

# PROPERTY FOR SALE

Location

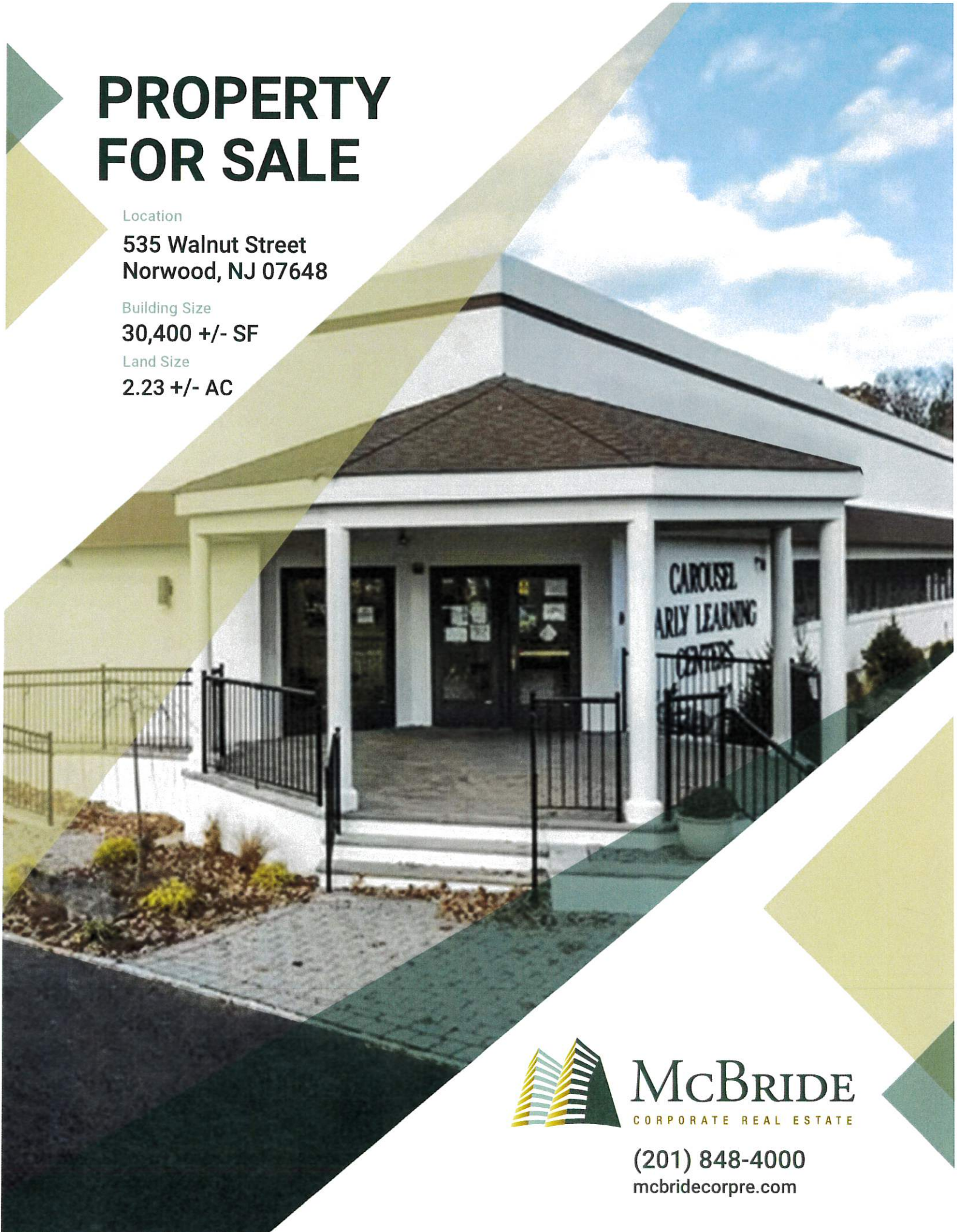
535 Walnut Street  
Norwood, NJ 07648

Building Size

30,400 +/- SF

Land Size

2.23 +/- AC



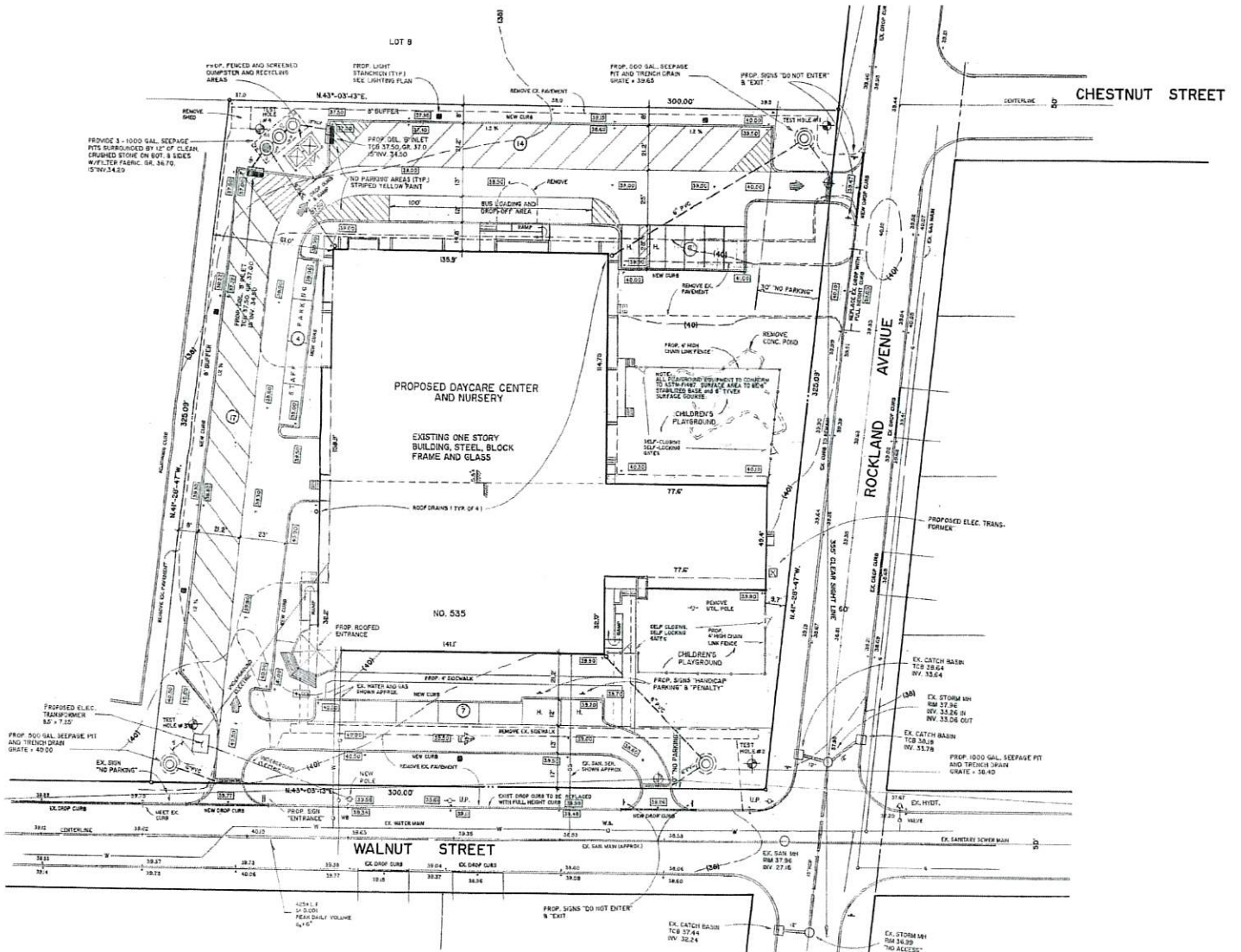
**McBRIDE**

CORPORATE REAL ESTATE

(201) 848-4000

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# SITE PLAN



## BUILDING SPECIFICATIONS



**SITE AREA:**  
2.23 +/- Acres



