



443 NORTHFIELD AVENUE WEST ORANGE, NJ 07052

- Elevator Building totaling 19,420 +/- Sq. Ft.
- **Ground Floor Medical LEASED** 5,652 Rentable Sq. Ft.
- Second Floor Suite 1,578 Rentable Sq. Ft.
- **Second Floor Suite 202 LEASED** 1,887 Rentable Sq. Ft.
- Third Floor 2,238 Rentable Sq. Ft.
- **Third Floor Medical LEASED** 4,627 Rentable Sq. Ft.
- Possession Immediate
- **Asking Rental: Now \$27.00 Full Gross**
- Parking 61
- Zoning Office & Medical
- Convenient to GSP, NJ Turnpike, Route 10, 24, 280 and 78. Public Transportation both rail and bus close by
- Close Proximity to RWJ Barnabas Hospital, Overlook Hospital, Kessler Institute & Summit Medical Group

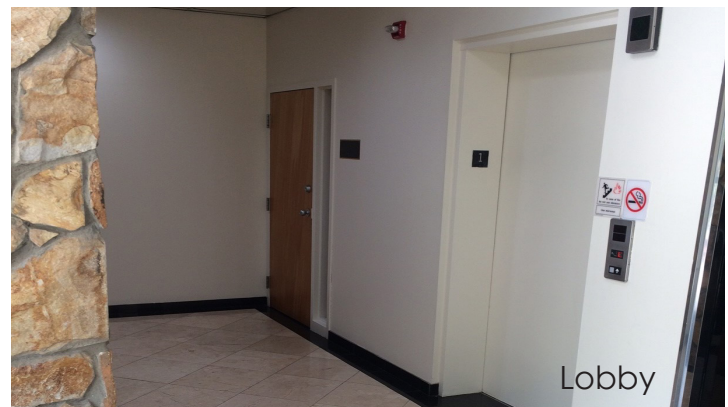
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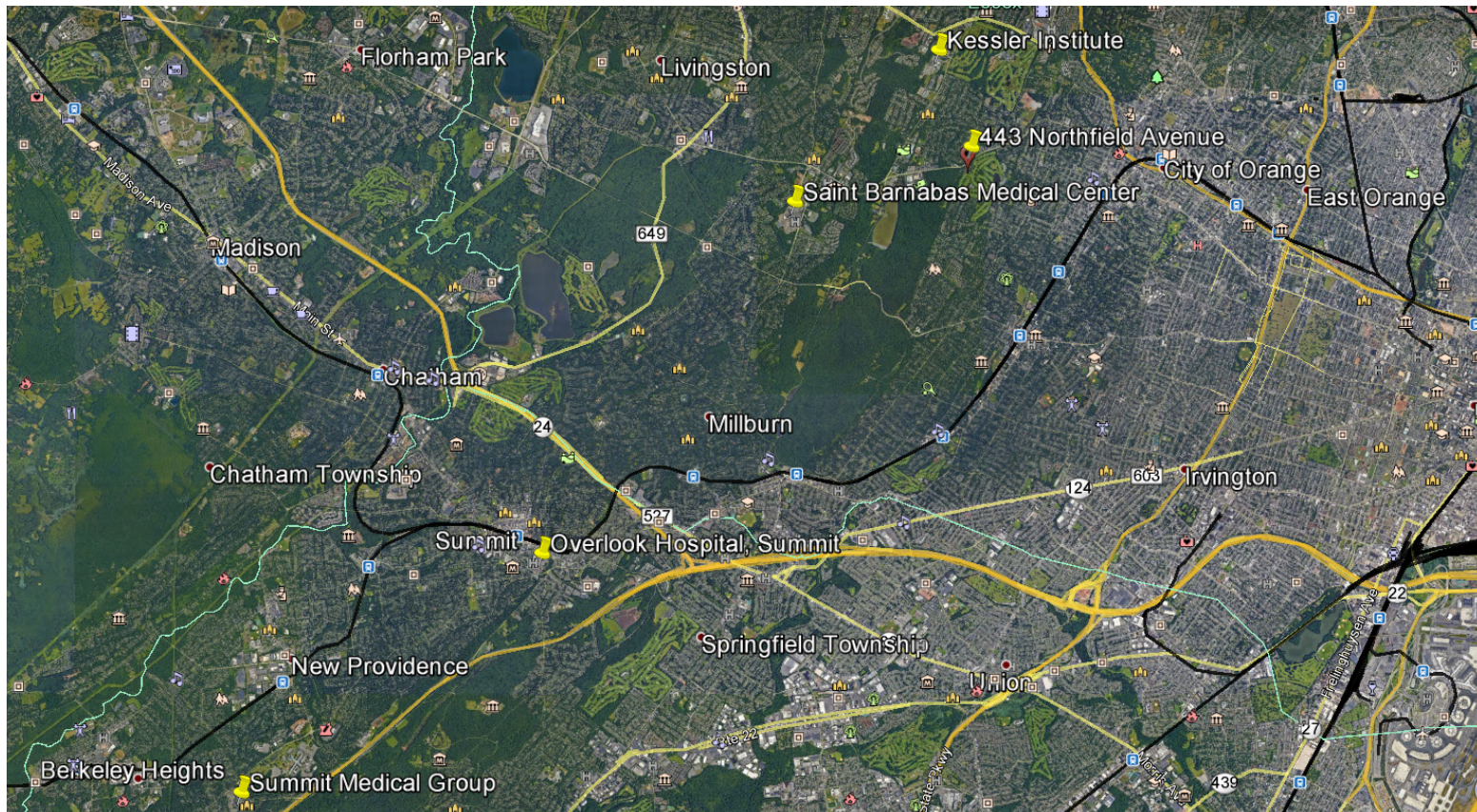


