

Medical Office For Lease

456 Prospect Ave (CR 577)
West Orange, Essex County
New Jersey, 07052

PROPERTY DESCRIPTION

Two story ±8,800 SF medical building occupied by Care Station Medical Group on the entire first floor and Ivy Rehab occupies portion of 2nd floor. Steel frame construction with cultured stone will provide a quality, inviting appearance and the area's newest medical building visible to I-280. Situated opposite ShopRite anchored Essex Green Shopping and Marriott Courtyard and strong daytime population of corporate and residential surrounding area

AVAILABLE SPACE

2nd floor Unit B: ±1,988 SF (rentable)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$21.02 psf projected 2023

ESTIMATED DELIVERY

60 days from Lease

PARKING

7 cars per 1,000 SF

TRAFFIC COUNTS

ADT 15,852 Prospect Ave (CR 577)



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Christian Harrington

Associate – Brokerage Department

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David Greenman

Sr. VP – Retail Services

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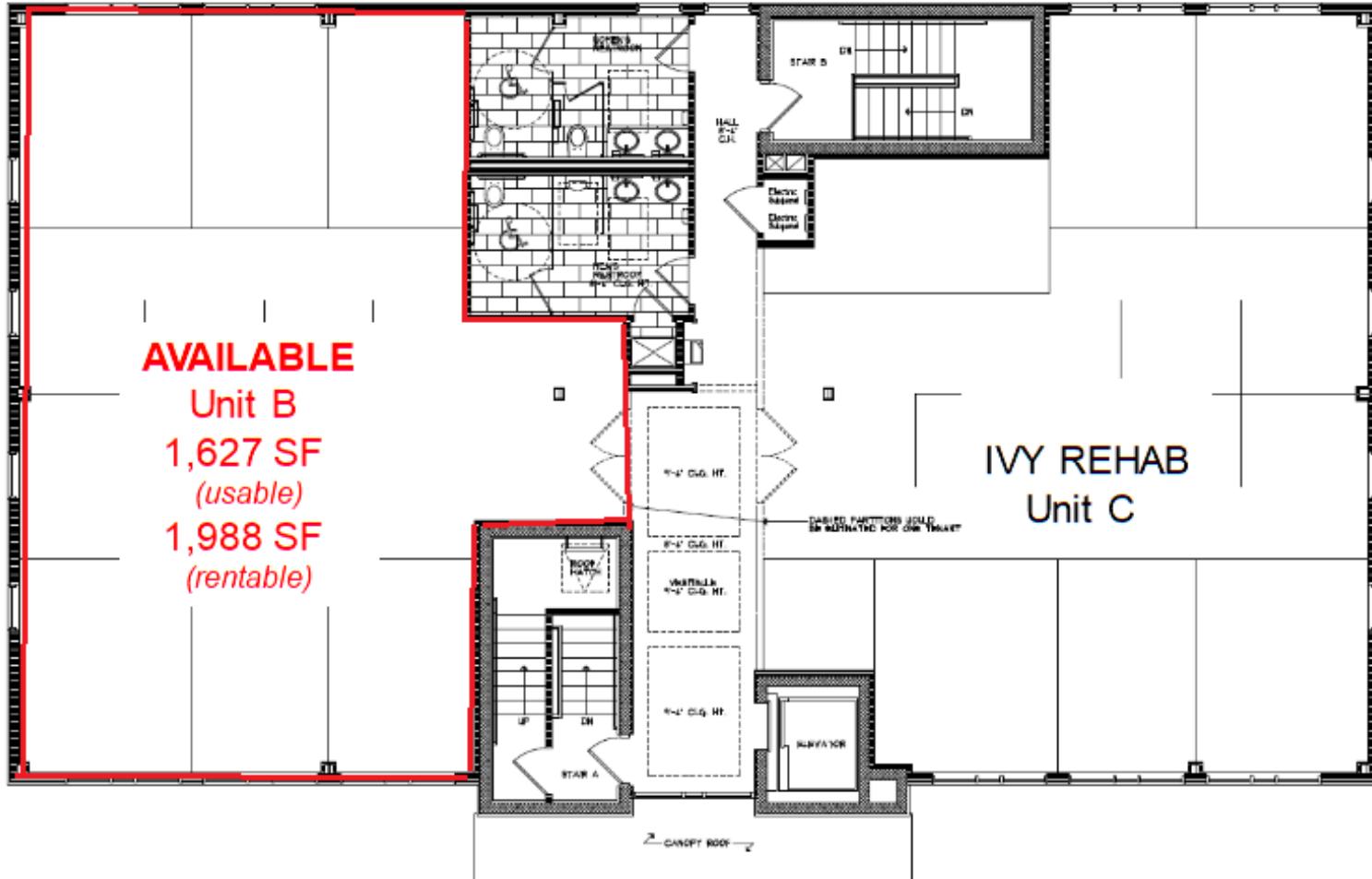
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Second Floor Leasing Plan

