

*AMBULATORY  
SURGERY CENTER (ASC)  
**FOR SALE OR LEASE***

**13,500 SF**

**321 Essex Street**  
*Hackensack, NJ*

***OWNER/USER  
OPPORTUNITY***





# PROPERTY INFORMATION

## 321 ESSEX STREET *Hackensack, NJ*

**Total Building Size /  
Space Available:** 13,500 SF  
Ambulatory Surgery Center

- **# Operating Rooms:** 2
- **# Exam Rooms:** 2
- **Surgery Center Includes:** Nurse's station, medical supply room, lockers, conference room, file room/storage, kitchen/cafeteria, large reception area, and lobby
- **Across From:** Hackensack Meridian Health
- **Lot Size:** 0.41 Acres
- **Parking:** Ample



CLICK TO SEE  
FLOOR PLANS





# PROPERTY HIGHLIGHTS

- **Prime Hackensack Corridor:** Directly across from Hackensack Meridian Health, minutes from downtown, and the courthouse district
- **High-Traffic Area:** Strong daily vehicle counts and steady pedestrian activity
- **Easy Highway Access:** Route 17, I-80, Route 4, & Route 46
- **Freestanding Commercial Building:** Strong street visibility
- **Close to Public Transit:** Bus routes along Essex St. and near Essex Street NJ Transit Station
- **High-Income Residential Area:** Strong demographics and a large daytime population
- **Ample Private Surface Parking/Convenient Access:** Patient-friendly layout with parking close to the entrance
- **Fast Occupancy:** Move-in ready with minimal downtime or renovation needs



*Within a 5 mile radius:*

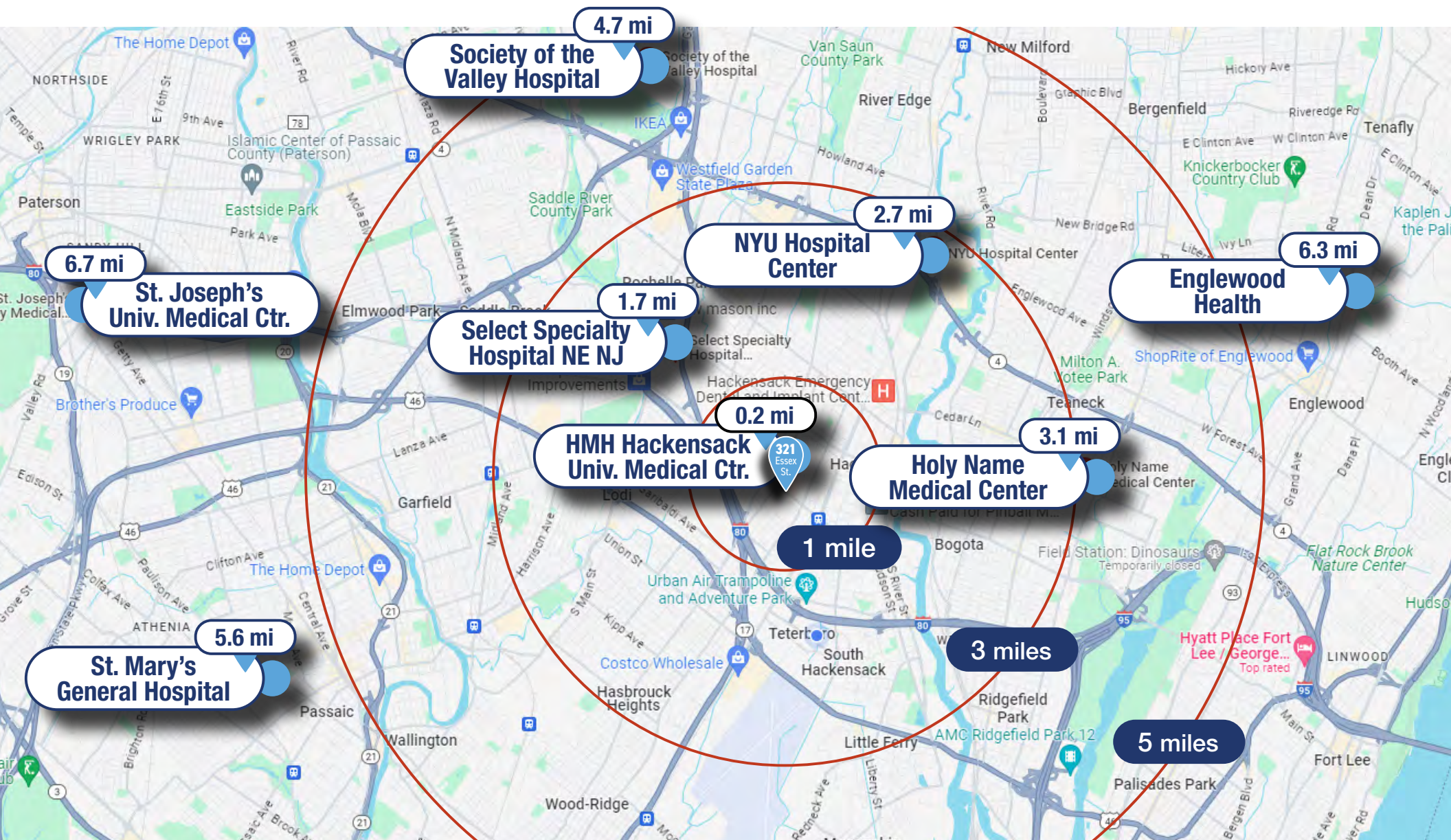
**Population: 585,750**

**Median Age: 40**

**Average HH Income: \$102,281**



# LOCATION & SURROUNDING HOSPITALS MAP





# PROPERTY PHOTOS - EXTERIOR, WAITING ROOM, LOBBY





# PROPERTY PHOTOS - INTERIOR







👤 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)

