

LEASE

APPX. 5,730 SQFT PROFESSIONAL SPACE

112 Bauer Dr. Oakland, NJ 07436



LEASE RATE

Upon Request

(William) Hyuk S Lee, CCIM
(201) 546-0973

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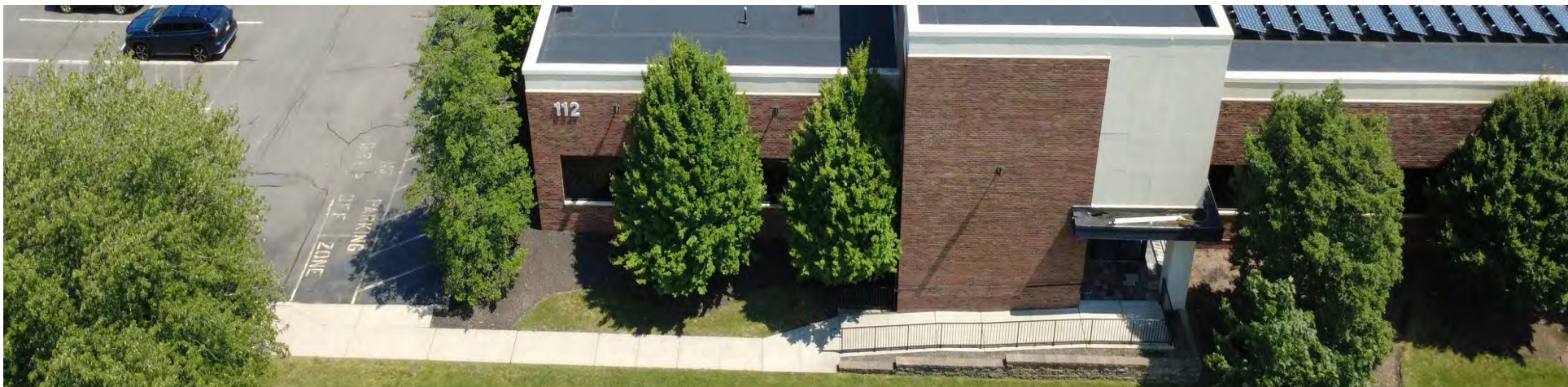


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LEASING OPPORTUNITY

Strategically positioned, the property benefits from a highly educated and affluent population with strong demand for physical and occupational therapy, sports performance providers, educational services/tutoring centers, and other professional service users. (All use subject to town's and landlord's approvals.)

PROPERTY HIGHLIGHTS

- Strategic location
- Spaces with 9~14ft ceiling heights
- ADA compliant access ramp to the front door
- Abundance of parking spaces
- Professional aesthetics

OFFERING SUMMARY

Lease Rate:	Inquire Within
Number of Units:	1
Available SF:	5,730 SF
Lot Size:	338,234 SF
Building Size:	52,000 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	293	1,267
Total Population	216	867	3,621
Average HH Income	\$245.961	\$255.841	\$254.933

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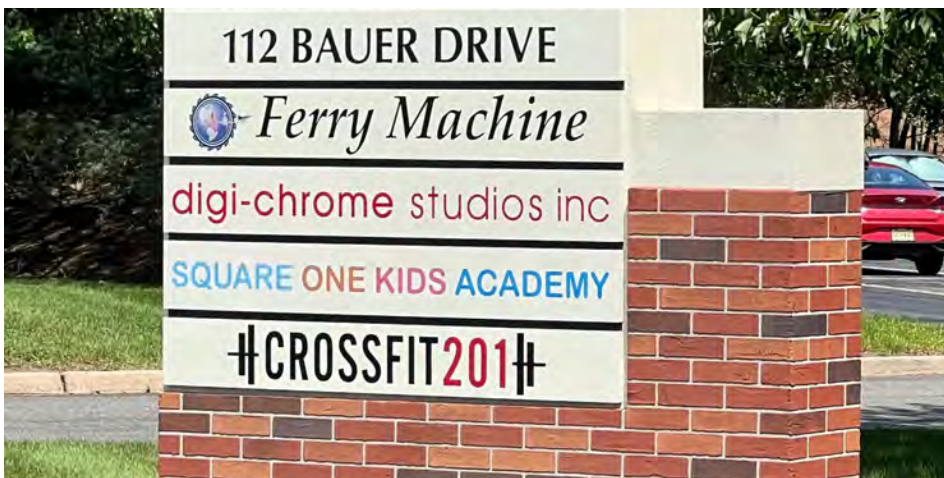
PROPERTY DESCRIPTION

The property is a well-maintained, multi-tenant flex building encompassing approximately 52,000 square feet of adaptable commercial space in one of Northern Bergen County's most established business corridors. Designed to accommodate a diverse range of office, educational, wellness, light industrial, and professional service users, the building offers exceptional operational flexibility within a stable business environment.

