

RETAIL FOR LEASE



247 Parker Avenue, Clifton, NJ 07011



PROPERTY DESCRIPTION

Experience the pinnacle of modern commercial real estate at 247 Parker Avenue, Clifton, NJ, 07011. This stunning property offers an array of amenities and features designed to elevate your business. Step into a meticulously maintained space boasting spacious office suites, ample parking, and state-of-the-art facilities. The property's strategic location provides easy access to major transportation routes, making commuting a breeze for employees and clients alike. With customizable floor plans and flexible lease options, this exceptional property is ready to accommodate your unique business needs and propel your operations to new heights. Seize this opportunity to lease a premium space that exudes professionalism and fosters success.

PROPERTY HIGHLIGHTS

- 801 SF - 2,747 SF Available
- Corner Retail Downtown Space & Location
- 10' Ceiling Height
- Delivered as a Vanilla Box

OFFERING SUMMARY

Lease Rate:	\$40.00 - 45.00 SF/yr (NNN)
Number of Units:	21
Available SF:	350 - 2,747 SF
Building Size:	25,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,766	5,045	18,862
Total Population	5,675	16,420	60,855
Average HH Income	\$68,589	\$80,043	\$82,035

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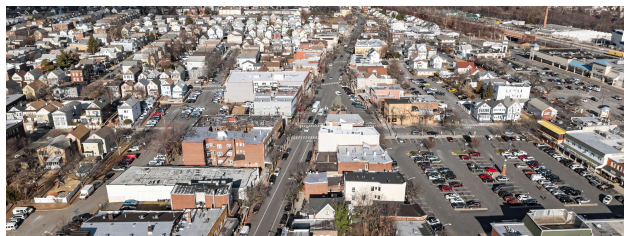
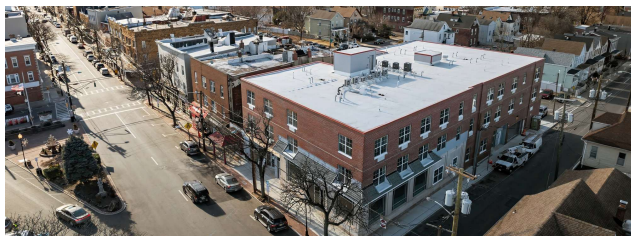
