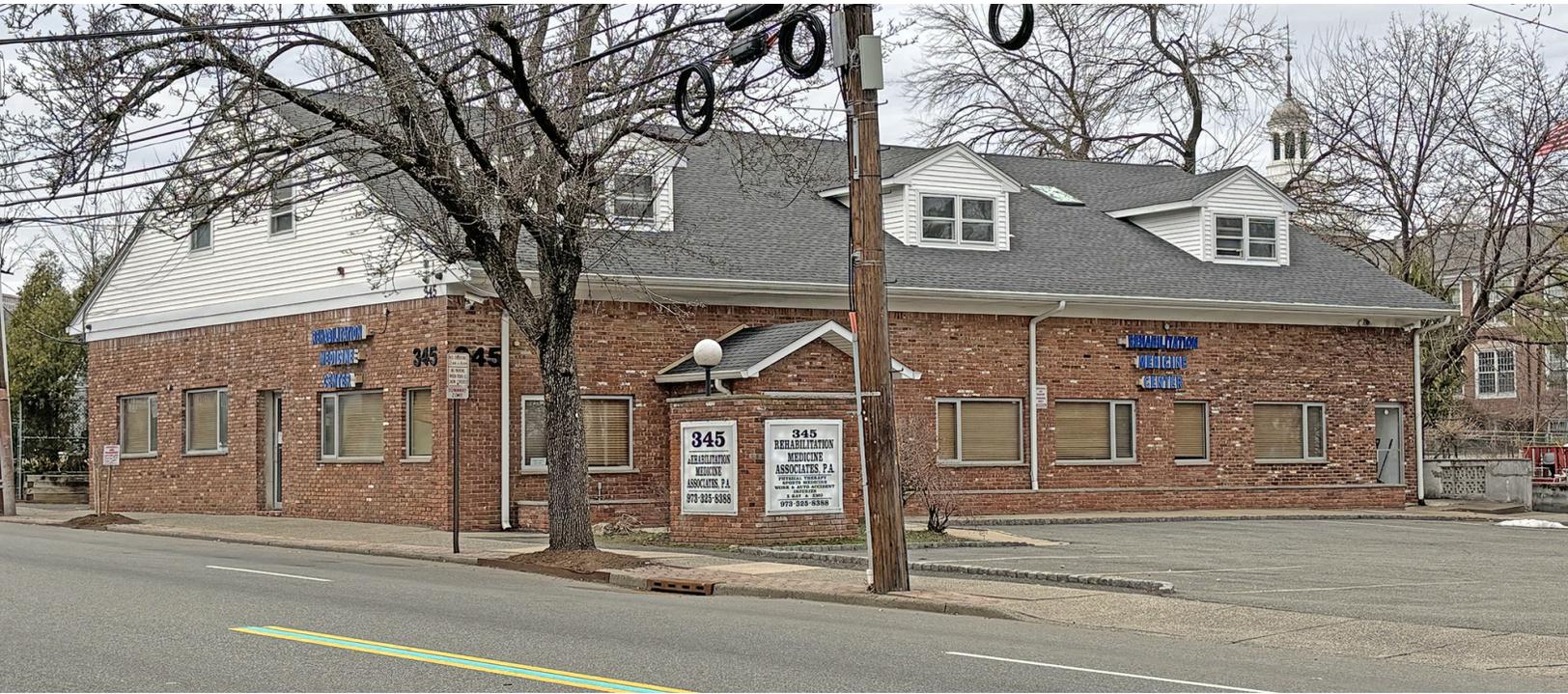


WEST ORANGE, NJ

345 MAIN STREET, WEST ORANGE, NJ 07052



OFFERING SUMMARY

Available SF: ~7,840 SF

Sale Price: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

~7,840 SF 3-Level Freestanding Building

PROPERTY HIGHLIGHTS

- Available Immediately
- 1st Floor: ~3,730 SF
- 2nd Floor: ~3,650 SF
- Lower Level: ~460 SF
- Densely Populated Marketplace
- Great for Professional or Medical use
- Parking for 22 Vehicles
- Convenient Access to Route 280