The property's established tenancy—including a clean-use manufacturing company, a children's learning academy, and a fitness operator—demonstrates its ability to successfully accommodate complementary commercial uses while fostering a professional and collaborative business setting.

LOCATION DESCRIPTION

Strategically located within the highly desirable Northern Bergen County business corridor, the property is surrounded by an affluent, well-educated population with a strong demand for sports, wellness, educational, and professional services. The area benefits from exceptional regional connectivity, serving Bergen, Passaic, Morris, Essex, and Rockland Counties. Nearby healthcare providers, educational institutions, recreational destinations, and established residential communities create a stable environment for professional office users seeking long-term growth and visibility. The area is supported by convenient access to Interstate 287, Route 208, and Route 17, providing connectivity throughout Bergen, Passaic, Morris, and Rockland Counties. Nearby destinations include Valley Health System's Ridgewood campus, The Valley Hospital Paramus Campus, Ramapo College of New Jersey, Campgaw Mountain Reservation, Franklin Lakes Nature Preserve, and Oakland's thriving local retail and dining amenities. The location is particularly well suited for professional service providers looking to establish or expand their presence in Northern New Jersey. (All use subject to town's and landlord's approvals.)



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- Professional aesthetics
- Efficient utilities



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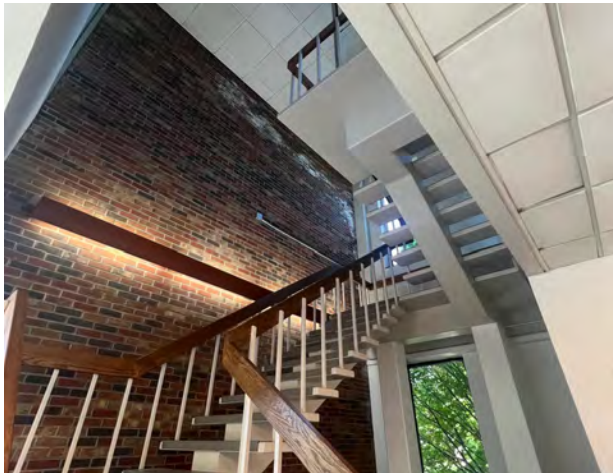
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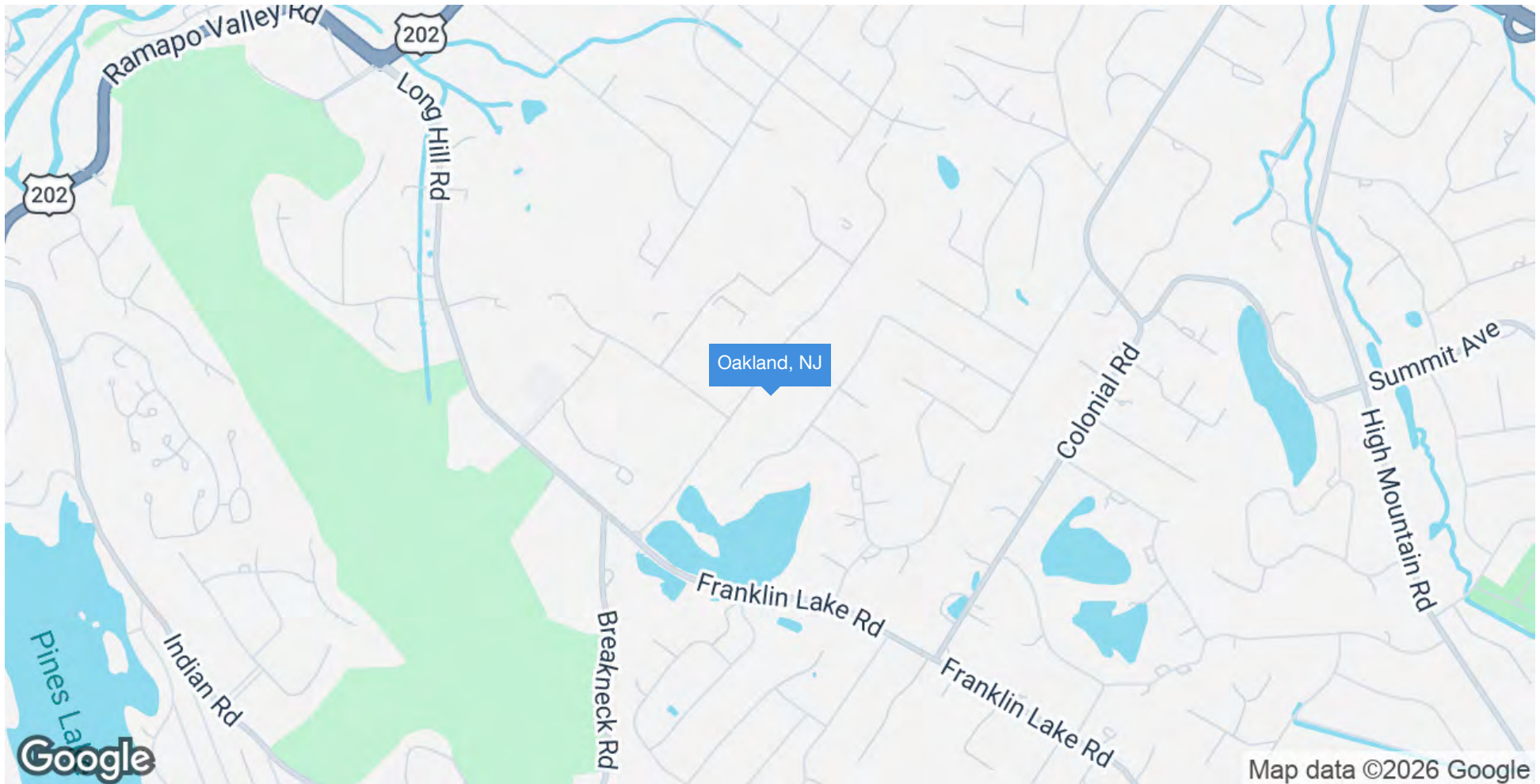


