



INDUSTRIAL-ZONED LAND (0.5 AC) & OFFICE FOR LEASE

INQUIRE FOR INFORMATION

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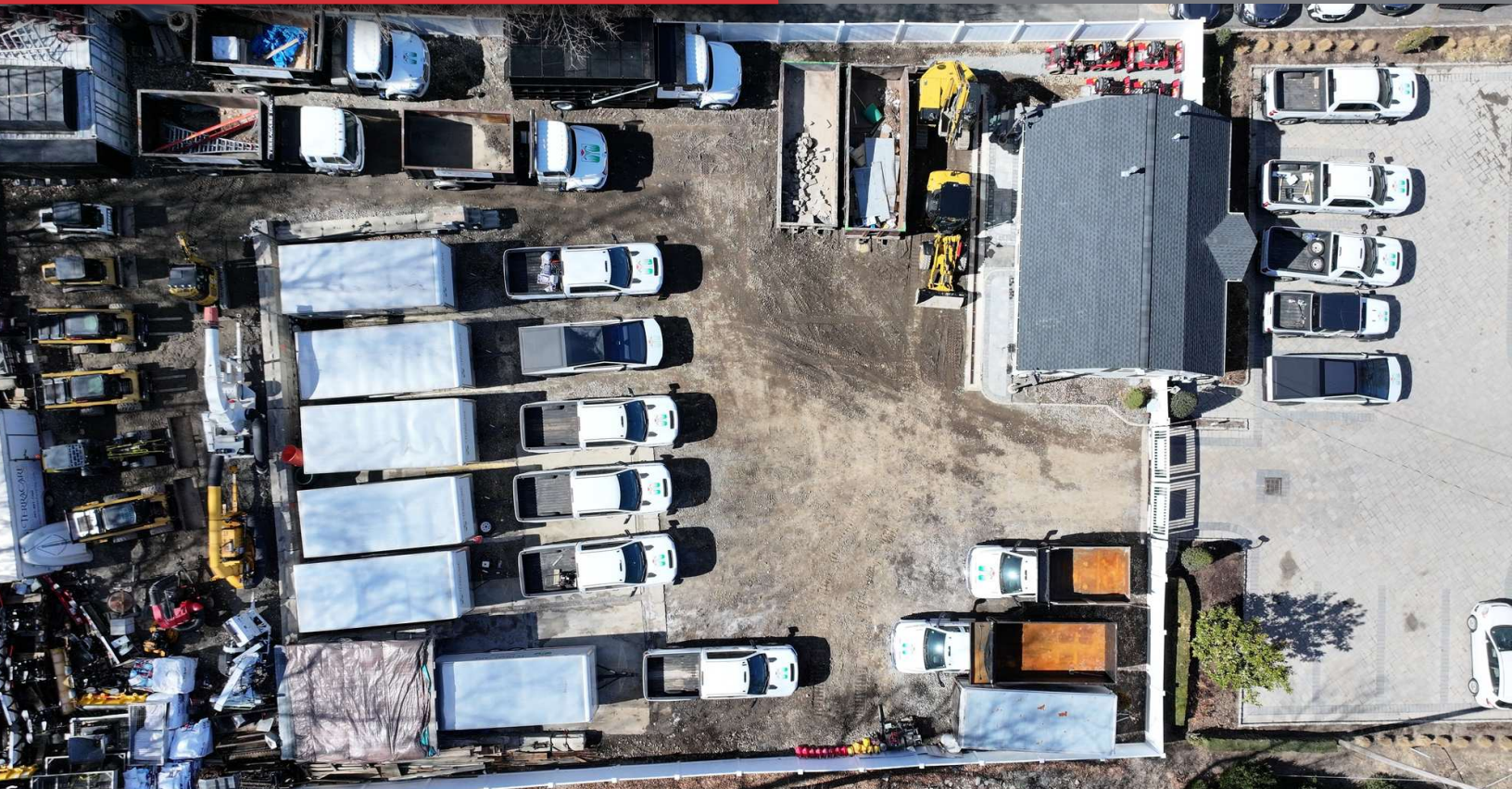
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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90 RAMAPO VALLEY RD OAKLAND, NJ 07436

