

**CLIFTON, NJ**

1037 US HIGHWAY 46, CLIFTON, NJ 07013



**OFFERING SUMMARY**

Sale Price: Call For Details

Available SF: 2,691 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

2,691 SF Office/Medical Condo For Sale Located in the North View Office Park

**PROPERTY HIGHLIGHTS**

- Available Immediately
- 2,691 SF Medical Office Condo
- Second Gen Medical Office
- Former Pediatrician's Office
- Great for Investment/Owner User
- 10 Exam Rooms
- 2nd Floor w/ Elevator Access
- Abundant Parking
- 56,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

**MARC PALESTINA**

201.703.9700 x149

mpalestina@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

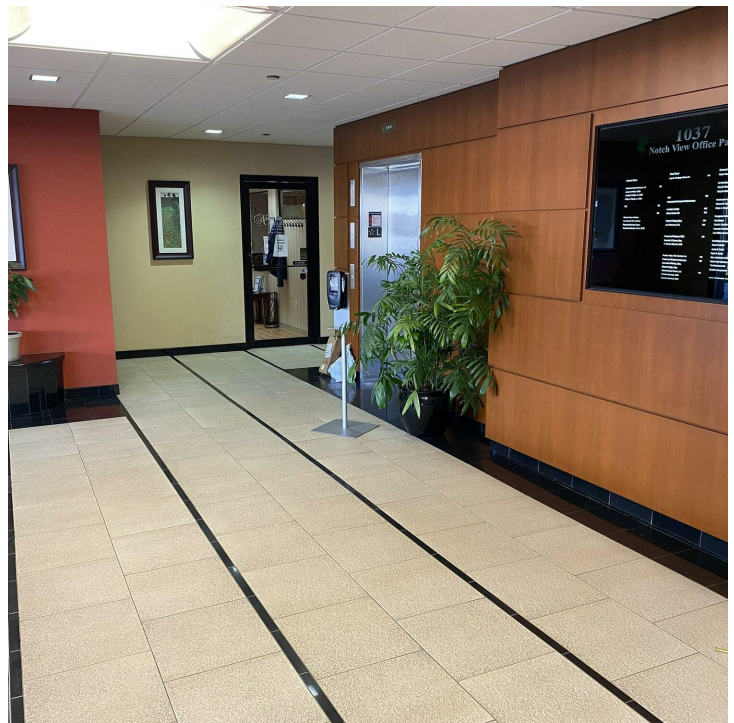
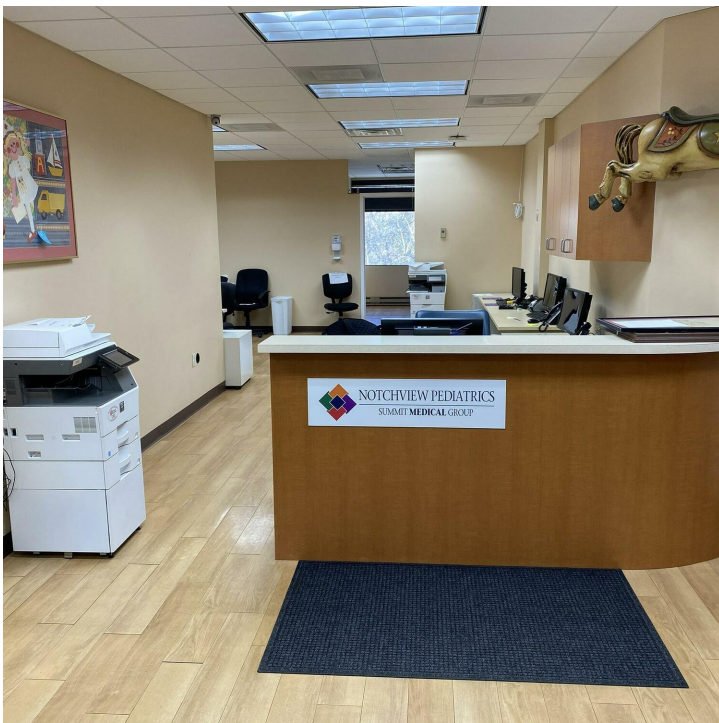