Exclusive Broker

weichertcommercial.com

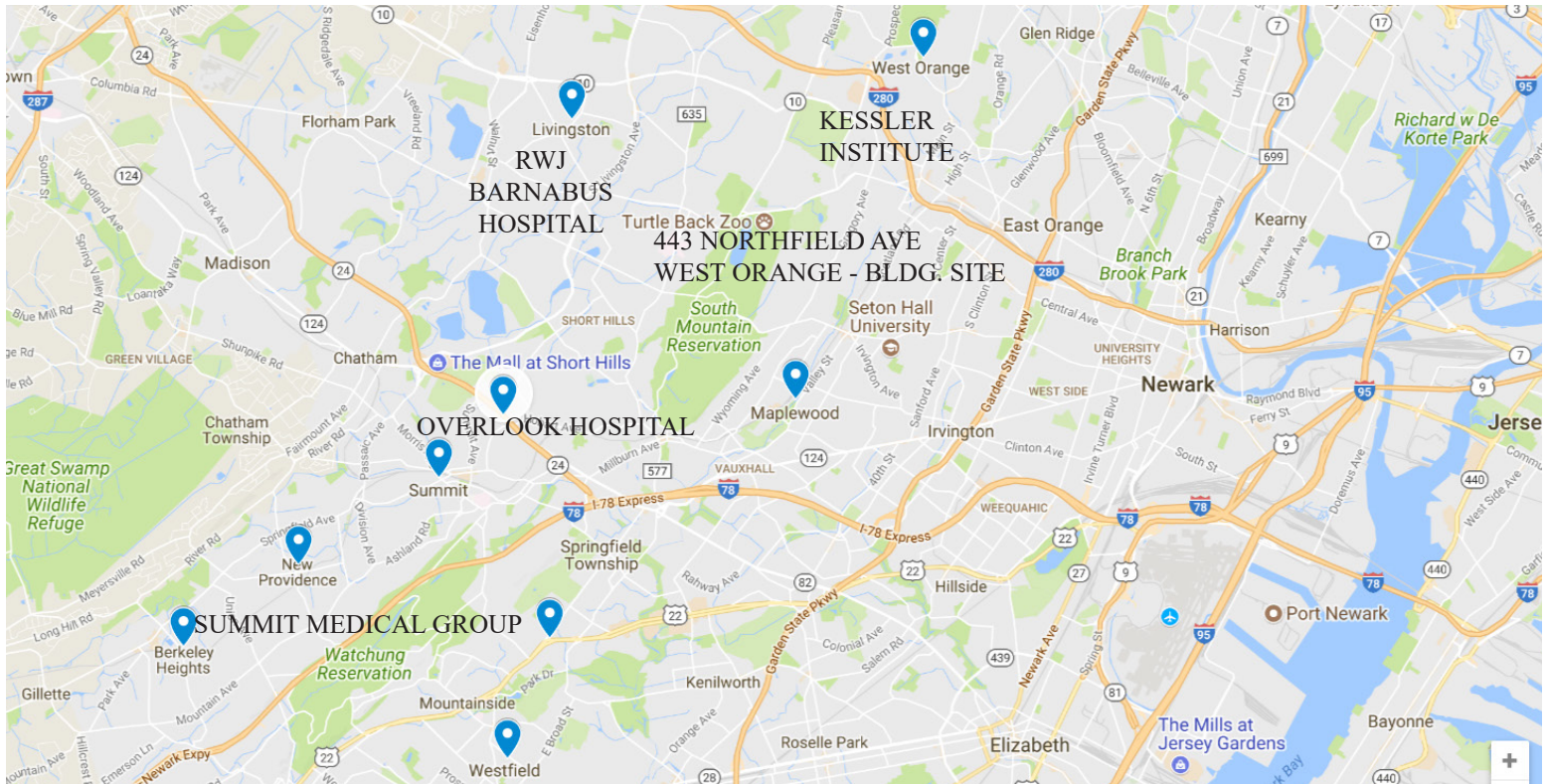
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MAP LOCATION



