

FOR LEASE

HACKENSACK MEDICAL OFFICE/RETAIL BUILDING

20 Woodridge Avenue, Hackensack, NJ 07601



PROPERTY DESCRIPTION

3,500 square feet or full 6,044 square foot freestanding building available for lease.

UN Zoning allows for medical, office retail, and food and beverage.

Easy Access to Rt 4, Rt 80, Rt 46, Rt 17, The GSP and NJTPK.

22 parking spaces available.

Under 2 miles to Hackensack Meridian Hospital, 2 miles to Holy Name Hospital and 6 miles to Englewood Hospital.

Close proximity to NJ Transit train and bus stop.

Next to Fairleigh Dickinson University, close proximity to the county courthouse.

Located within Hackensack's multifamily redevelopment corridor.

Hackensack is the Bergen County seat.

Under 1 mile to the Riverside Square Mall and 2 miles to Bergen Town center

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	3,500 - 6,044 SF
Lot Size:	0.43 Acres
Building Size:	6,044 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,628	75,434	190,163
Total Population	28,004	206,070	521,056
Average HH Income	\$134,754	\$142,285	\$147,126

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

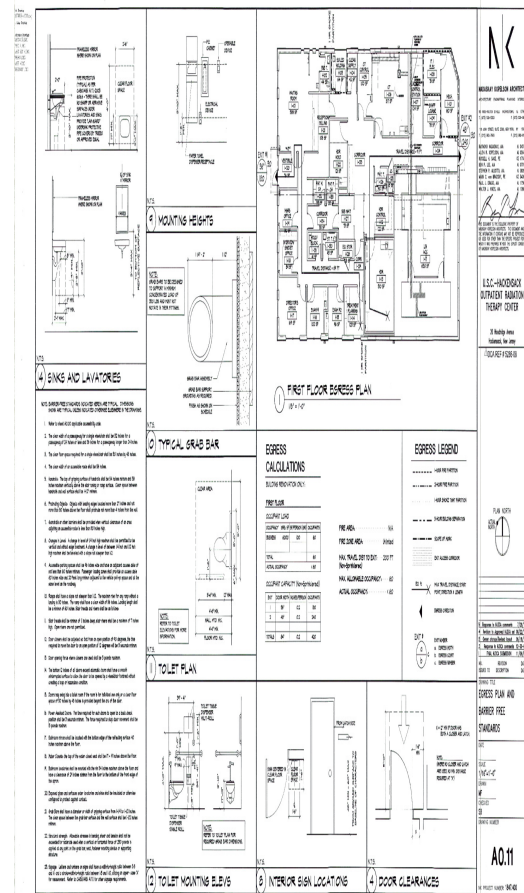
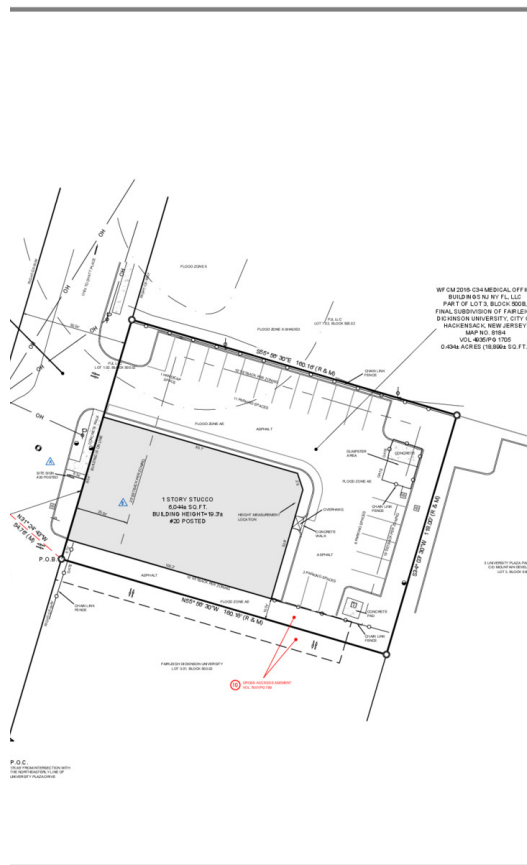
Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