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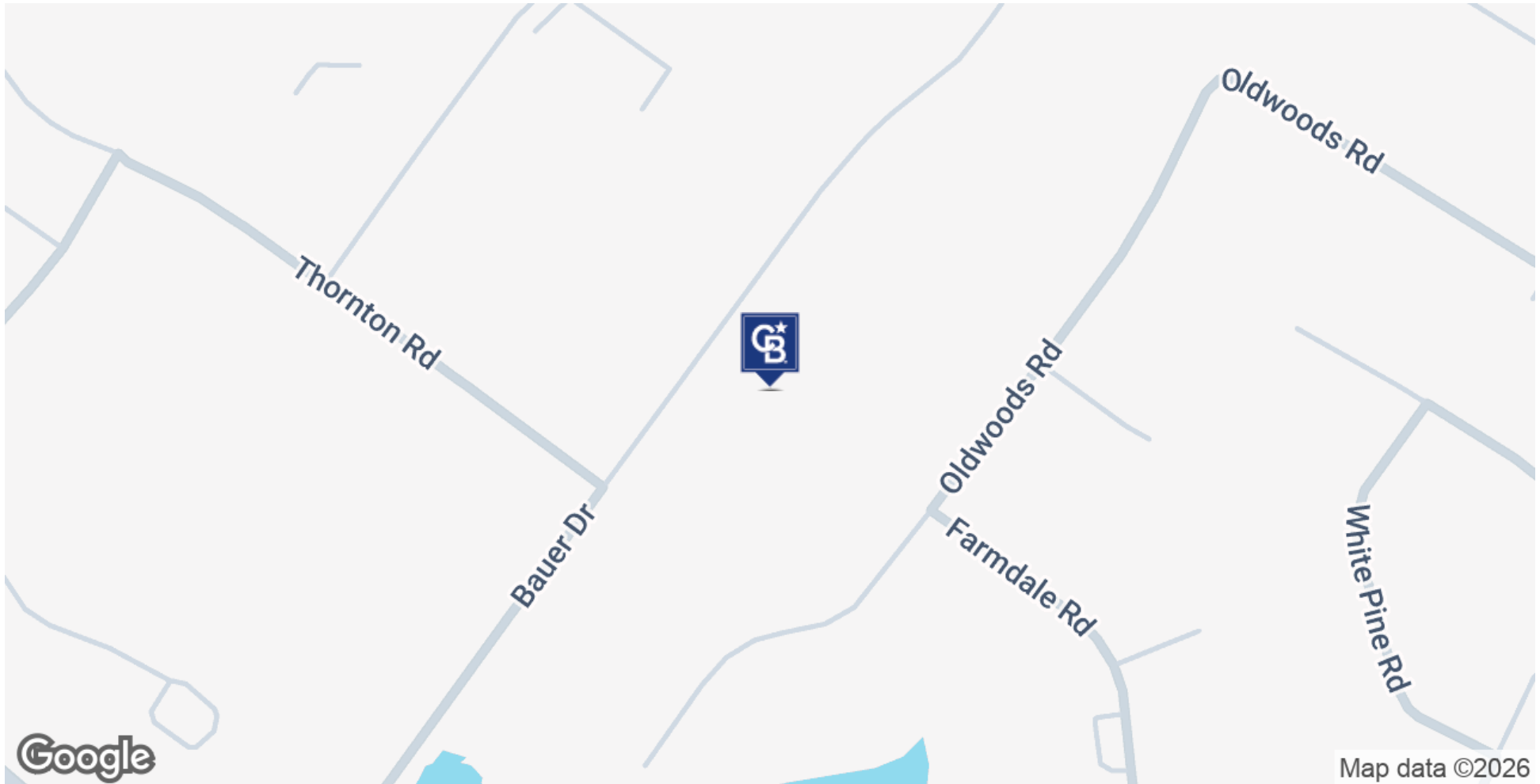