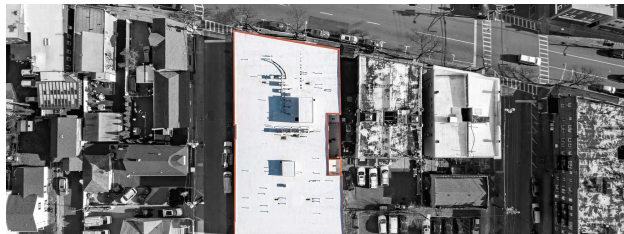
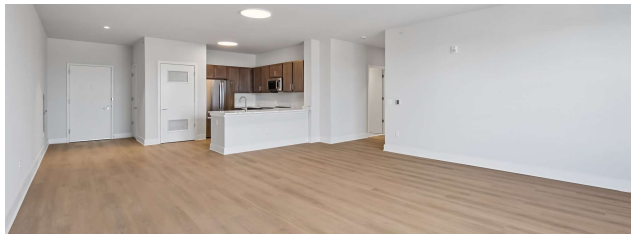
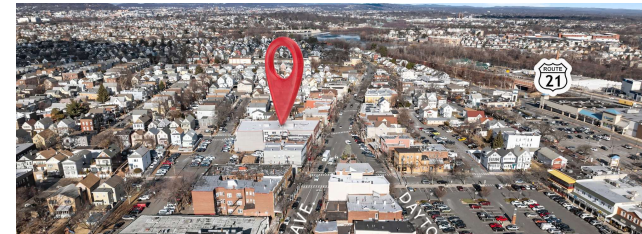
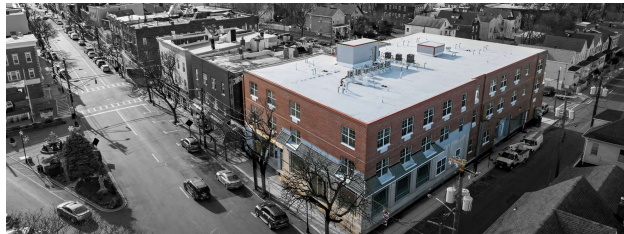
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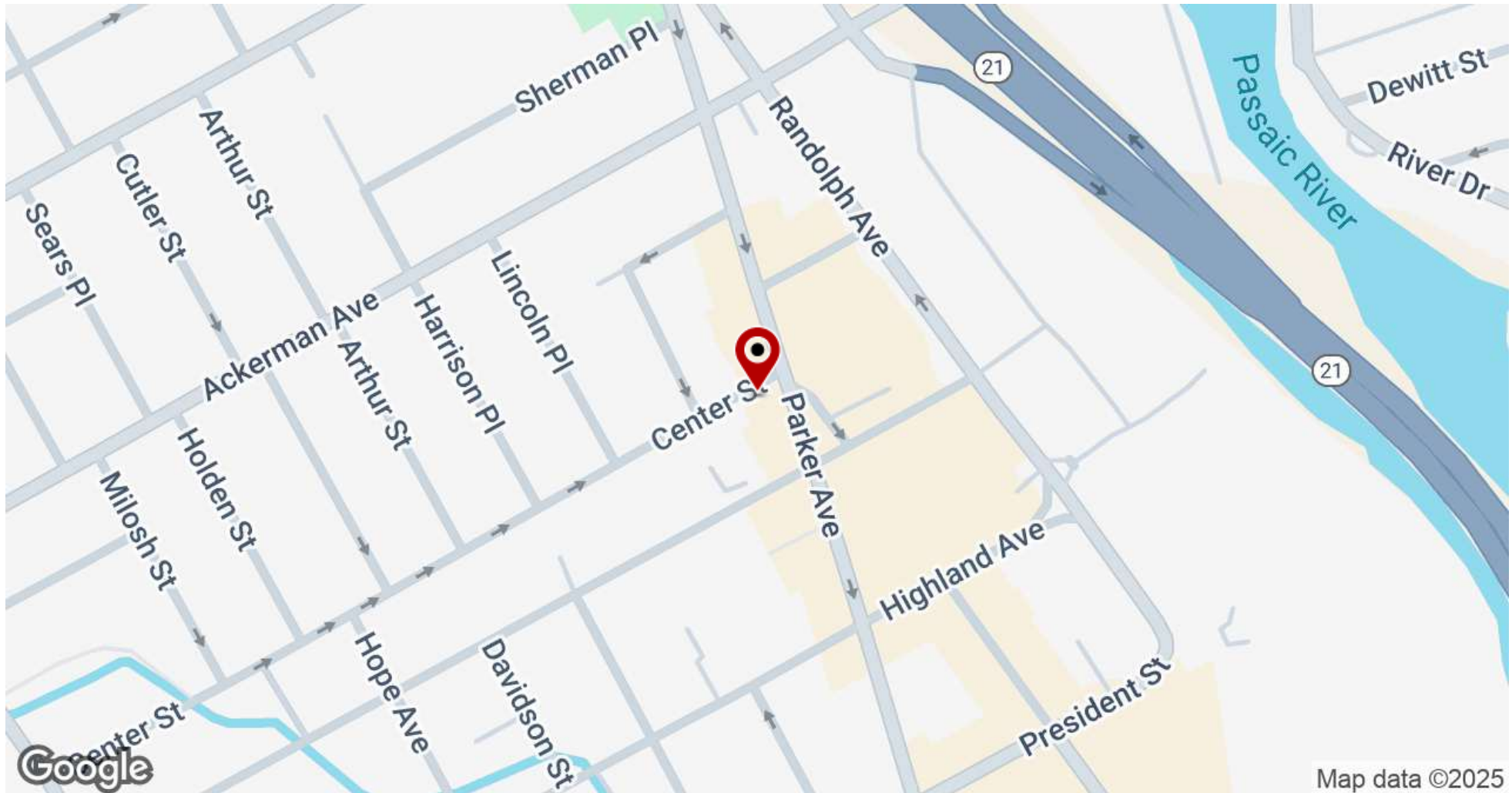
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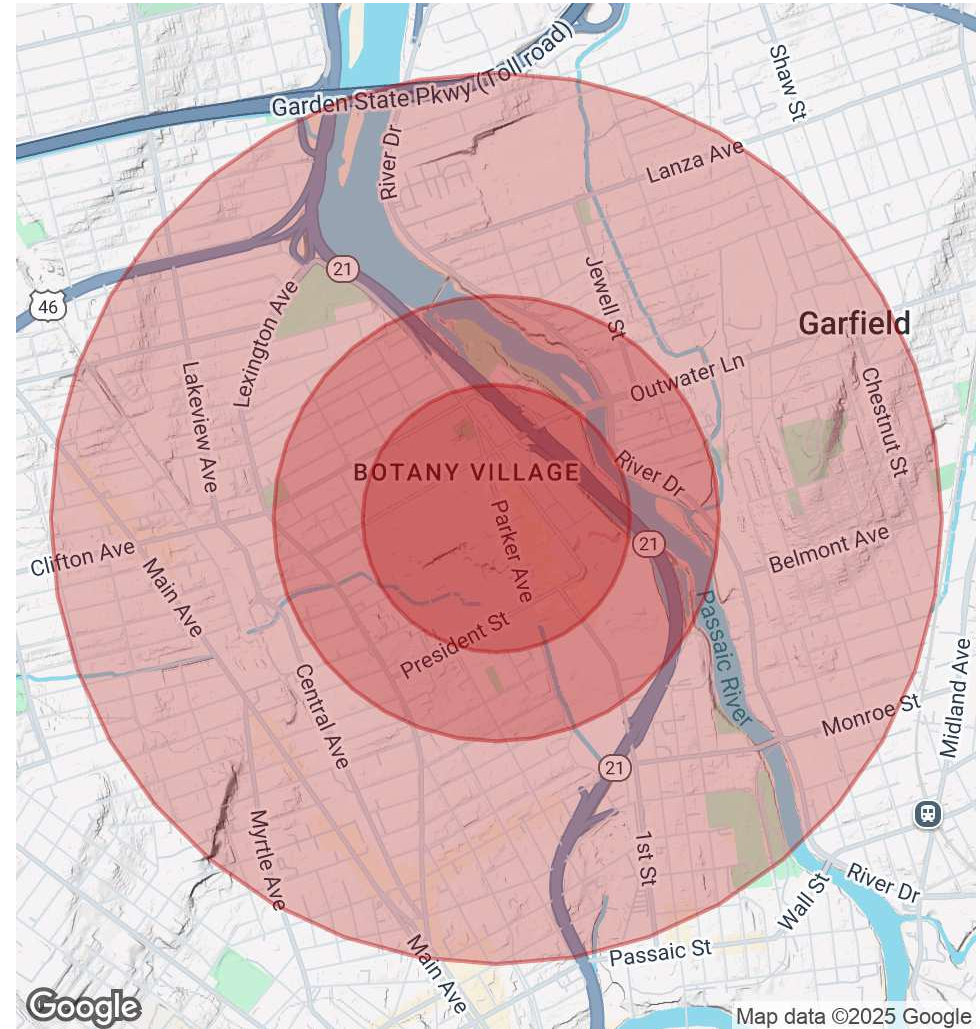


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,675	16,420	60,855
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,766	5,045	18,862
# of Persons per HH	3.2	3.3	3.2
Average HH Income	\$68,589	\$80,043	\$82,035
Average House Value	\$355,928	\$429,263	\$434,503

Demographics data derived from AlphaMap



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