



**584**  
*Route 17 N*  
Ridgewood, NJ  
**FOR LEASE**

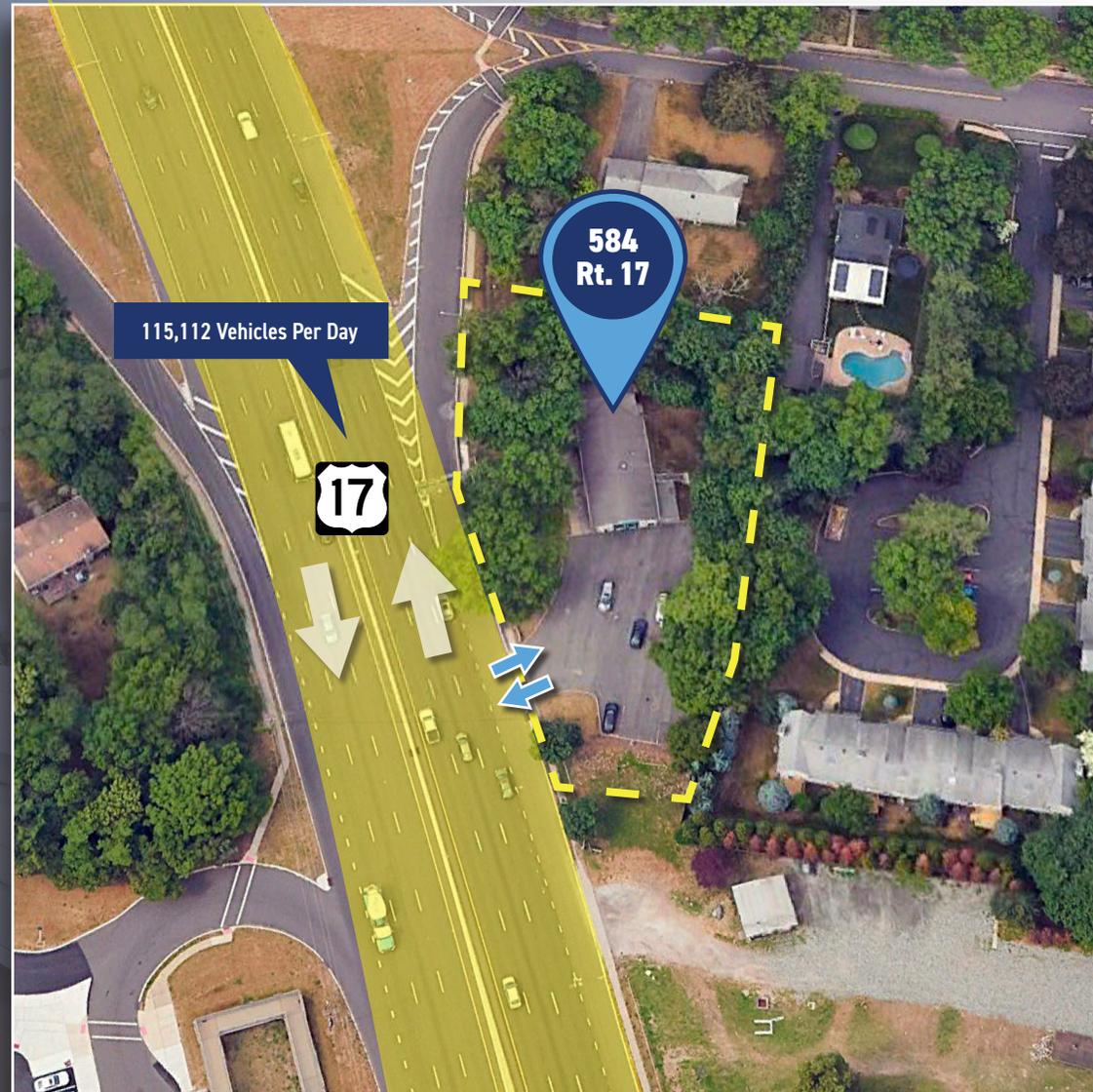
**MEDICALLY  
APPROVED  
OFFICE!**

# PROPERTY INFORMATION

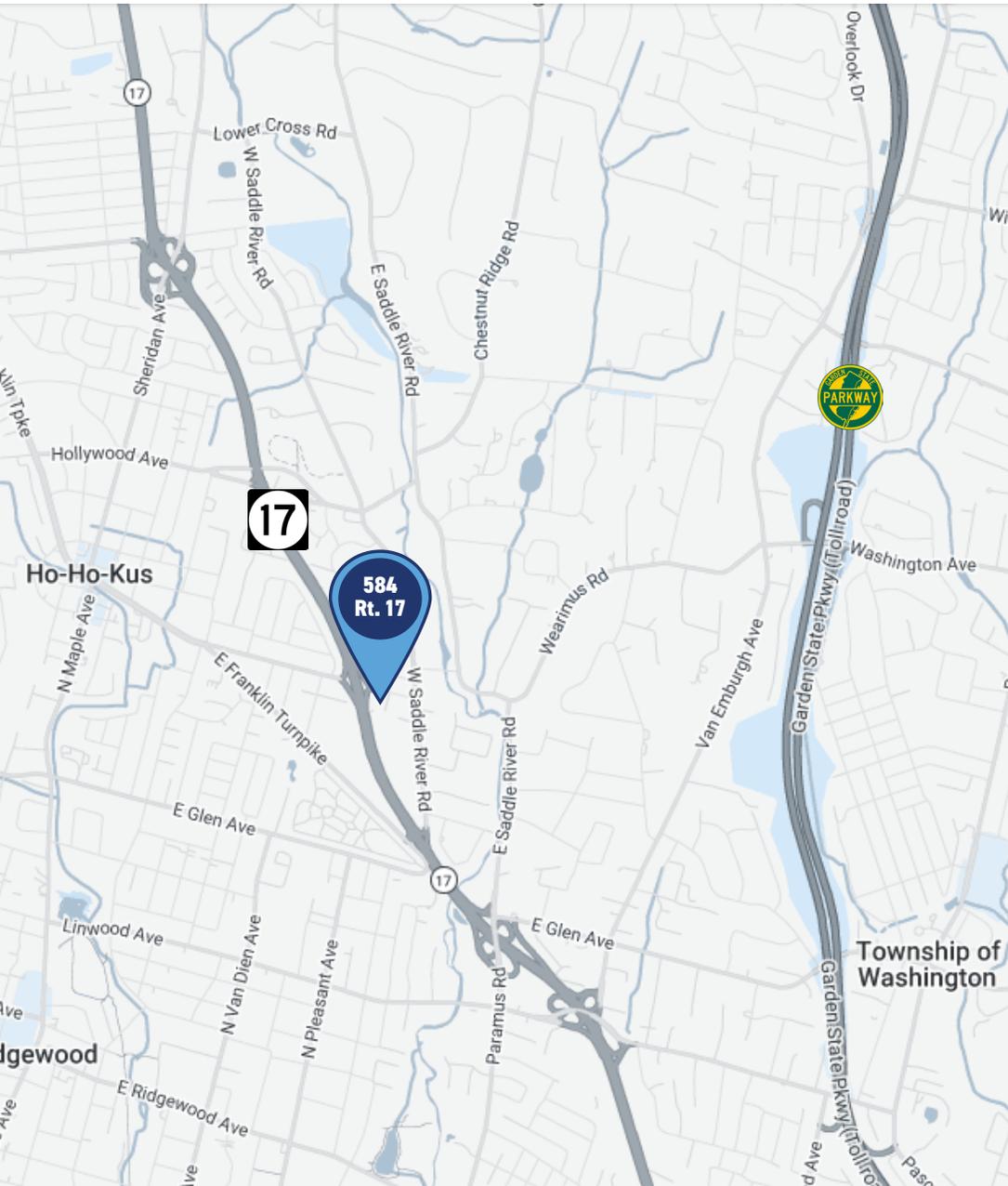
## 584 Route 17 N. Ridgewood, NJ

Space Available: 2,556 SF

- Ground floor available for lease
- Building is medically approved
- Total building size: 5,112 SF
- 2,556 SF currently vacant
- Two (2) story building
- Year built/Renovated: 1987/2026
- Lot size: 0.61 AC
- Parking: 15 surface spaces (2.98/1,000 SF)
- Opportunity for a custom build-out