Close Proximity to RWJ Barnabas Hospital – Livingston
Close Proximity to Overlook Hospital – Summit
Close Proximity to Kessler Institute – West Orange
Close Proximity to Summit Medical Group - Berkley Heights

LOCATION MAP



Public Transportation Commuter Rail

Mountain Station Commuter Rail (Morris & Essex) – drive 9 min - distance 2.3

Highland Avenue Commuter Rail - drive - 8 min - distance 2.5

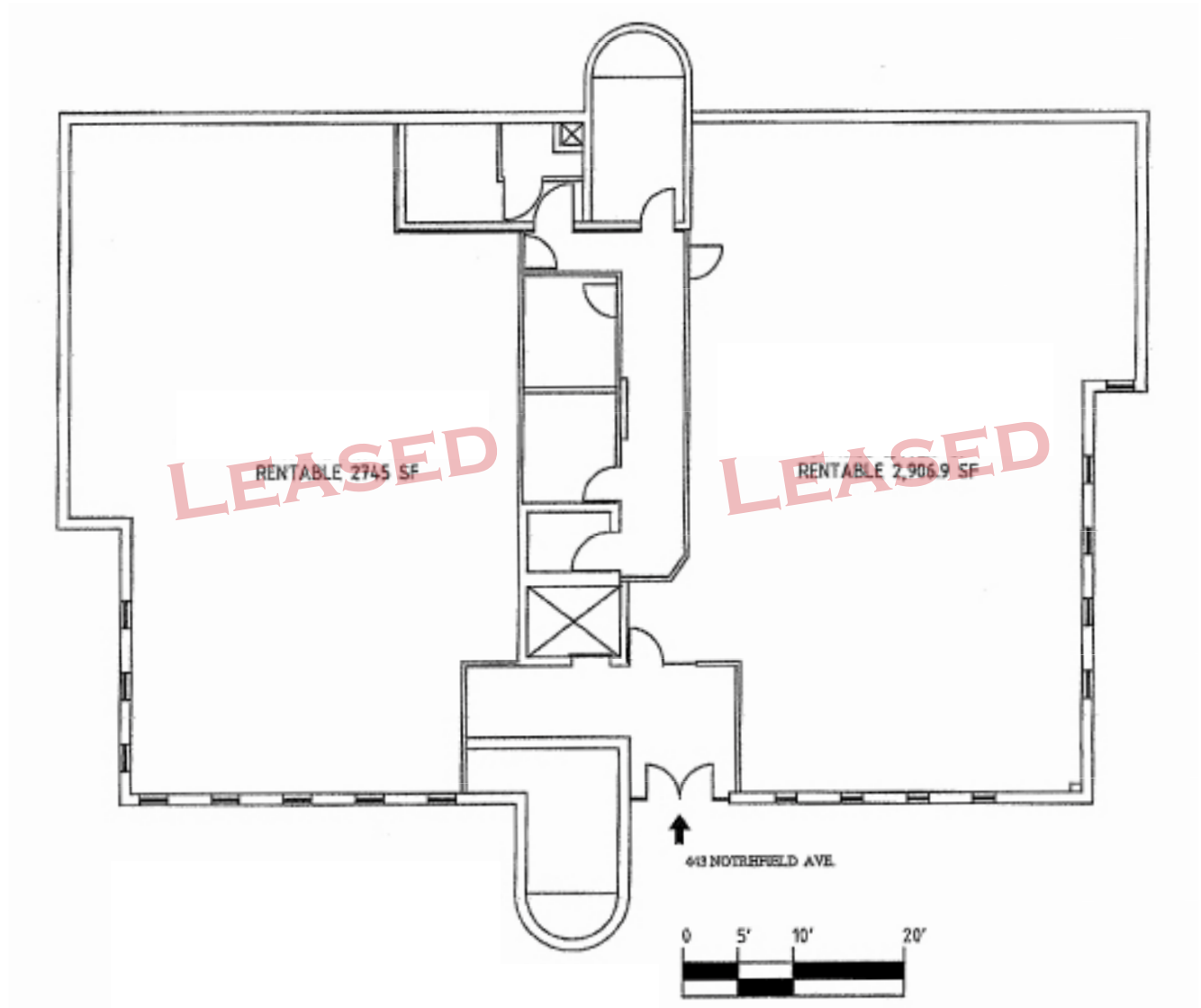
Airports

Newark Liberty International – drive 19 min – distance 14.6

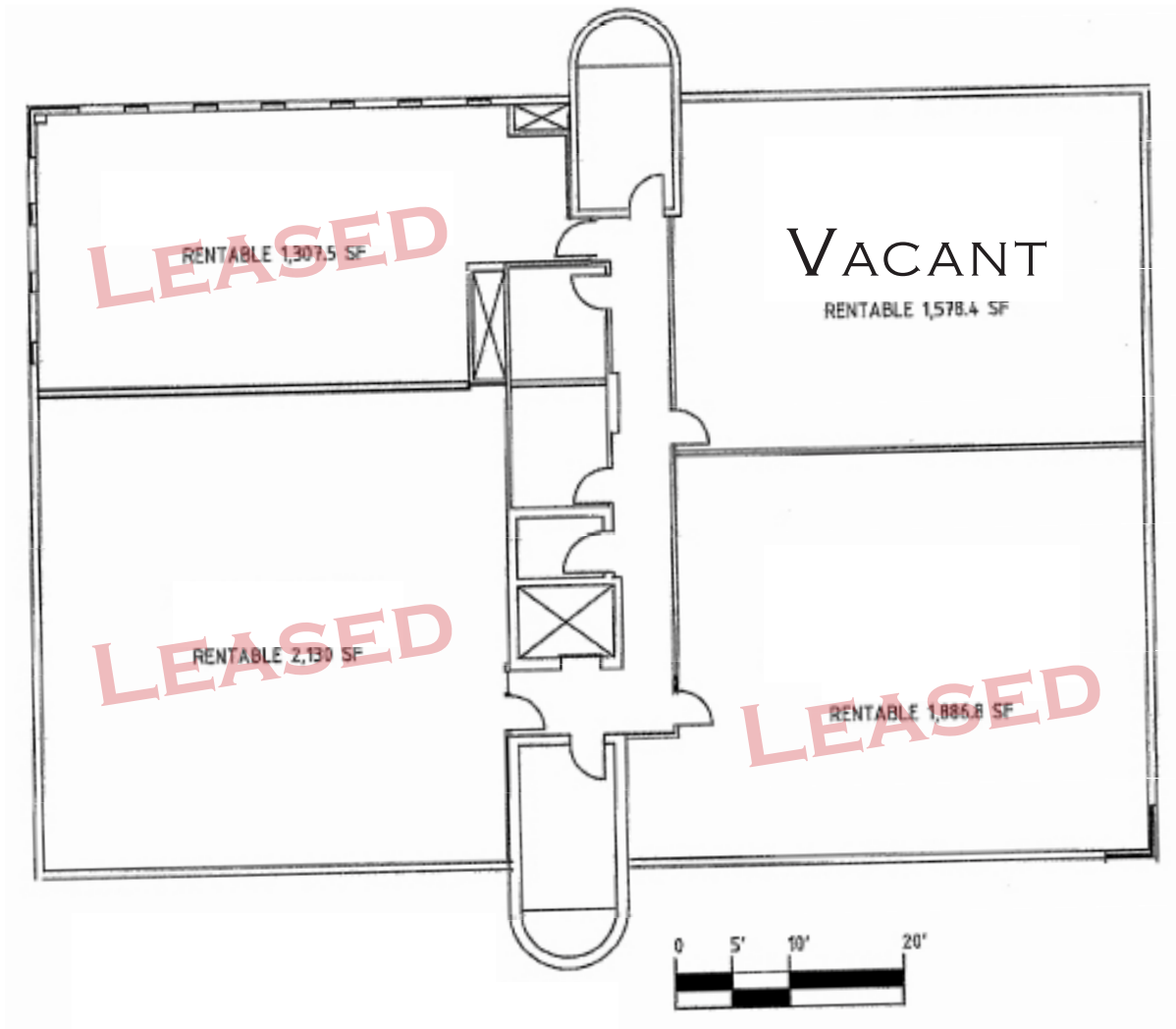
LaGuardia Airport – drive 44 min – distance 27.7

