



OFFICE BUILDING

FOR LEASE & ±2,000 SF SUBLEVEL

±4,000 SF PROFESSIONAL MEDICAL OFFICE

7400 Bergenline Avenue, North Bergen, NJ 07047

For More Information, Contact the Exclusive Brokers

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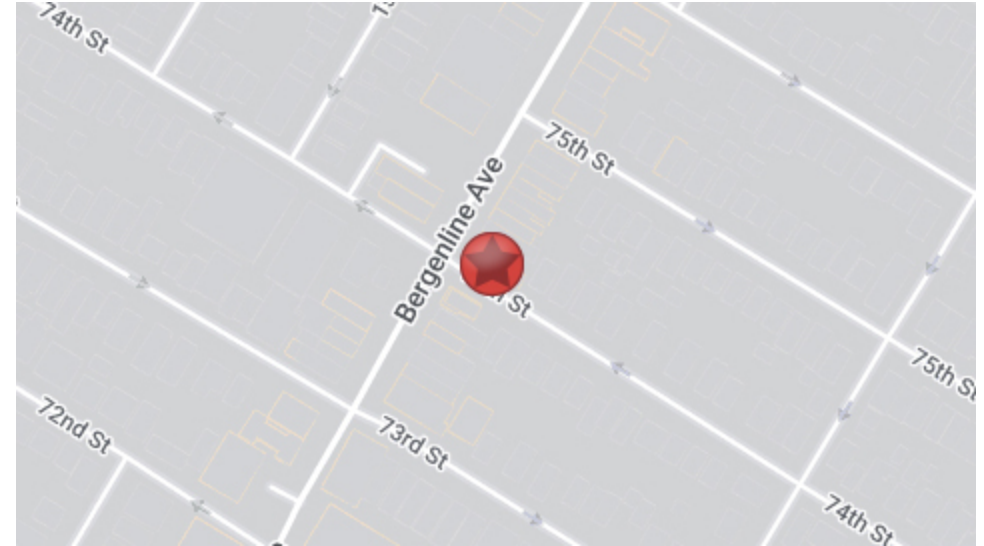


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approximately 4 Miles to US Highway 46

Approximately 5.1 Miles to I-95

Approximately 14.5 Miles to EWR

OFFERING SUMMARY

Lease Rate:	Please Call For Lease Rate
Available SF:	4,000 SF

PROPERTY HIGHLIGHTS

- ±4,000 SF Medical Office (1st and 2nd Floors)
- Finished Basement for Use or Storage
- Single Car Drive-In Garage
- 5 Examination Rooms
- 5 Total Bathrooms Between Both Floors
- 5+ Office Rooms
- Kitchenette Complete with Refrigerator, Freezer, Microwave, & Dishwasher