# MAP & LOCATION HIGHLIGHTS



## 📍 IMMEDIATE ACCESS: Route 17, 4, 80 & Garden State Parkway

Direct frontage on Route 17, a major regional retail and commuter corridor

- Minutes to Paramus retail corridor (one of the strongest in the U.S.)
- Proximity to Westfield Garden State Plaza – ±2M SF super-regional mall with 300+ stores
- Surrounded by national retailers, dining, and service amenities along Route 17
- Short drive to Downtown Ridgewood (dense, walkable retail + dining hub)
- Strong Bergen County demographics with high household incomes
- Convenient access to NYC (~20 miles) for commuters and businesses

### DEMOGRAPHICS 5 MILE RADIUS



Total Households  
92,052

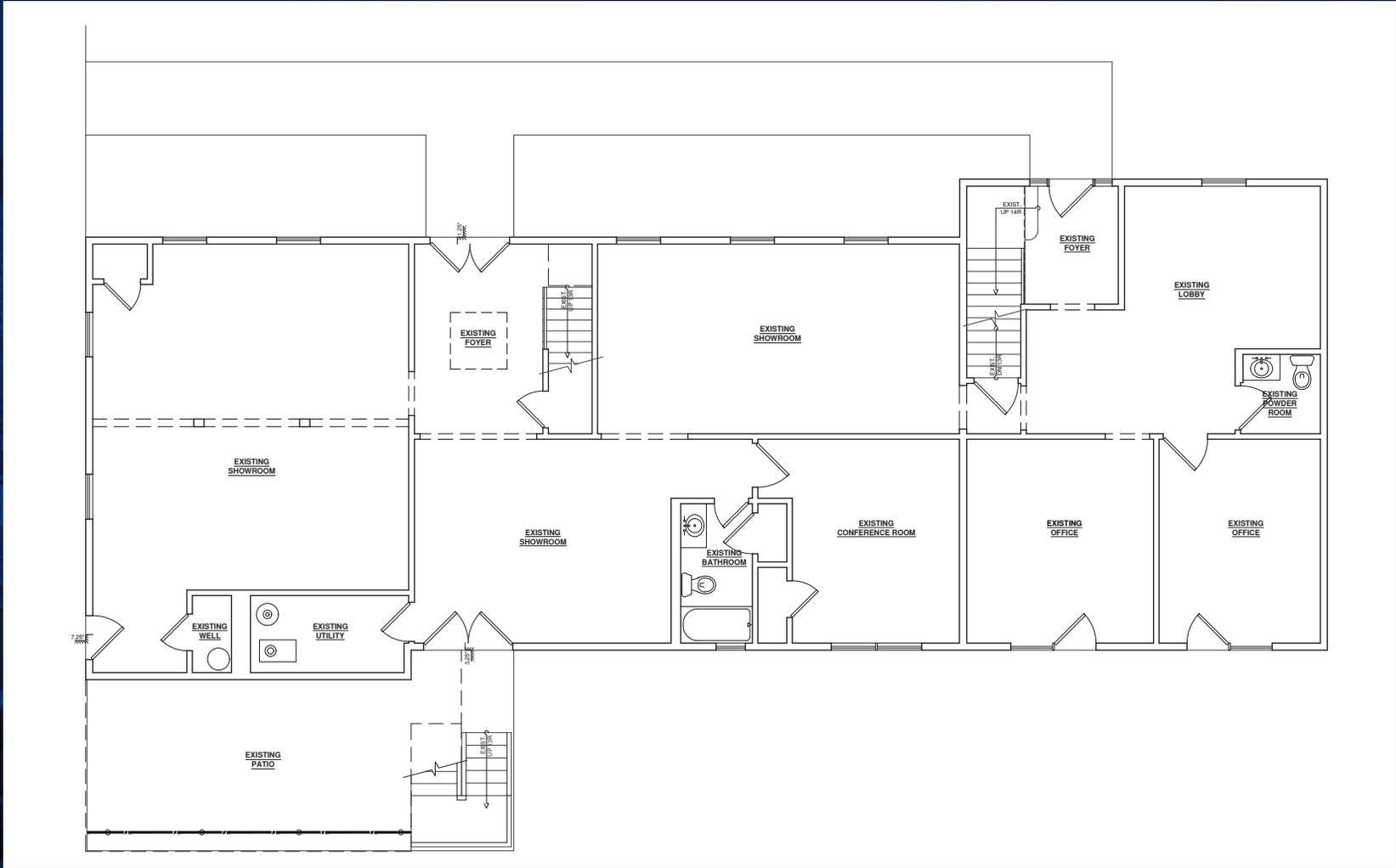