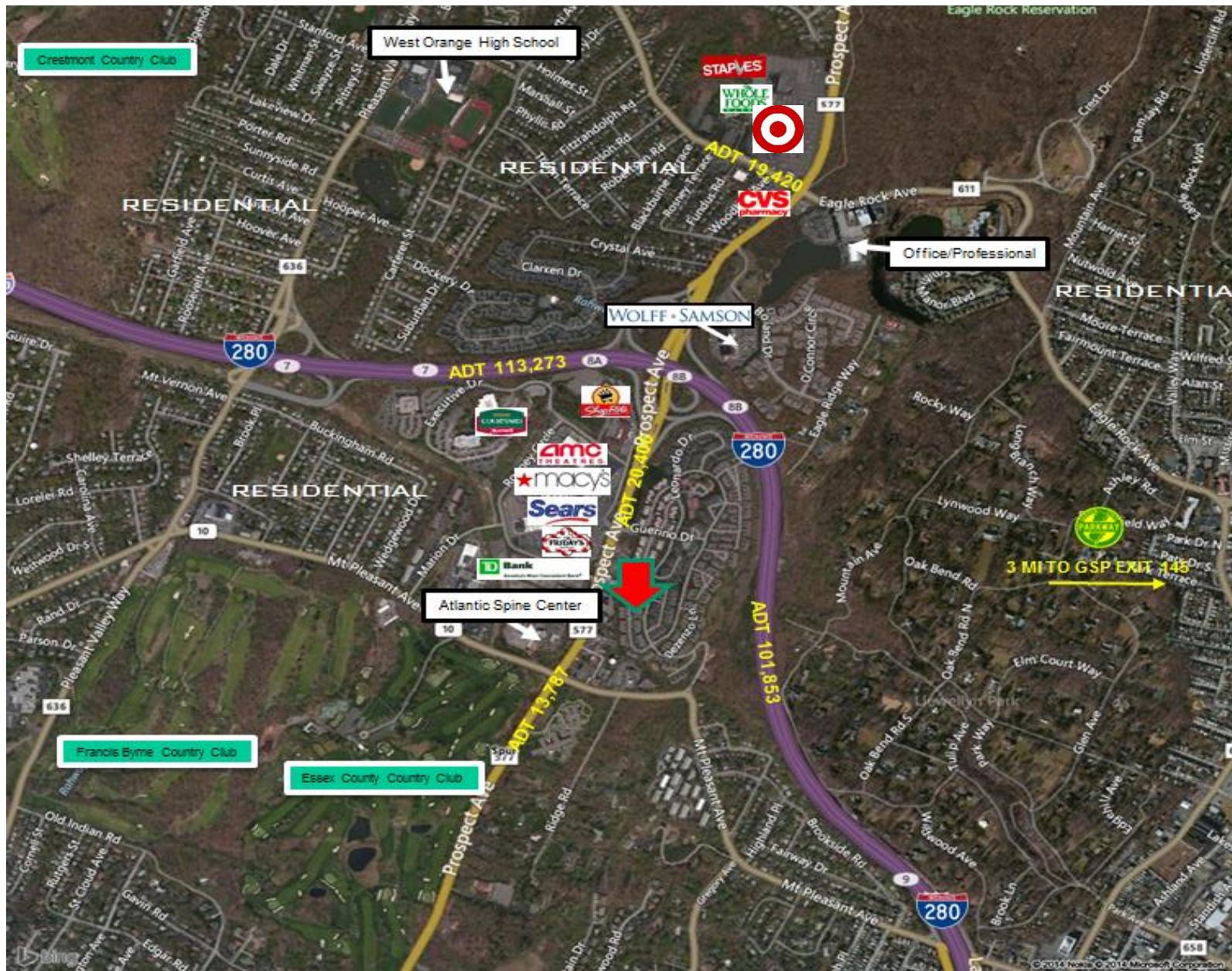


SECOND FLOOR RENTAL PLAN

Aerial



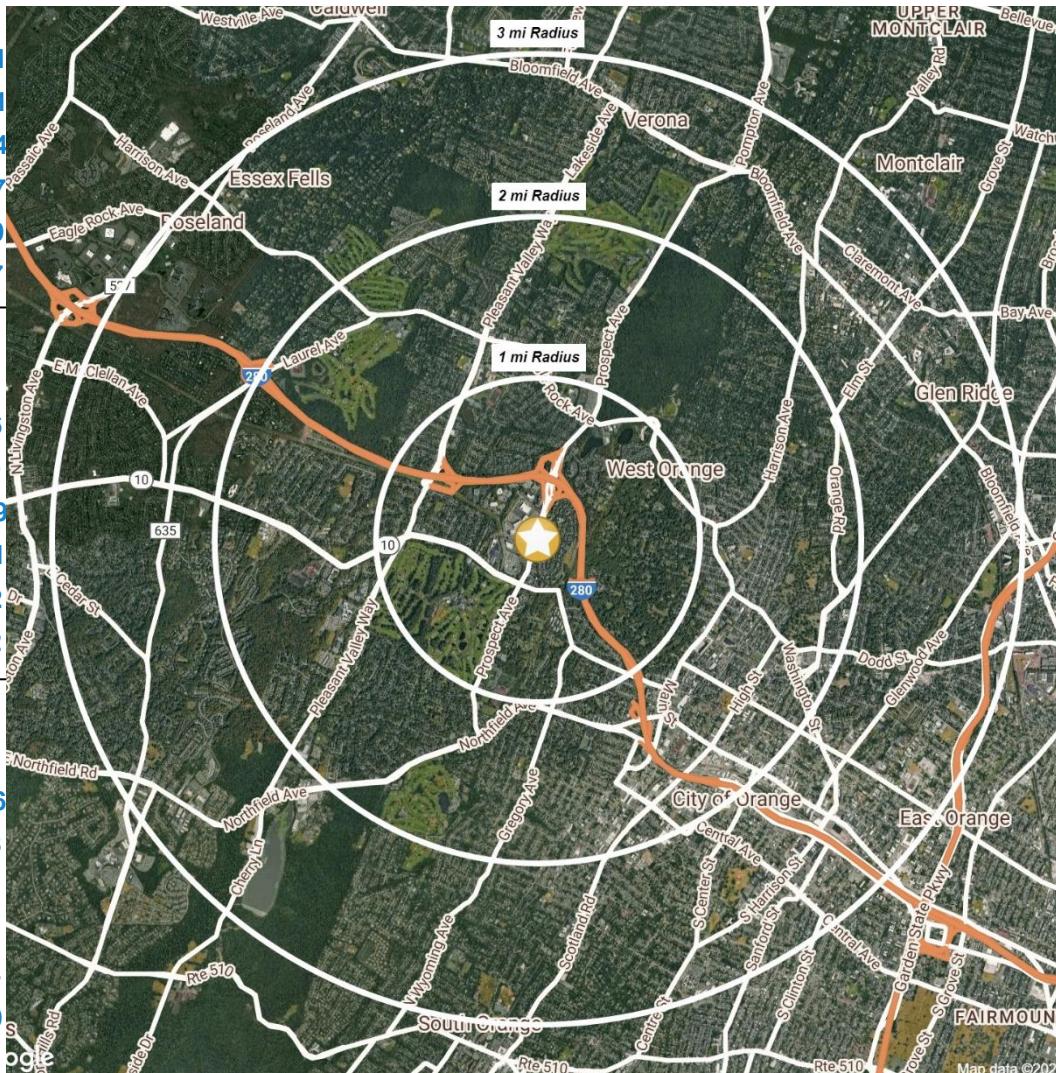
Aerial



AREA DEMOGRAPHICS

1 Mile Radius

Population	10,051
Median HH Income	\$105,361
Average HH Income	\$166,244
Median Age	43.7
Total Households	4,320
Daytime Population	7,527



2 Mile Radius

Population	66,896
Median HH Income	\$88,999
Average HH Income	\$128,529
Median Age	39.1
Total Households	25,072
Daytime Population	38,562

3 Mile Radius

Population	168,376
Median HH Income	\$91,118
Average HH Income	\$126,358
Median Age	39.0
Total Households	67,164
Daytime Population	99,410