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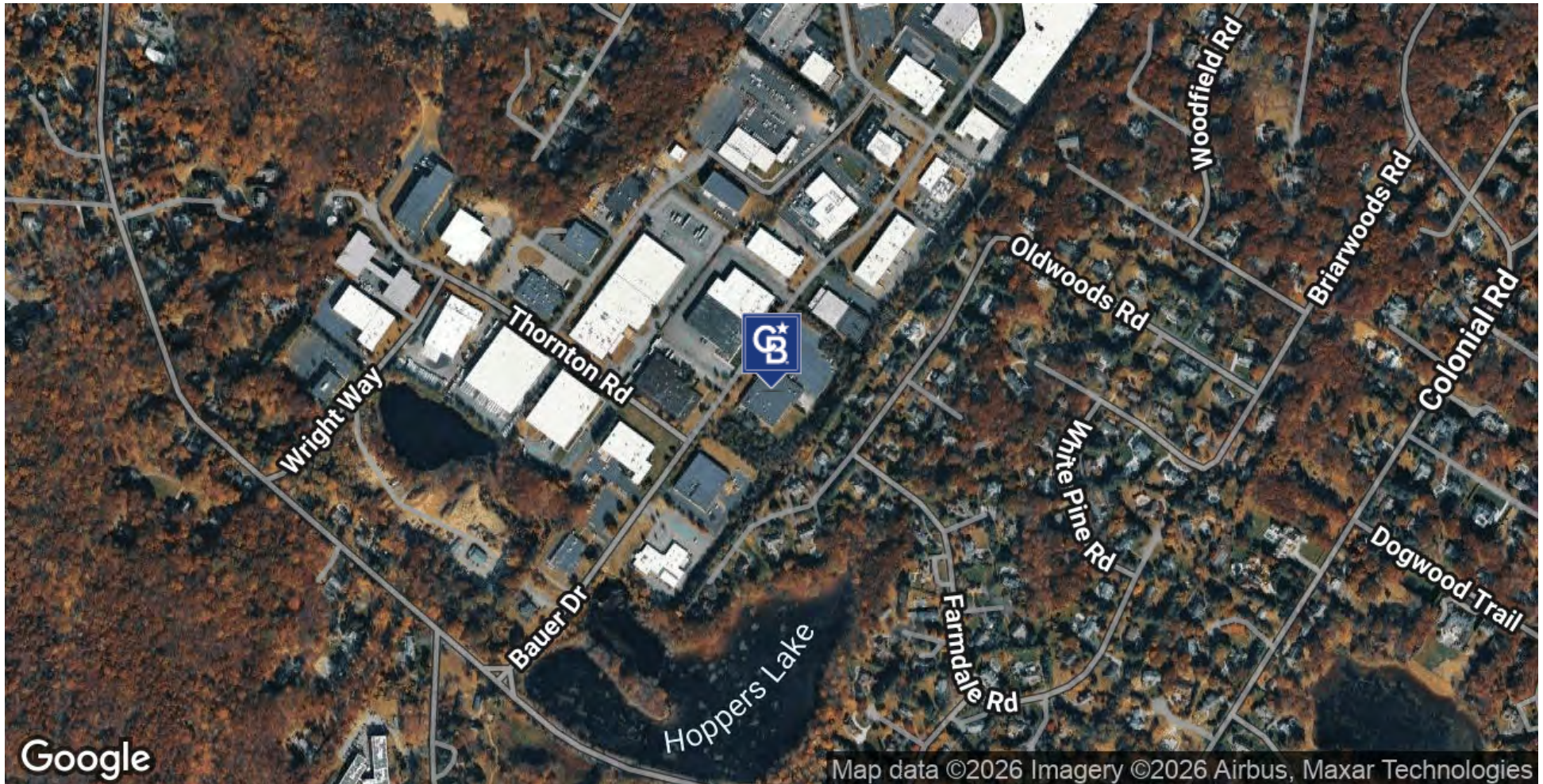


