



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**

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**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://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    |

## 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 |

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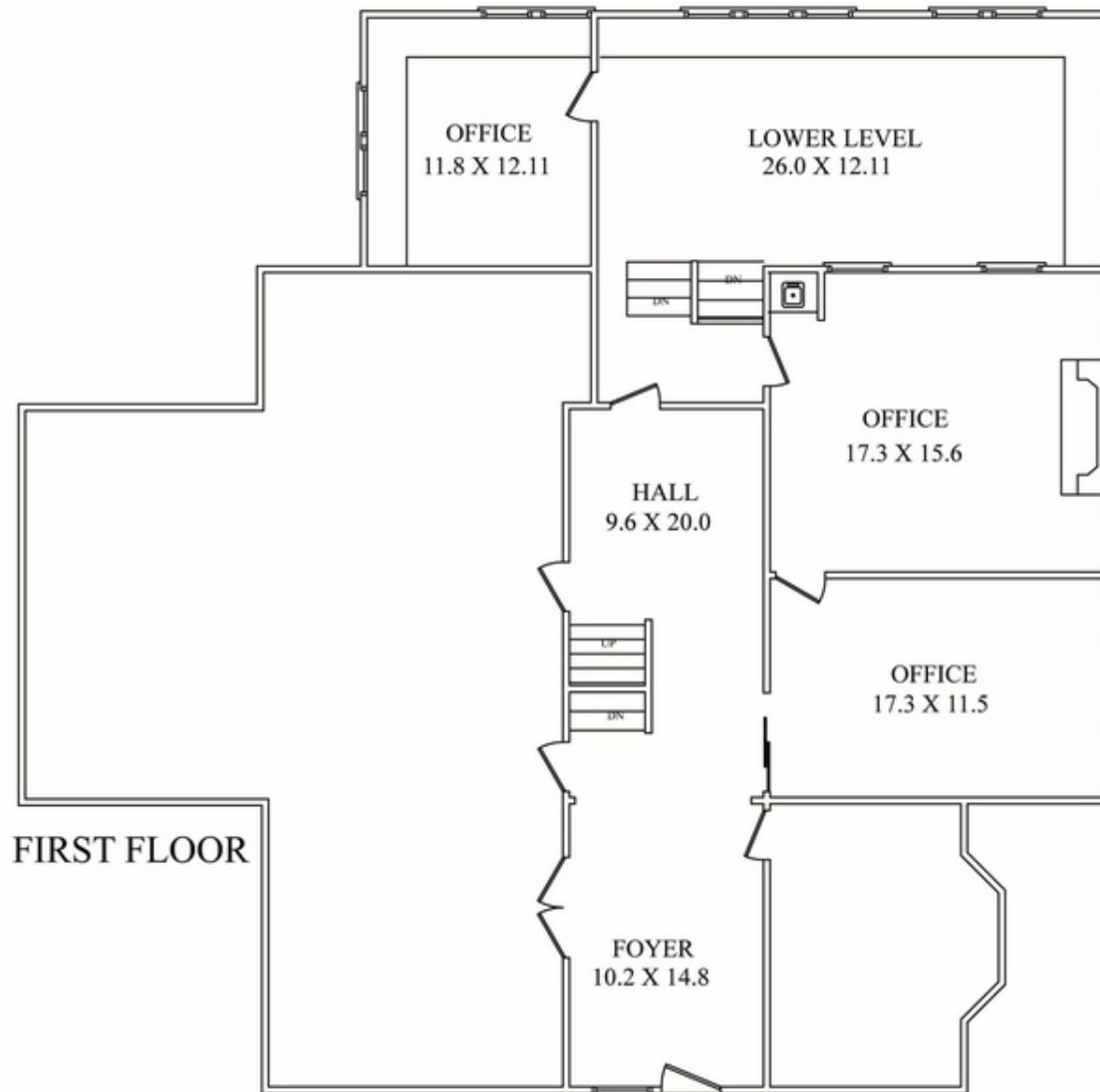
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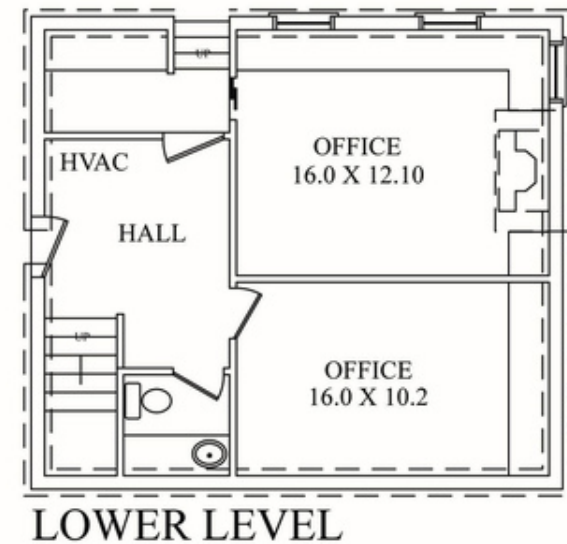
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NOT TO SCALE - This floor plan is provided for illustration purposes only.  
Room positions and dimensions are approximate and should be independently measured for accuracy