John F. Kennedy International Airport – drive 54 min - distance 35

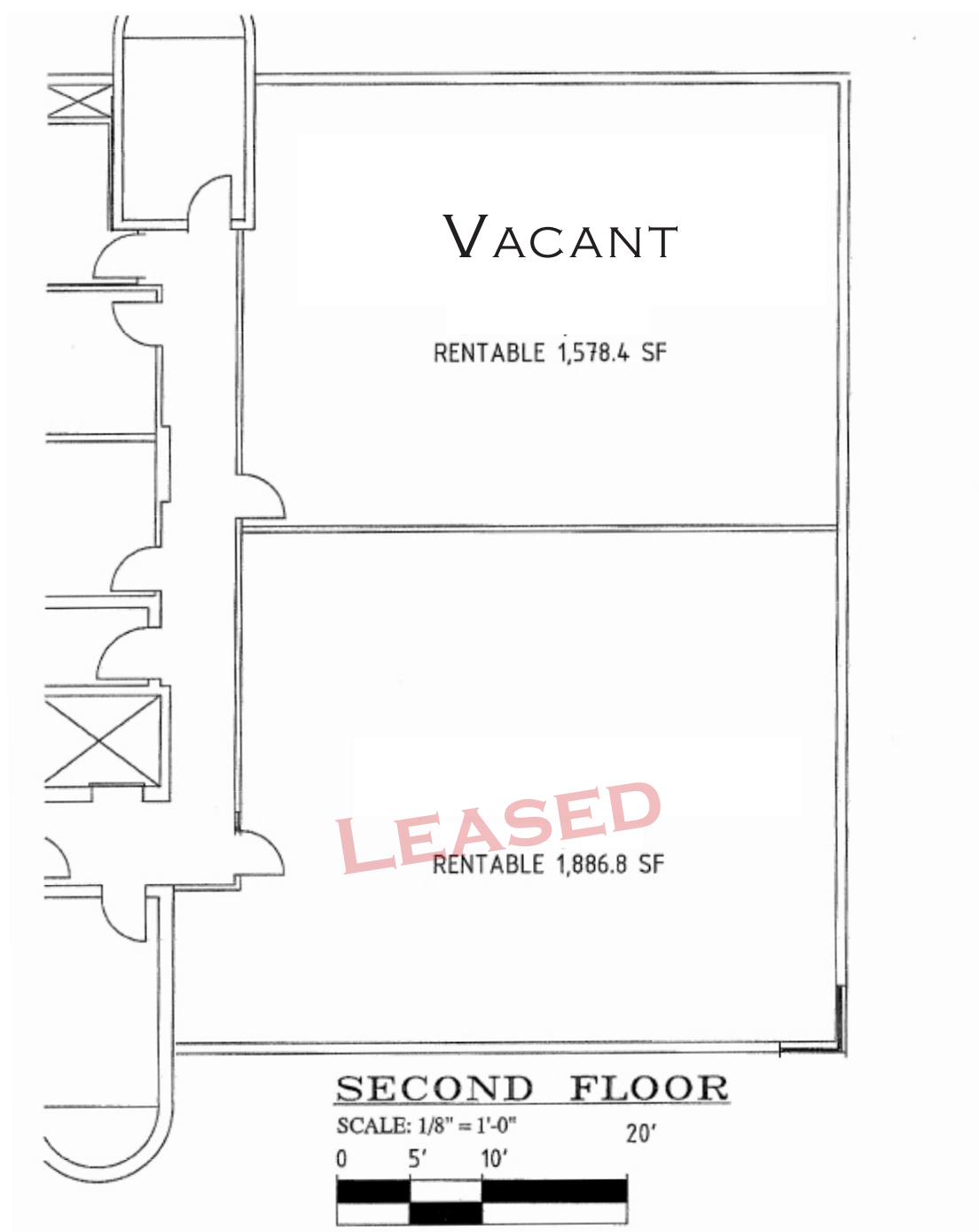
GROUND FLOOR
