



Each office independently owned and operated

**FOR LEASE**

RETAIL/OFFICE PROPERTY

# 3681 BROADWAY

NEW YORK, NY 10031

**PATRICK VARELAS RE/MAX COMMERCIAL**

392 Ramapo Valley Rd  
Oakland, NJ 07436



PRESENTED BY:

**PATRICK VARELAS**  
201.400.5344



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## PROPERTY DESCRIPTION

Discover the potential of this unique space available at 3681 Broadway. The space entails 660sqft of open floor space available with an additional option to add up to 240 sqft of space if desired. Space has its own entrance on the side of the building between Broadway and Riverside. Building is zoned R8 and the following options are allowed: -government offices and facilities - Church -Medical offices -Storage facilities -Community clubs -Small shops

## PROPERTY HIGHLIGHTS

- -first time offered in many years
- -reasonable rent
- -R8 zoning
- -Strong location on Broadway

## OFFERING SUMMARY

Lease Rate:	\$80.00 SF/yr (MG)
Available SF:	660 - 900 SF
Building Size:	81,228 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,093	22,103	59,045
Total Population	14,626	55,565	147,018
Average HH Income	\$78,009	\$81,711	\$76,065



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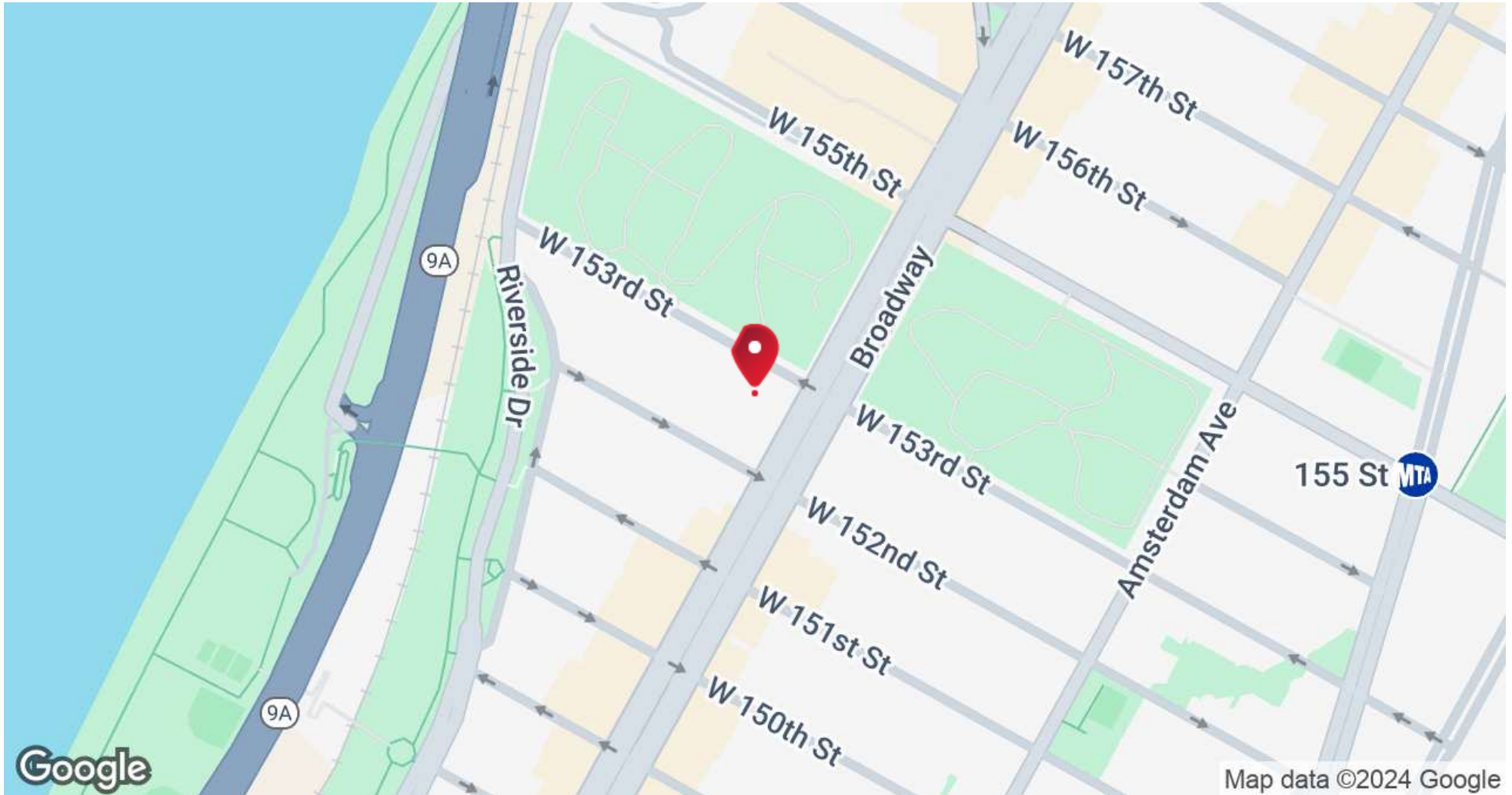
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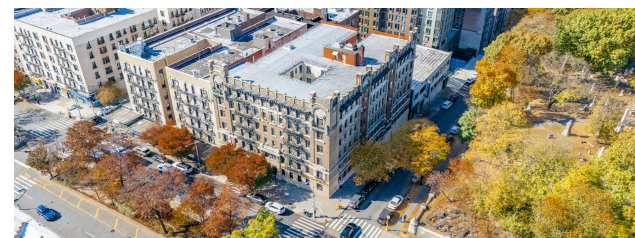
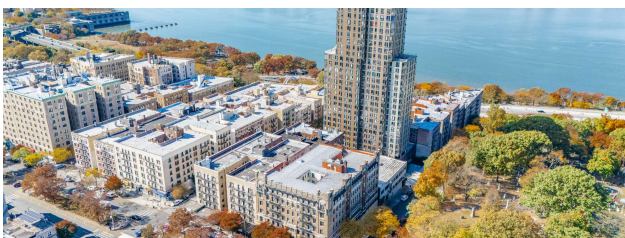
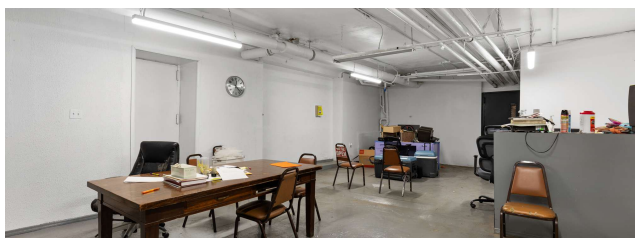
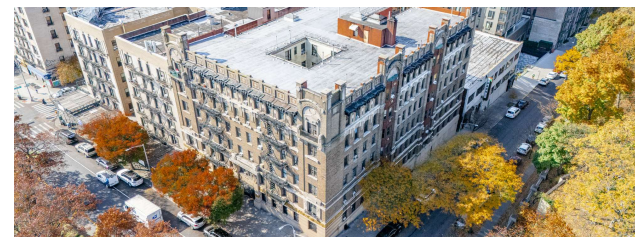
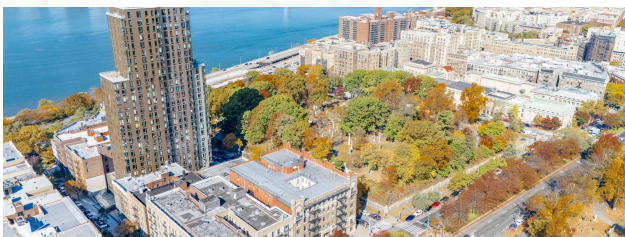
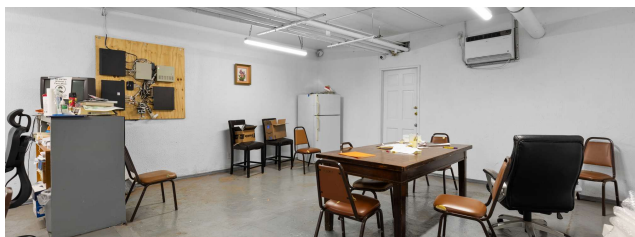
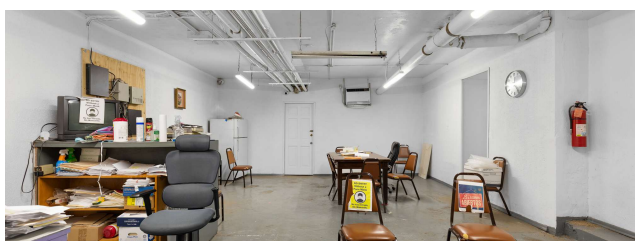
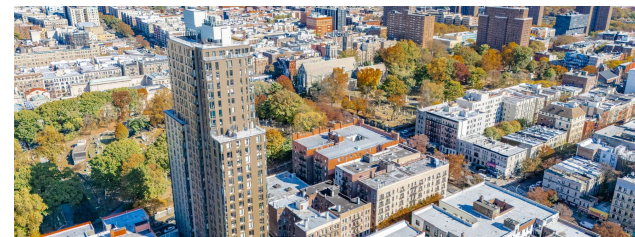
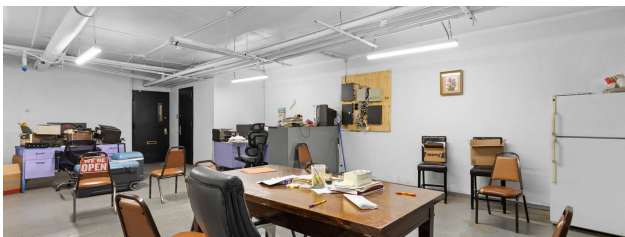
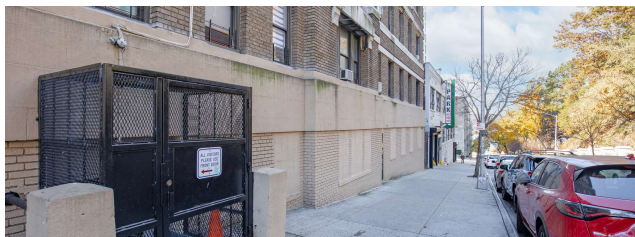