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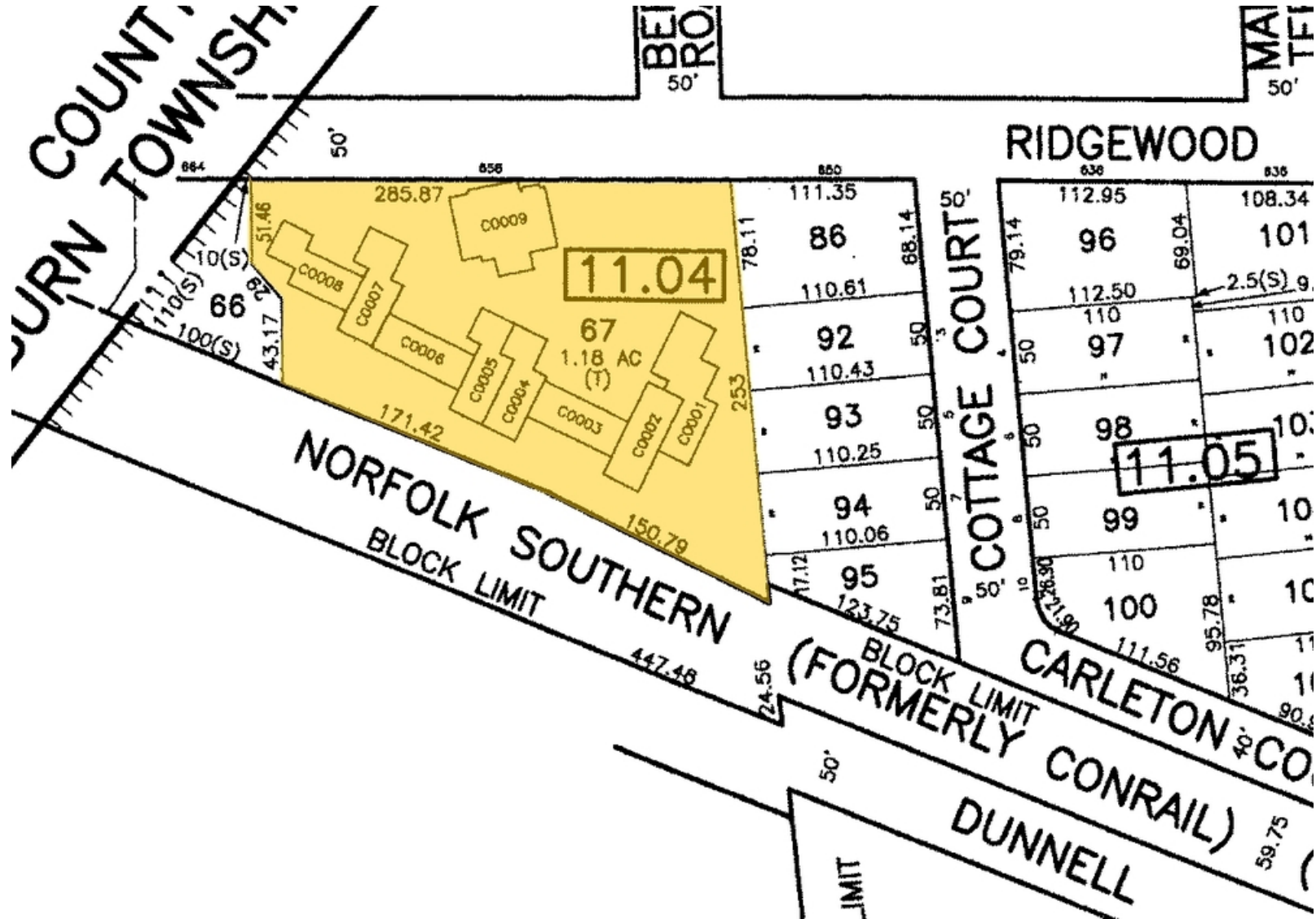
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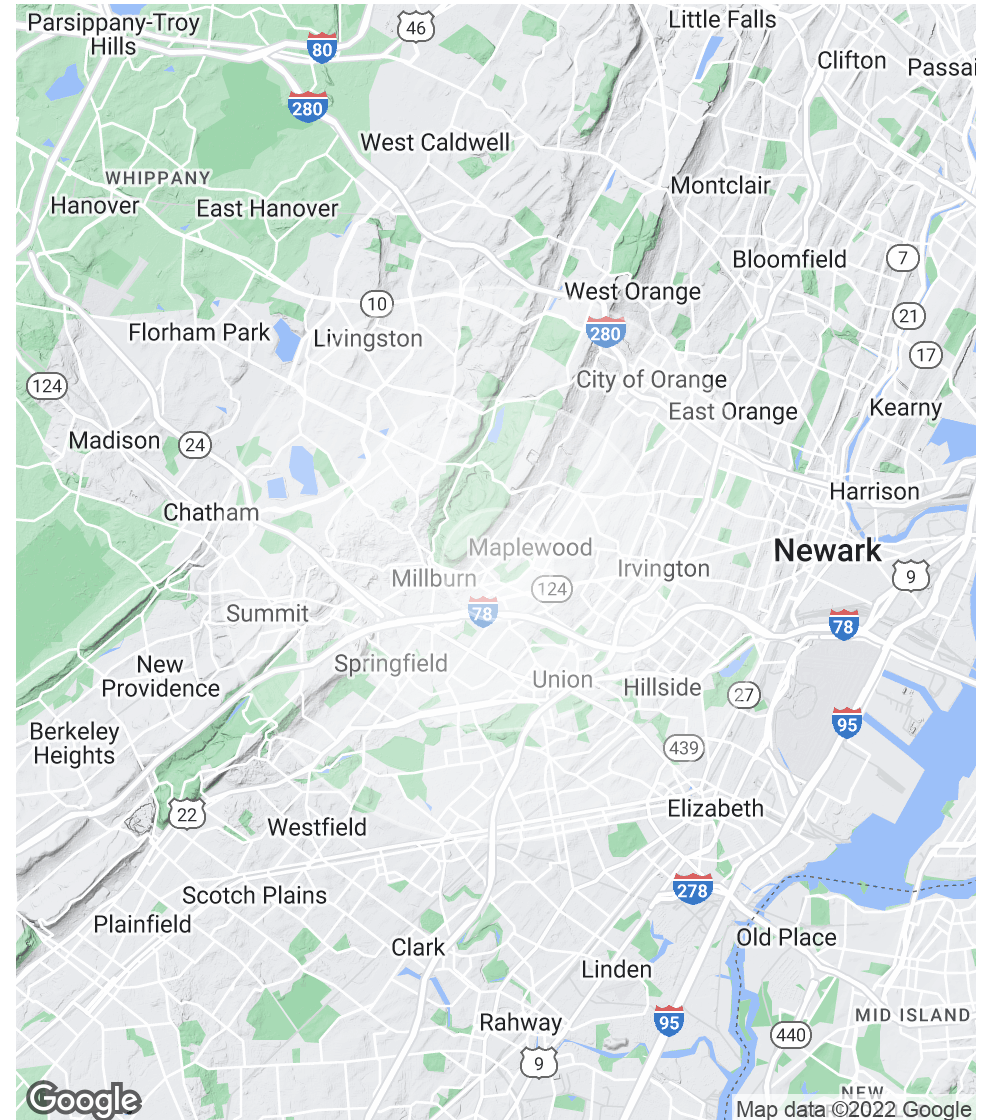
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 17,099    | 150,258   | 469,907   |
| Average Age          | 39.9      | 38.3      | 37.6      |
| Average 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



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