LOCATION OVERVIEW

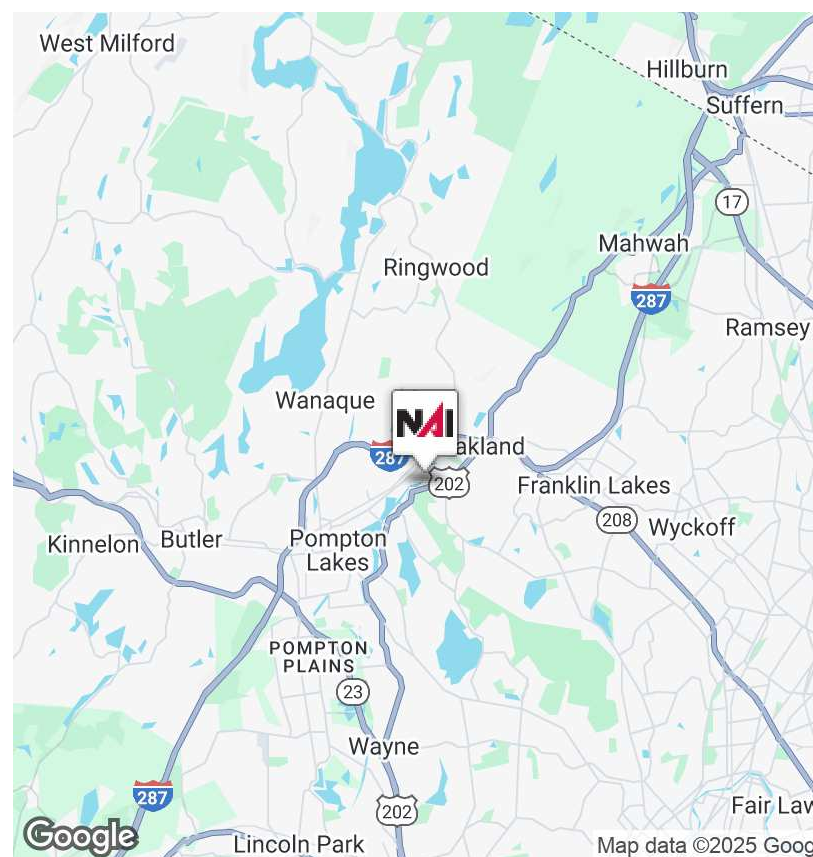


PROPERTY DESCRIPTION

Unlock the potential of this unique industrial-zoned property ideally situated on heavily traveled Ramapo Valley Road (Route 202) in Oakland, NJ. This ± 0.5 -acre site includes a ± 600 SF office building, making it an ideal solution for contractors, service businesses, or storage-related users seeking a strategic Bergen County location. With flexible outdoor space and proximity to major highways, this site supports a wide range of light industrial or commercial operations.

LOCATION DESCRIPTION

Ideally situated on heavily traveled Ramapo Valley Road (Route 202) in Bergen County's Oakland borough, the site offers a rare combination of industrial zoning, accessibility, and functionality. The site benefits from excellent regional connectivity to Northern NJ, Rockland County, and NYC via nearby Route 287, Route 208, and the Garden State Parkway. Nearby amenities include shopping centers, restaurants, and service providers, making it a convenient hub for daily operations.