Total Population  
259,282



Average HH Income  
\$190,014

# FLOOR PLAN - 1st FLOOR





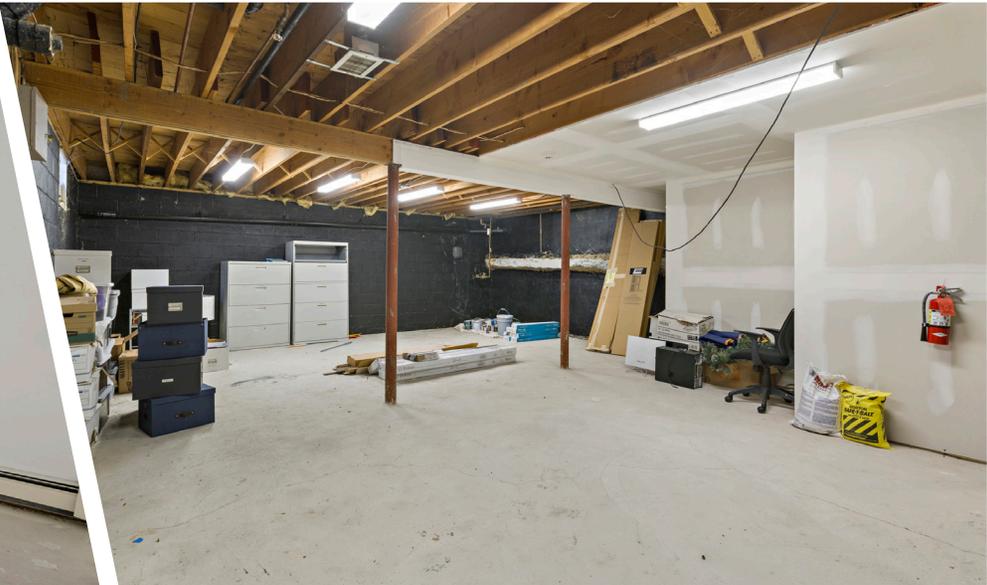
# PROPERTY PHOTOS - EXTERIOR



# PROPERTY PHOTOS - INTERIOR UPPER LEVEL



# PROPERTY PHOTOS - INTERIOR LOWER LEVEL





 For more information

**Darren M. Lizzack, MSRE**  
*Principal*

 201 906 4376

 [dlizzack@theclinicalgroup.com](mailto:dlizzack@theclinicalgroup.com)

**Randy Horning, MSRE, SIOR**  
*Principal*

 201 739 9311

 [rhorning@theclinicalgroup.com](mailto:rhorning@theclinicalgroup.com)

*Follow us!*

 @TheClinicalGroup

 [TheClinicalGroup.com](http://TheClinicalGroup.com)

 855-CLINGRP

 [info@TheClinicalGroup.com](mailto:info@TheClinicalGroup.com)



*Team*  
**Lizzack-Horning**