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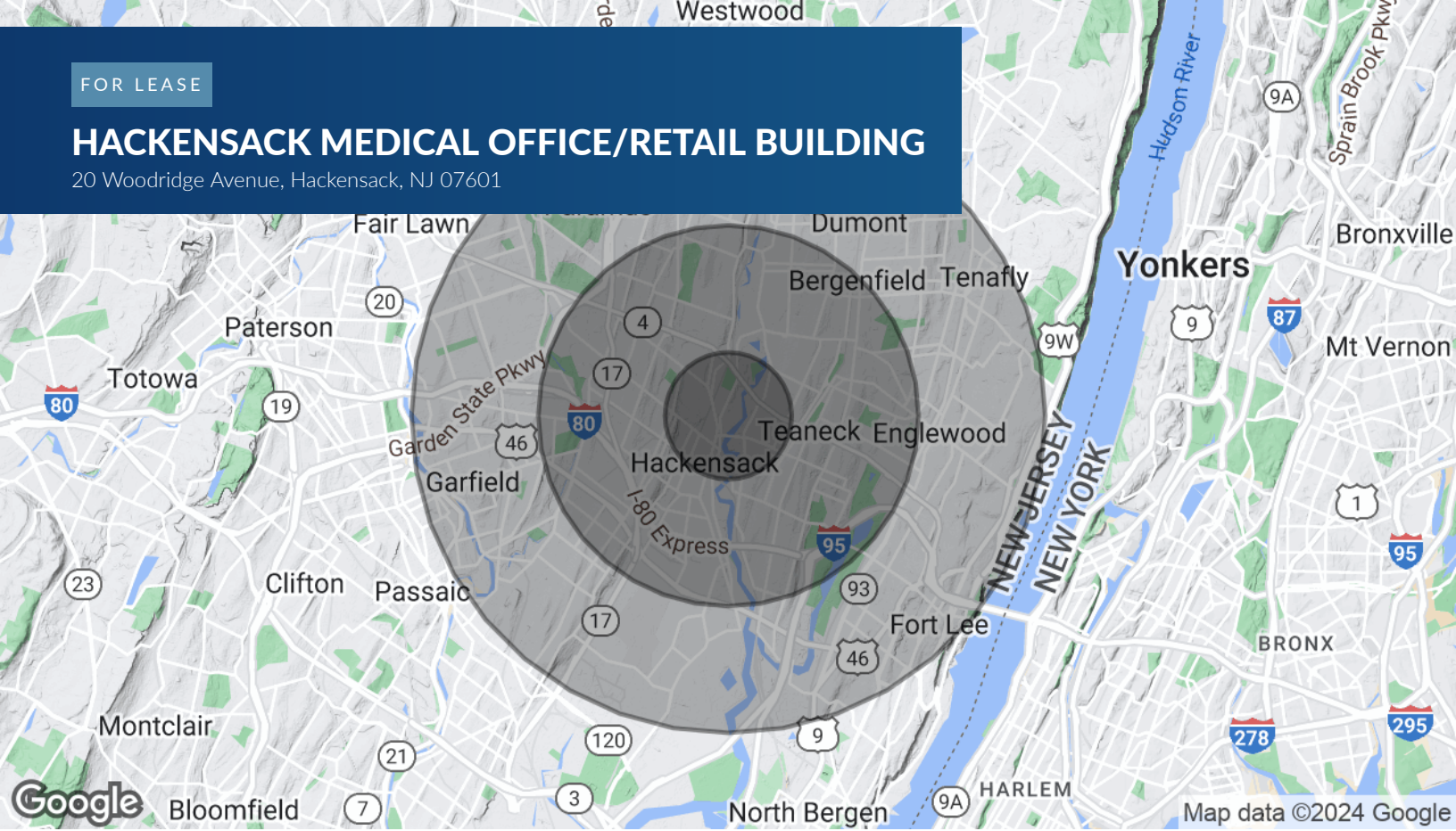
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,004	206,070	521,056
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,628	75,434	190,163
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$134,754	\$142,285	\$147,126
Average House Value	\$457,385	\$563,036	\$617,055

Demographics data derived from AlphaMap

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