

OFFICE BUILDING

FOR SALE

# ±4,160 SF MEDICAL / OFFICE BUILDING

658 Ridgewood Road, Maplewood, NJ 07040

For More Information, Contact the Exclusive Brokers

TAMARA BLAU

### BRAD JACOBS

Senior Director tblau@blauberg.com 973.379.6644 Senior Director bjacobs@blauberg.com 973.379.6644



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078 www.blauberg.com

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#### LOCATION DESCRIPTION

Approx. 0.6 Miles to Maplewood Train Station Approx. 1.3 Miles to I-78 Approx. 9.3 Miles to Newark Airport Approx. 16.4 Miles to Holland Tunnel Approx. 19.2 Miles to Lincoln Tunnel

### **OFFERING SUMMARY**

Sale Price:	\$1,250,000
Lot Size:	1.25 Acres
Building Size:	4,160 SF

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### **PROPERTY HIGHLIGHTS**

- ±4,160 SF Total Building Size (2 Floors)
- ±1,350 SF Available Space
- 4 Office Suites, 1 Bathroom, Kitchenette, Bullpen Area
- Multiple Tenants
- 14 Parking Spots
- Built in 1991

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,750	52,183	165,825
Total Population	17,099	150,258	469,907
Average HH Income	\$146,152	\$116,911	\$97,720

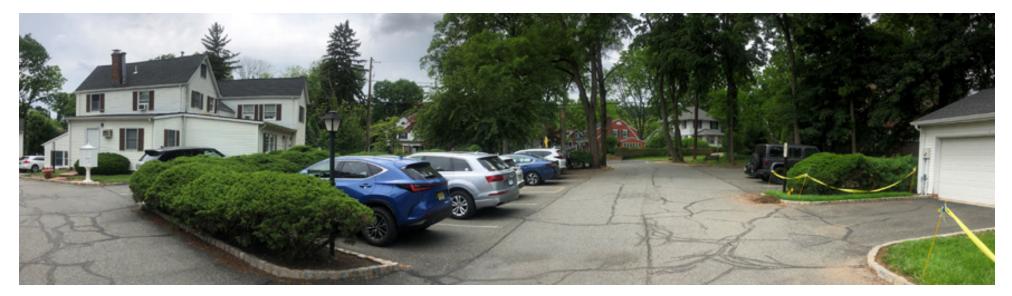
830 Morris Turnpike Suite 201 Short Hills, NJ 07078



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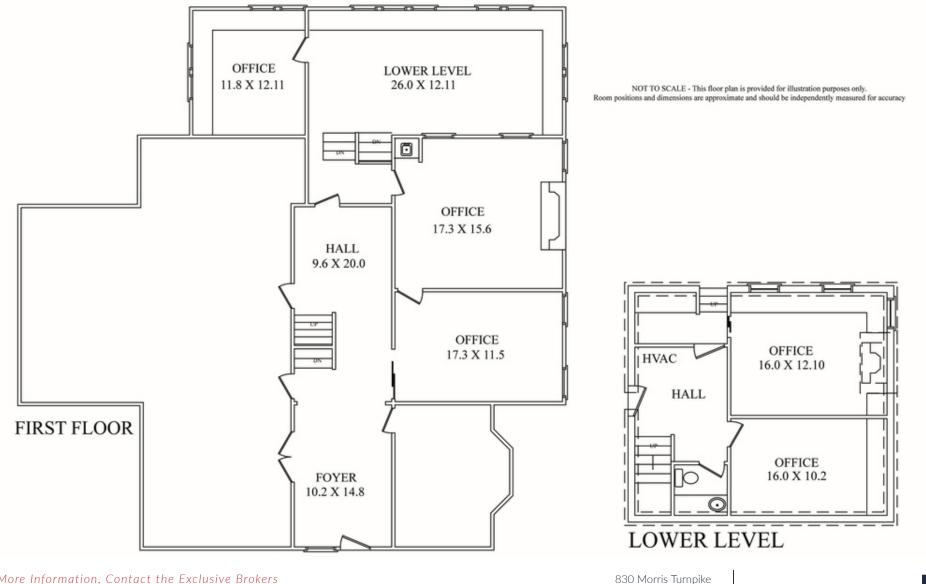
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BLAU & BERG COMPANY

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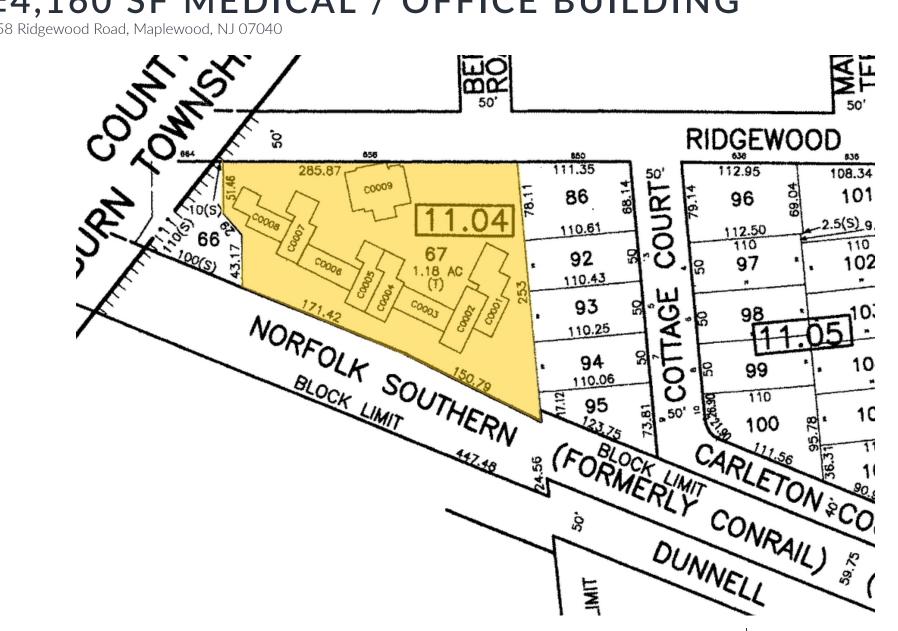
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,099	150,258	469,907
Average Age	39.9	38.3	37.6
Average Age (Male)	36.8	36.3	35.9
Average Age (Female)	41.1	39.5	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,750	52,183	165,825
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$146,152	\$116,911	\$97,720
Average House Value	\$569,385	\$503,085	\$480,313

\* Demographic data derived from 2020 ACS - US Census

Little Falls Parsippany-Troy (46) Hills 80 Clifton Passai 280 West Caldwell WHIPPANY Montclair Hanover East Hanover Bloomfield (7)West Orange 10 (21) Florham Park 280 Livingston (17) City of Orange 124) Kearny East Orange Madison (24) Harrison Chatham Maplewood Newark [9] Irvington A Millburn (124) Summit 78 78 Springfield New Union Hillside Providence (27) 95 Berkeley Heights (439) Elizabeth 22 Westfield 278 Scotch Plains Plainfield **Old Place** Clark Linden MID ISLAND Rahway 95 (440) 9 NEW 200ale Map data ©2022 Google

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