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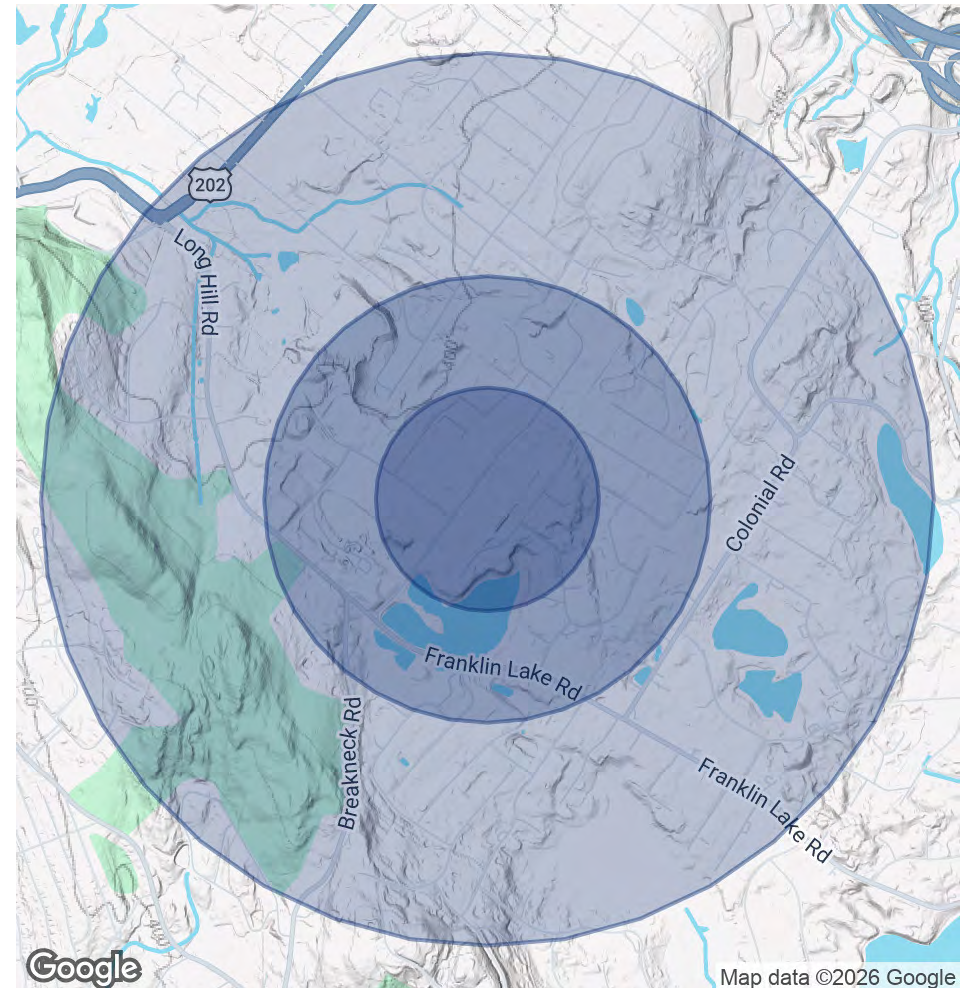
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	216	867	3,621
Average Age	49.9	49.7	49.8
Average Age (Male)	46.1	46	46.5
Average Age (Female)	53.1	52.7	52.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	293	1,267
# of Persons per HH	3	3	2.9
Average HH Income	\$245,961	\$255,841	\$254,933
Average House Value	\$1,151,754	\$1,180,174	\$1,118,023

2023 American Community Survey (ACS)



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