**BUILDING SF:**  
30,400 +/-



**IMMEDIATELY AVAILABLE FOR OCCUPANCY:**  
8,100 +/-



**VEHICLE PARKING:**  
48 Spaces (Expandable)



**LOCATION:** North East Bergen County  
Close to in-town amenities

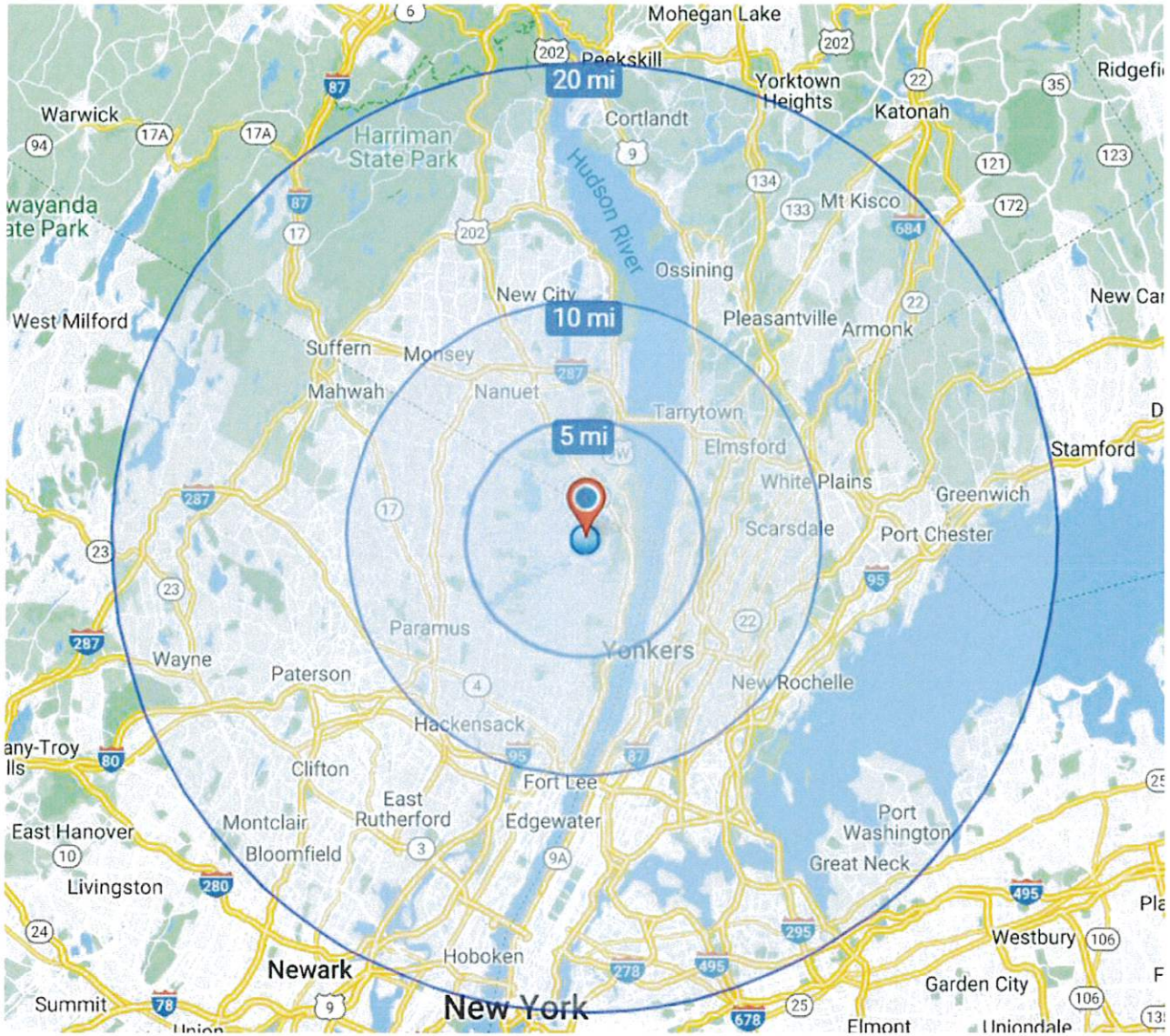


**MEDIAN HOUSEHOLD INCOME:**  
3 Miles: \$146,718  
1 Mile: \$125,888

### PROPERTY TYPE:

Suitable for offices, conversion to medical/offices, senior day care which is an approved use at the location, physical therapy and private school uses.

# RADIUS MAP



## DISTANCE TO MAJOR HIGHWAYS

- 4 Miles** PALISADES PARKWAY
- 4 Miles** ROUTE 9W
- 10 Miles** MARIO CUOMO BRIDGE
- 14 Miles** GEORGE WASHINGTON BRIDGE



## CONTACT US

ALL PROPERTY SHOWINGS ARE  
BY APPOINTMENT ONLY



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