FOR MORE INFORMATION CONTACT:

NEIL GOLDSTEIN
201.703.9700 x112
ngoldstein@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

THEGOLDSTEINGROUP.COM

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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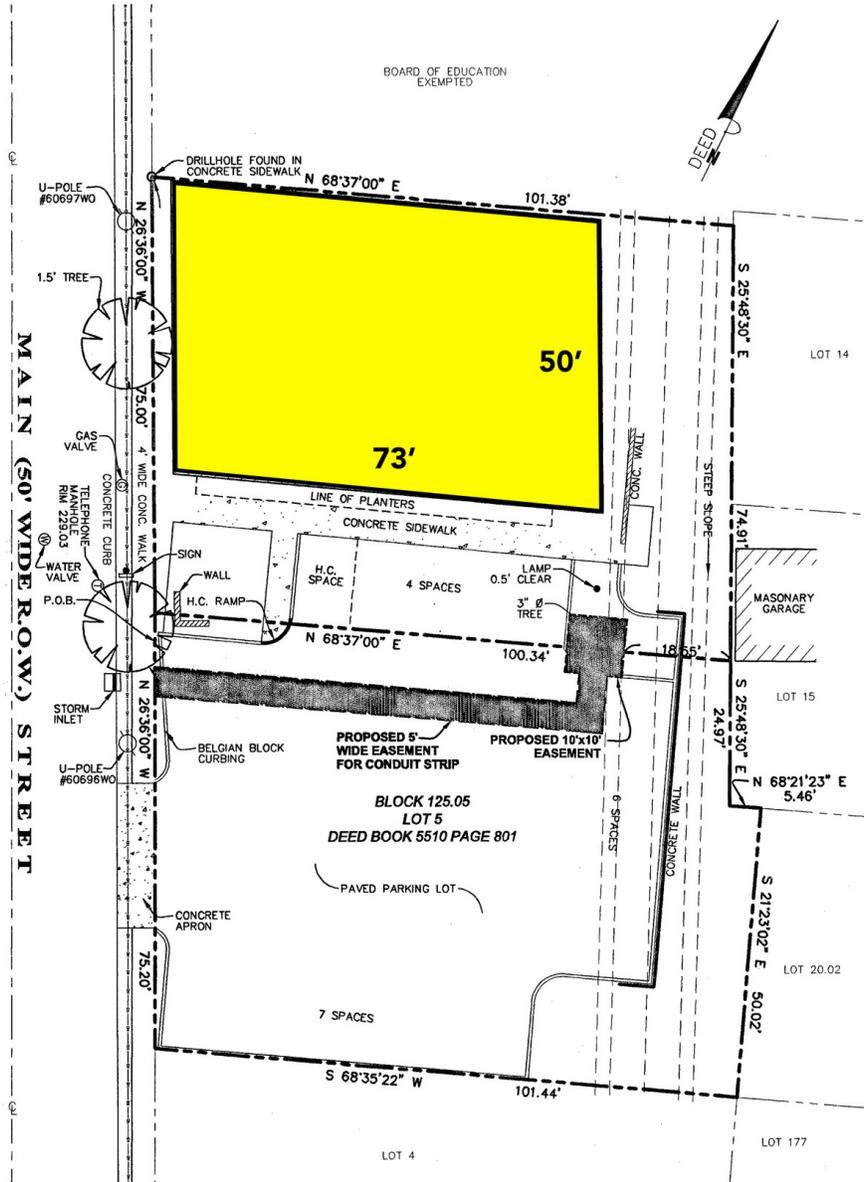
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OUTBOUND SURVEY

SCALE: 1" = 20'

GRAPHIC SCALE



1 inch = 20 ft.

