

MEDICAL OFFICE

1300 Main Ave
Clifton, NJ



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek
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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

CLASS A MEDICAL BUILDING

- **Former Podiatrist Office**
- 2nd Floor - 2B
 - 3 Exam Rooms
 - Waiting Room
 - Dr's Office with Private Bathroom
 - Reception Desk
 - Storage Room/Closet
 - Common Area Bathrooms
 - Heavy Daytime Population
 - Ample Parking
 - Traffic Main Ave: 16,061 VPD
 - Located Near: Rt 46, Rt3, Parkway, Rt 80
 - Nearby National Tenants: Enterprise, White Castle, Aldi, Dollar Tree, Wells Fargo, TD Bank, Advance Auto Parts, and Many More.

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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SPACE 1



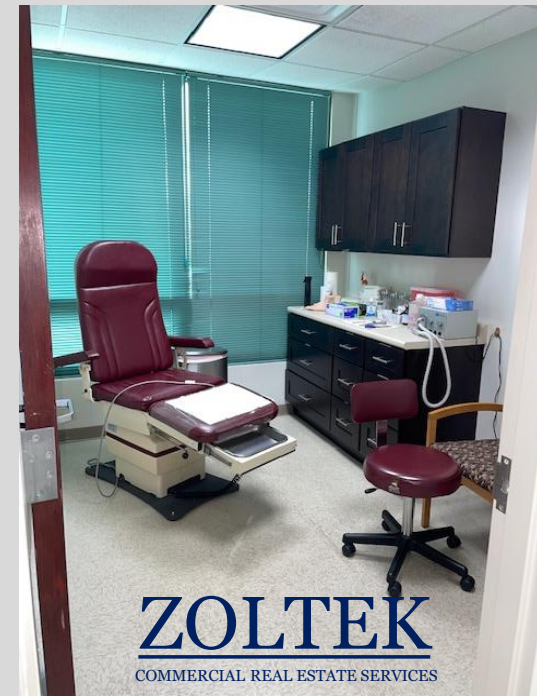
Reception Area



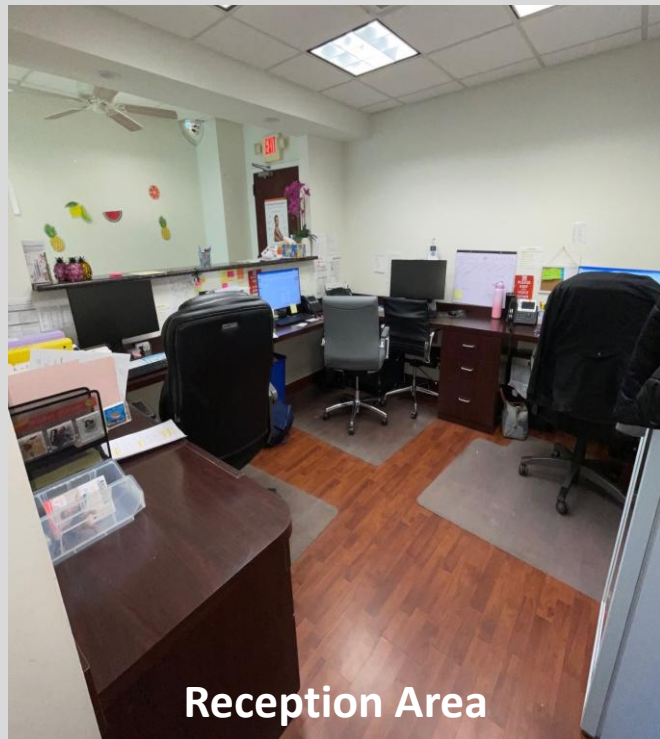
Waiting Room



Office



SPACE 2



Reception Area



Waiting Room



Office



North Jersey Elk Developmental Disabilities Agency

Istanbul Food Pazar

Champion Auto Center

Jerusalem Pharmacy

Clifton Stadium



Clifton Memorial Library



SITE

Christopher Columbus Middle School

Traffic Count: 18,357



Clifton Dog & Cat Hospital

Classic Academy Charter School of Clifton

Traffic Count: 16,061



American Unity Dental

Metropolitan Labs & Distributors



North Jersey Elks High School



Lakewood Plaza





| DEMO-GRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|----------------------|---------------|----------------|----------------|
| Population | 46,668 | 332,201 | 696,954 |
| Daytime Employees | 12,853 | 110,562 | 266,303 |
| Households | 3.11 | 2.94 | 2.82 |
| Average Age | 35.5 | 35.9 | 38.2 |
| Average HH Income | \$72,705 | \$69,392 | \$82,846 |

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