5,652 SQ. FT.
FULLY LEASED



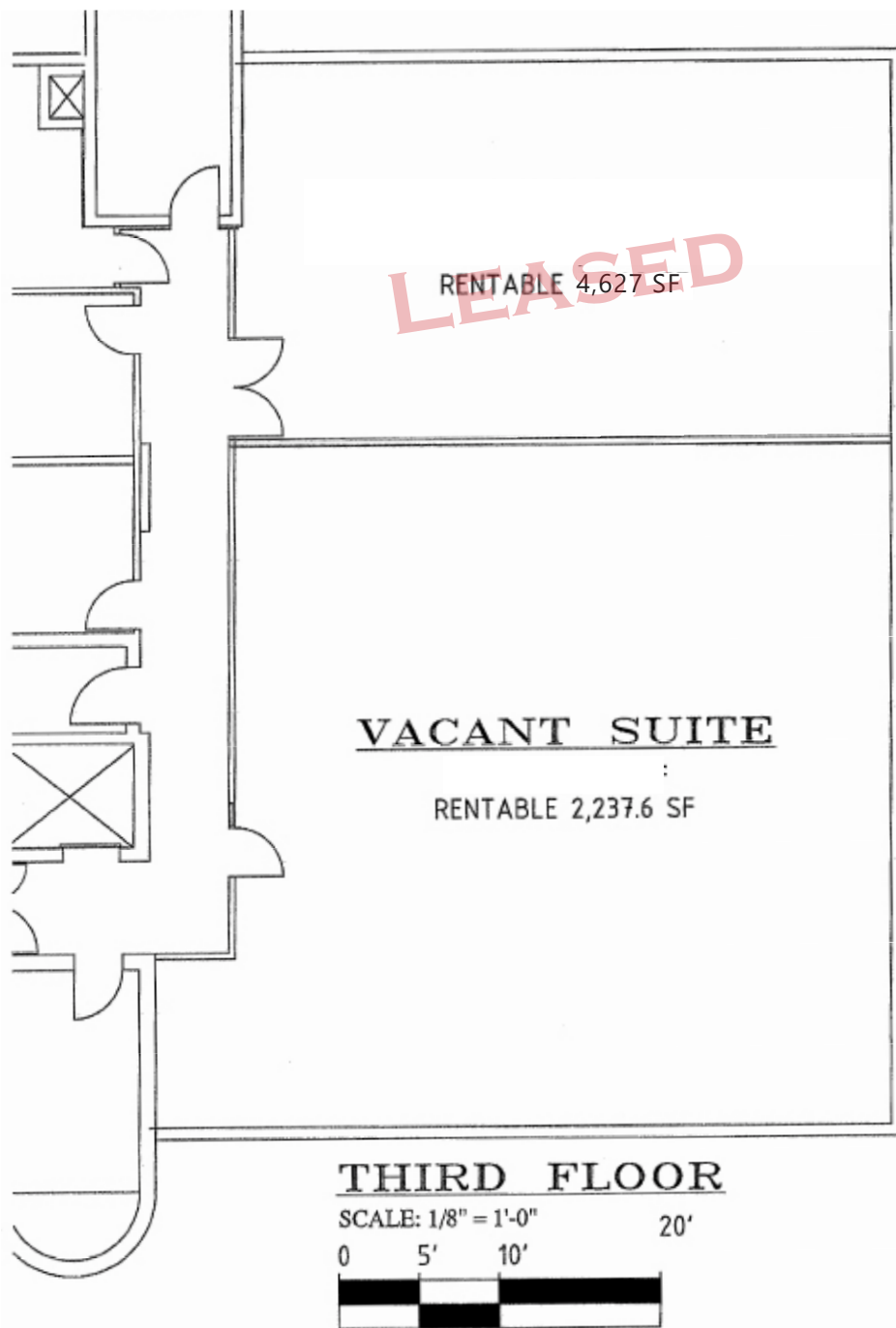
SECOND FLOOR 1,578 RENTABLE SQ FT AVAILABLE