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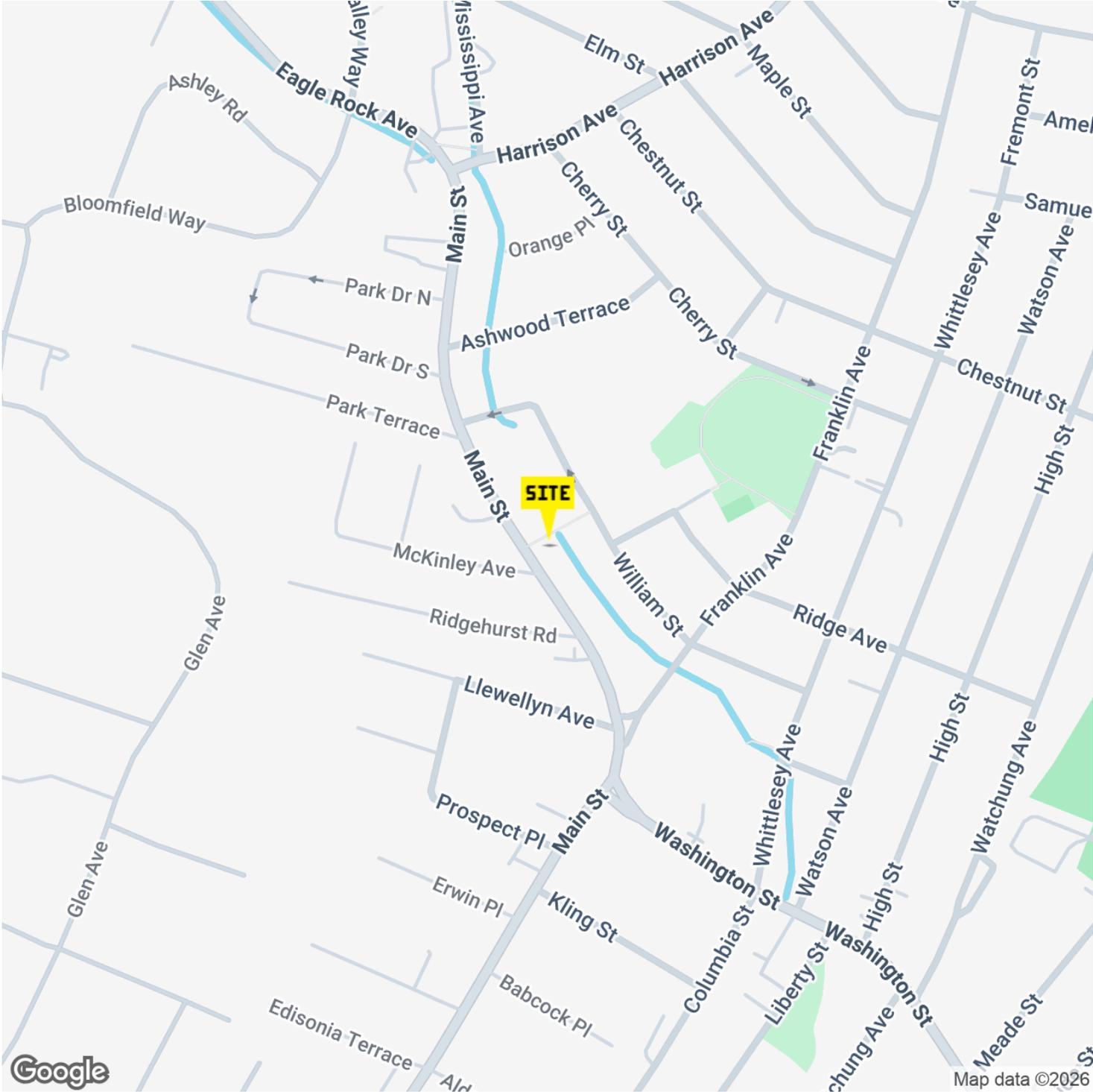
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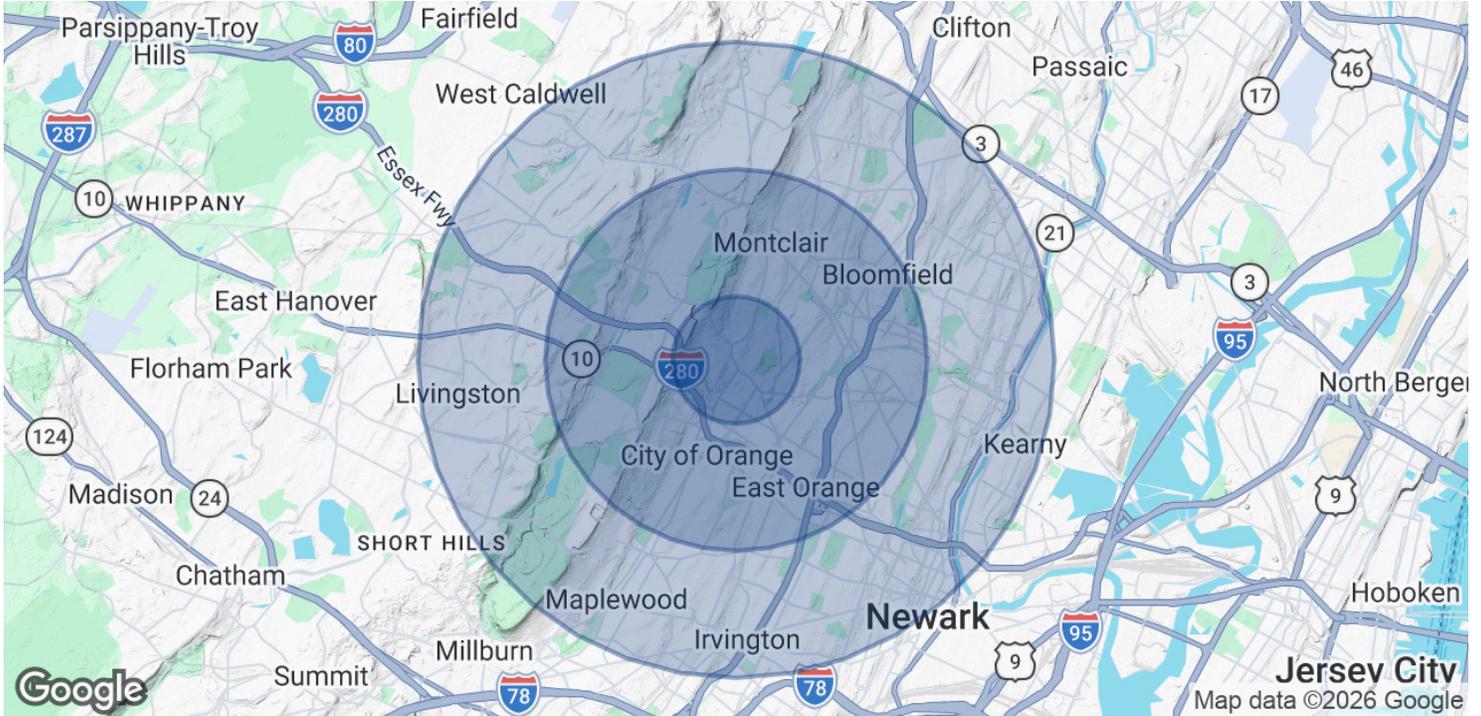
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,653	254,594	707,615
Average Age	38.7	39.4	38.6
Average Age (Male)	37.1	37.7	37.2
Average Age (Female)	39.9	40.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,409	98,903	266,044
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$116,756	\$123,349	\$123,560
Average House Value	\$468,851	\$496,494	\$523,359

2023 American Community Survey (ACS)

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