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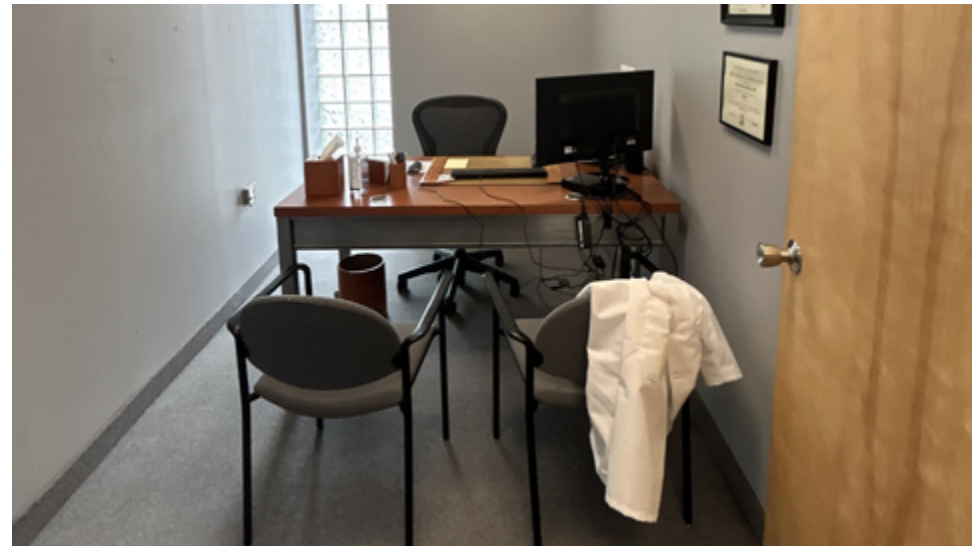
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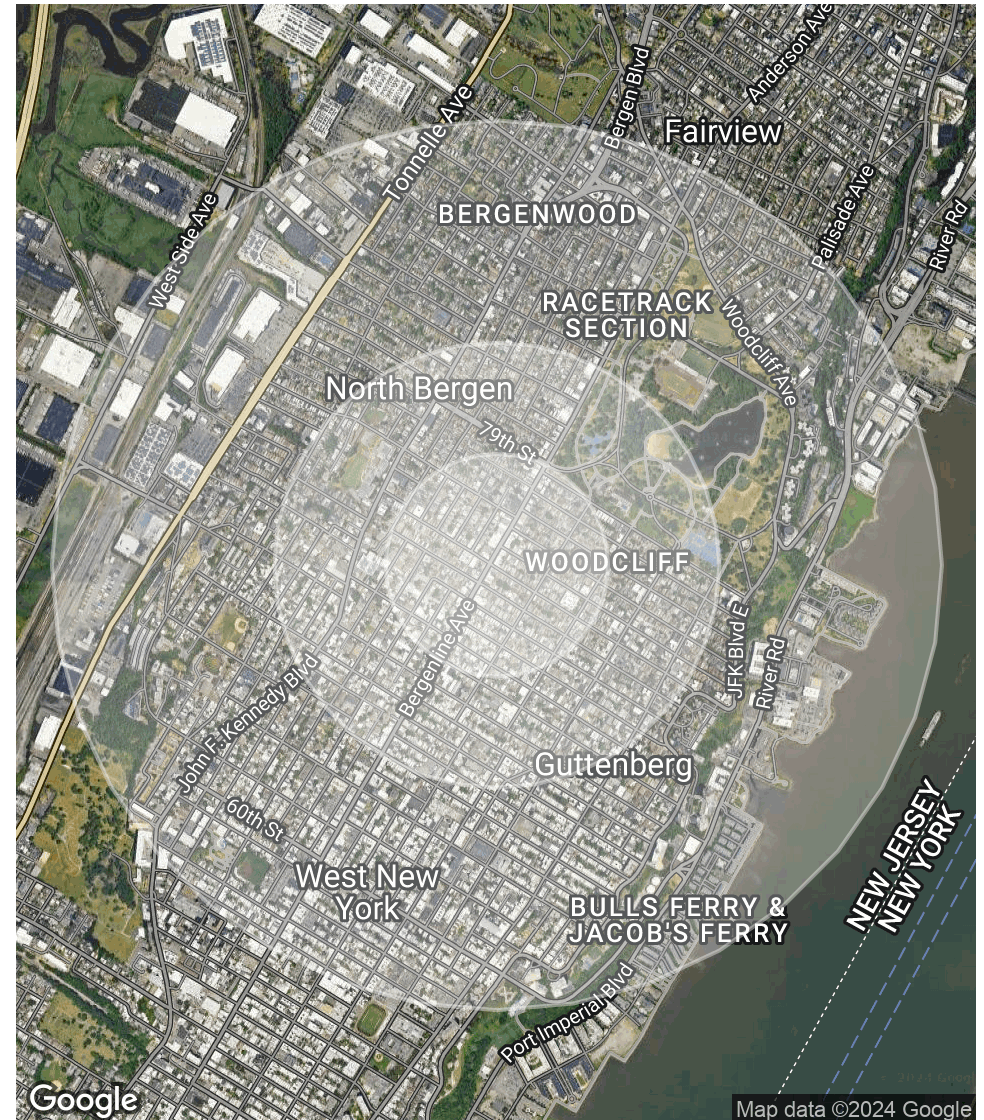
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,478	29,215	90,019
Average Age	40.3	38.2	39.1
Average Age (Male)	36.2	34.5	36.6
Average Age (Female)	40.9	42.0	41.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,592	10,765	36,608
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$76,840	\$77,465	\$76,737
Average House Value	\$339,856	\$346,747	\$314,478

* Demographic data derived from 2020 ACS - US Census



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