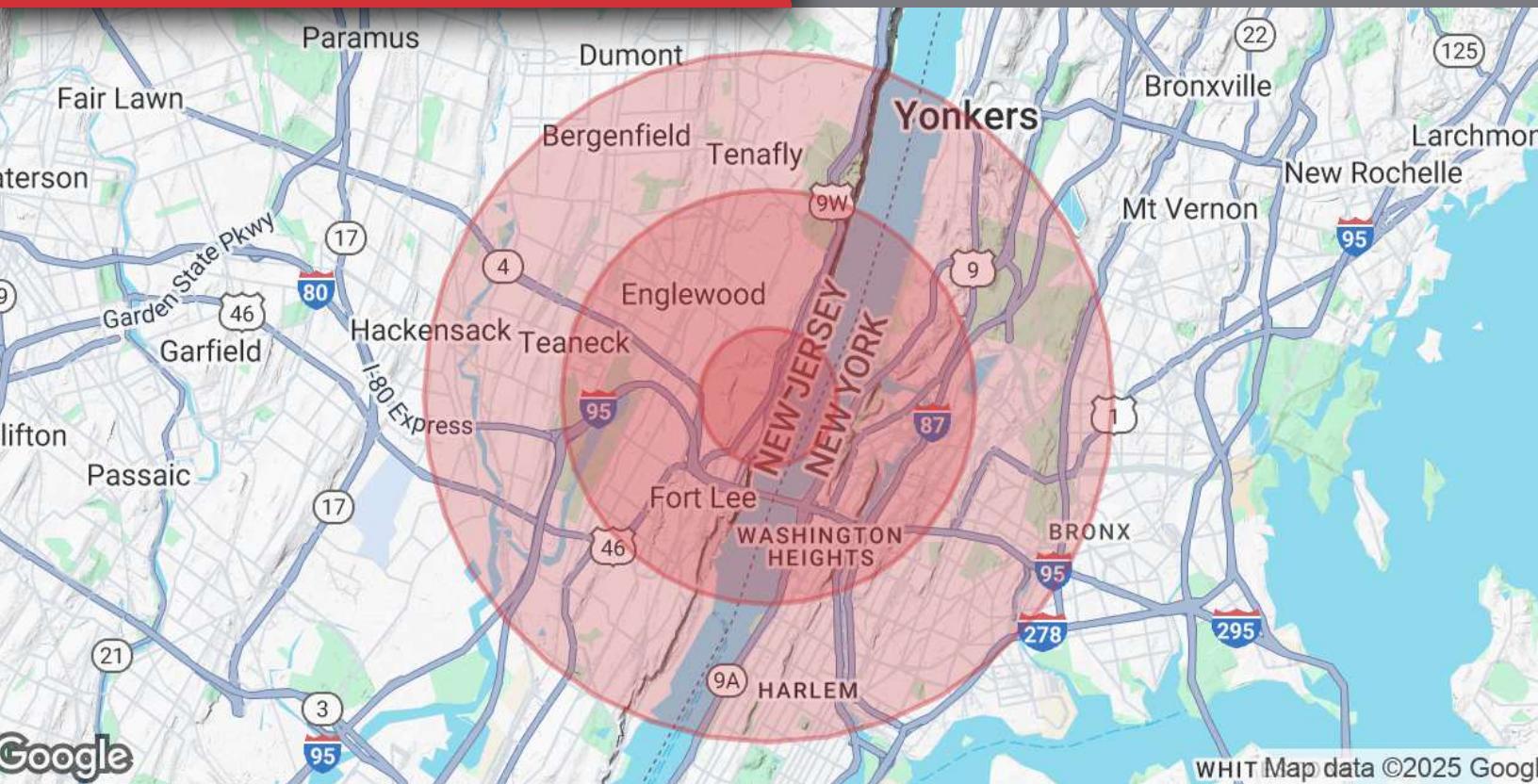
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,094	532,486	1,583,684
Average Age	44	41	39
Average Age (Male)	43	39	38
Average Age (Female)	45	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,323	201,688	585,966
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$185,735	\$91,252	\$83,813
Average House Value	\$927,035	\$583,447	\$595,424

Demographics data derived from AlphaMap