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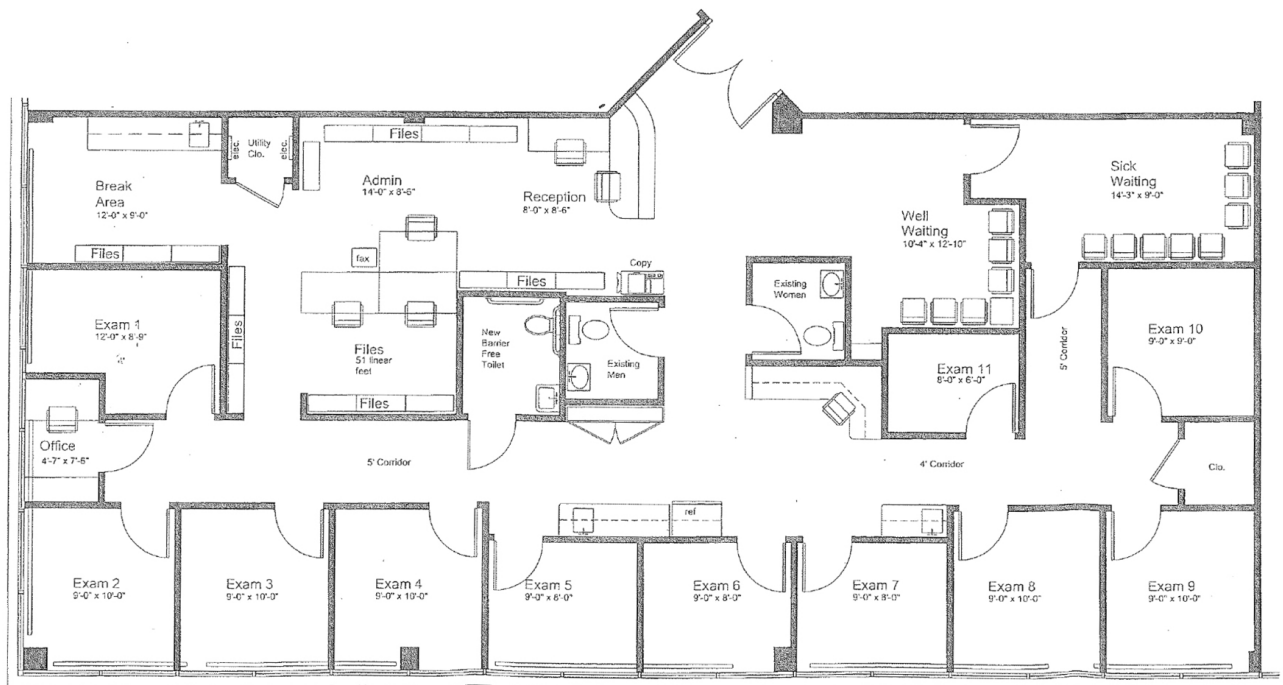
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Proposed Floor Plan

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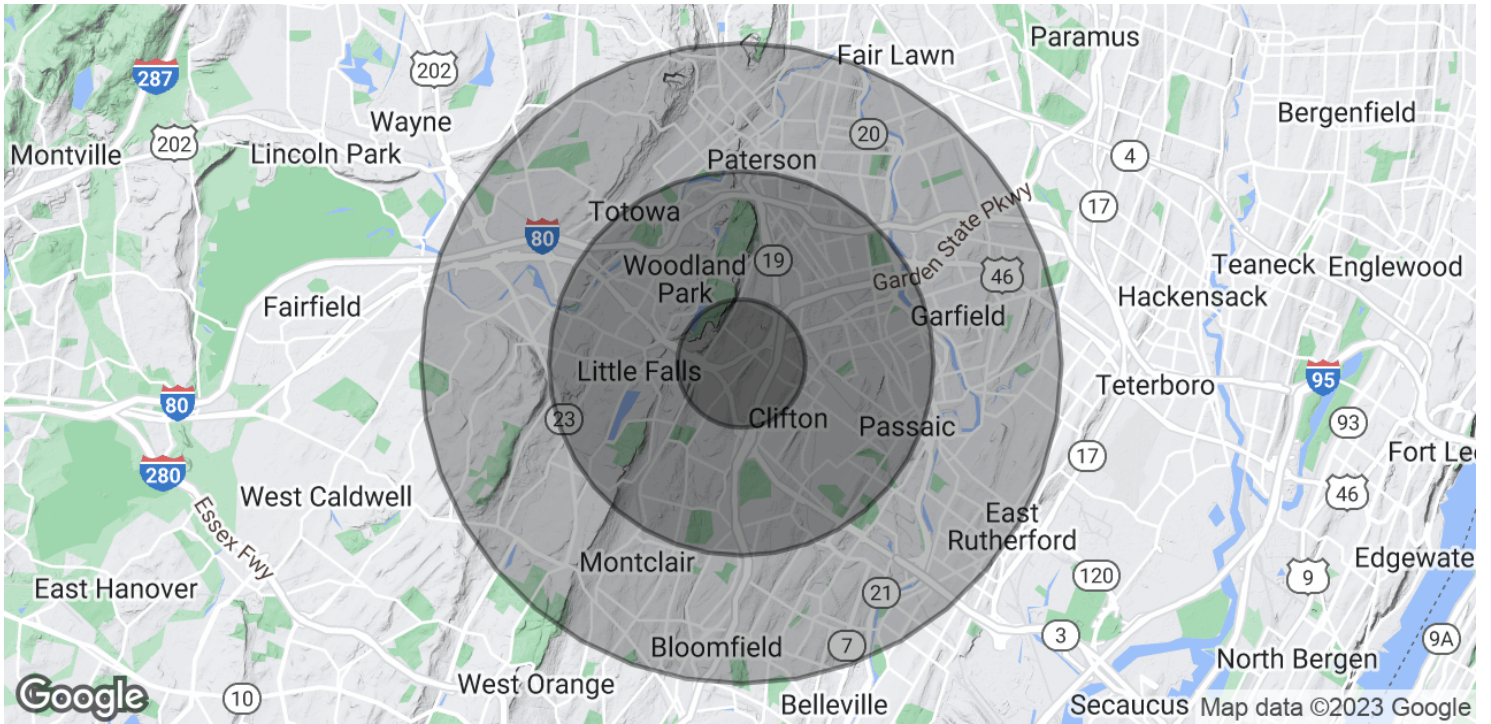


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,084	223,942	624,451
Average Age	45.4	37.9	38.1
Average Age (Male)	43.5	37.0	36.6
Average Age (Female)	46.6	38.9	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,244	77,260	227,474
# of Persons per HH	2.6	2.9	2.7
Average HH Income	\$132,287	\$99,073	\$99,223
Average House Value	\$391,409	\$334,795	\$343,119

\* Demographic data derived from 2020 ACS - US Census

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