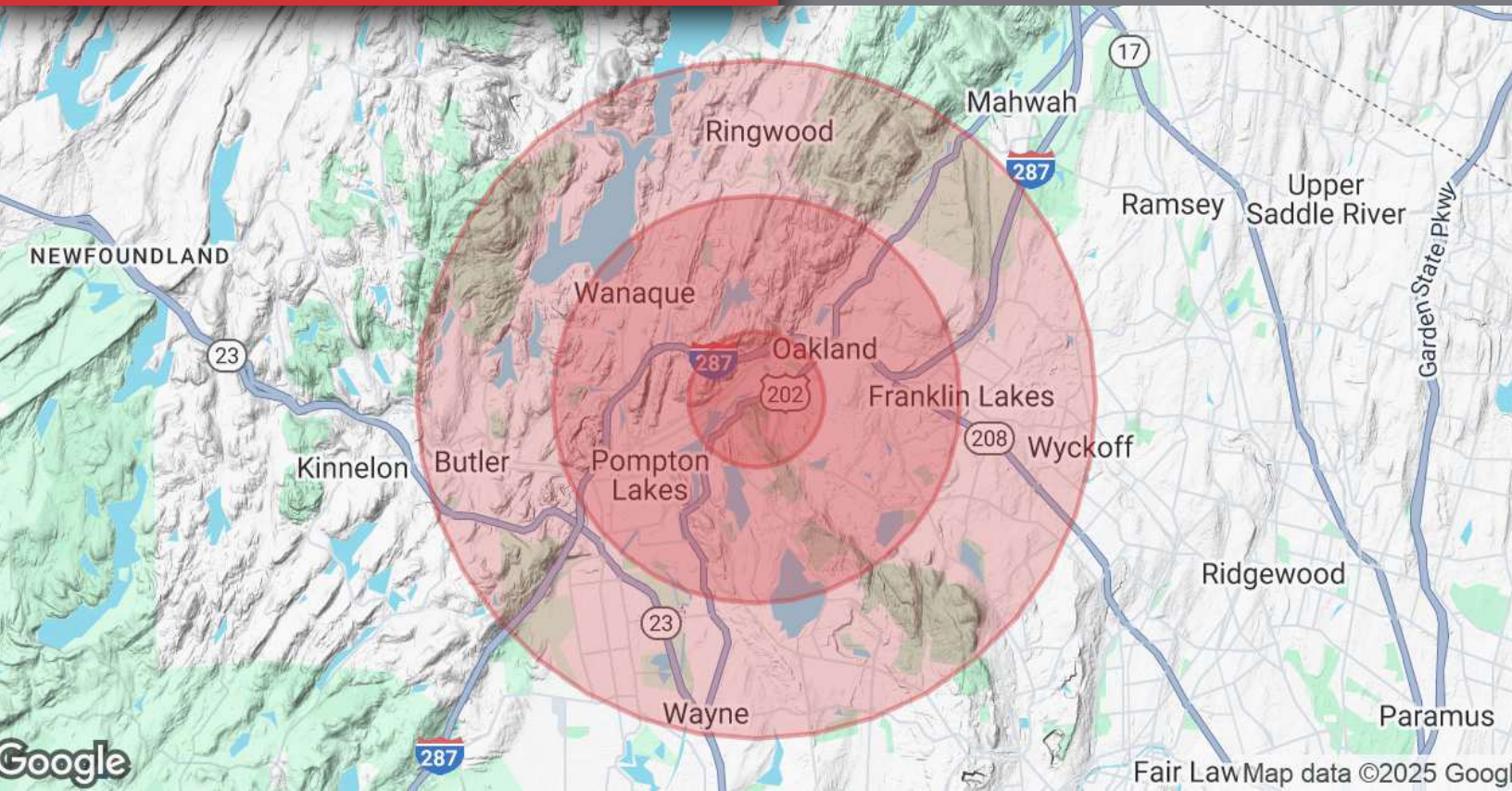
90 RAMAPO VALLEY RD
OAKLAND, NJ 07436

PROPERTY
PHOTOS



90 RAMAPO VALLEY RD OAKLAND, NJ 07436

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,473	47,682	123,443
Average Age	46	44	44
Average Age (Male)	44	43	43
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,273	17,344	45,871
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$155,035	\$183,630	\$187,440
Average House Value	\$648,402	\$650,439	\$687,408

Demographics data derived from AlphaMap