SECOND FLOOR
1,578 RENTABLE SQ. FT. AVAILABLE



THIRD FLOOR 2,238 RENTABLE SQ. FT. AVAILABLE



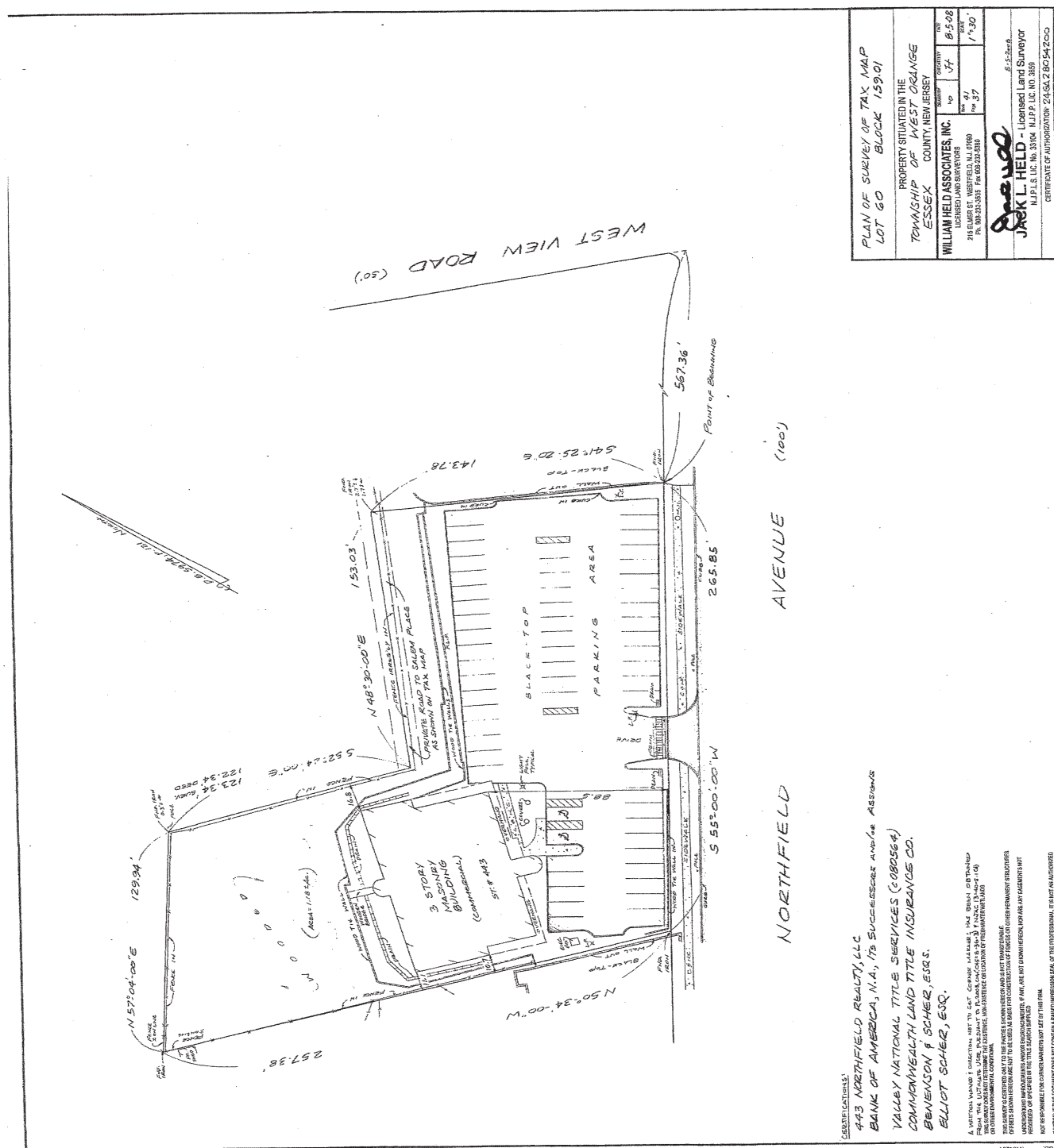
SPACE FEATURES

Suite faces Northfield Avenue

Large office by entrance with coat closet and large closet with shelves

Large open area
Total of five (5) offices with numerous window

SURVEY



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	9,308	168,397	544,835
2010 Population	9,218	163,796	533,084
2017 Population	9,303	168,443	549,567
2022 Population	9,437	172,427	563,161
2000-2010 Annual Rate	-0.10%	-0.28%	-0.22%
2010-2017 Annual Rate	0.13%	0.39%	0.42%
2017-2022 Annual Rate	0.29%	0.47%	0.49%
2017 Male Population	48.7%	47.1%	46.9%
2017 Female Population	51.3%	52.9%	53.1%
2017 Median Age	43.8	38.9	37.6

In the identified area, the current year population is 549,567. In 2010, the Census count in the area was 533,084. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 563,161 representing a change of 0.49% annually from 2017 to 2022. Currently, the population is 46.9% male and 53.1% female.

2010 Residential Population:	533,084	2017 Total Sales (\$000)	\$33,643,610
2017 Residential Population:	549,567	2017 Total Employees	197,996
2022 Residential Population:	563,161	Employee/Residential Population Ratio:	0.36:1
Annual Population Growth 2017 - 2022	0.49%	Total Number of Businesses:	18,687

Households by Income	2017		2022	
	Number	Percent	Number	Percent
Household	3,183	100%	3,217	100%
<\$15,000	81	2.5%	74	2.3%
\$15,000-\$24,999	114	3.6%	103	3.2%
\$25,000-\$34,999	95	3.0%	84	2.6%
\$35,000-\$49,999	117	3.7%	104	3.2%
\$50,000-\$74,999	303	9.5%	247	7.7%
\$75,000-\$99,999	290	9.1%	264	8.2%
\$100,000-\$149,999	679	21.3%	701	21.8%
\$150,000-\$199,999	504	15.8%	553	17.2%
\$200,000+	1,000	31.4%	1,087	33.8%
Median Household Income	\$141,047		\$152,049	
Average Household Income	\$191,480		\$210,568	
Per Capita Income	\$65,947		\$72,181	

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.