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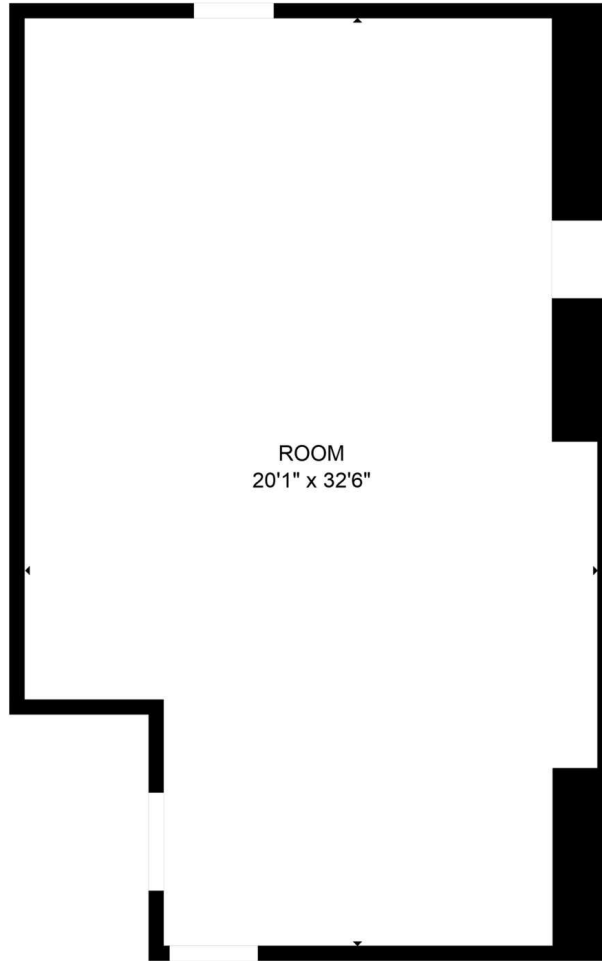
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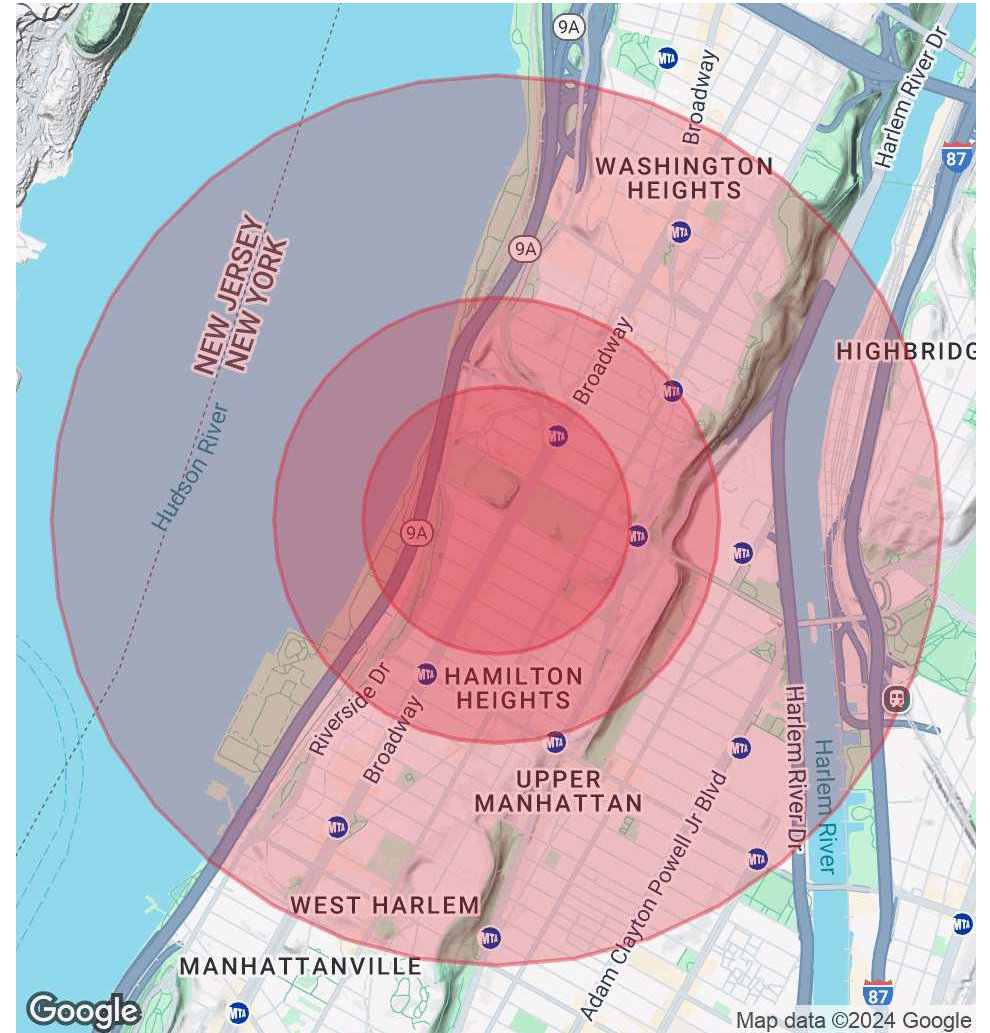
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14,626	55,565	147,018
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,093	22,103	59,045
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$78,009	\$81,711	\$76,065
Average House Value	\$1,003,198	\$873,000	\$806,141

Demographics data derived from AlphaMap



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