

675 BROADWAY PROFESSIONAL BLDG

675 Broadway | Paterson, NJ

Optum



MEDICAL OFFICE SPACE FOR LEASE

Brandon Swift
Managing Principal
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THE SPACE

Location	675 Broadway, Paterson , NJ, 07514
COUNTY	USA
Square Feet	5,080

Notes SPACE DIVISIBLE DOWN TO 1,300 SF ASKING RENT: PLEASE INQUIRE

HIGHLIGHTS

- New Medical/Office Space Availability:
- 1,300 SF Space (Current Adult Medicine) 5 Exam rooms, 1 Office & Check out
- 3,780 SF Space (Current Pediatric Office) 8 exam rooms, 2 check in & out offices. 1 Lab room, 3 Offices/Storage Can Accommodate Multiple Specialties
- 5,080 SF Space (Entire Renovated Space)
- Entire Space is occupied by OPTUM (United Health Care.) \$1M+ Renovated Space is currently demised into two sperate offices with interconnecting staircase but with convenient separate entrances.
- Plethora of Potential Patients In The Area
- One Of The Most Populated Cities In NJ
- Ability to consolidate different practices from the same umbrella under one roof.
- Located In Medical Corridor & Across The Street From Hospital
- Can Accommodate Multiple Specialties



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
63,470	306,972	611,976



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$79,107	\$102,800	\$117,213



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
20,257	102,601	209,528



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TENANT INFORMATION

MAJOR TENANT/S

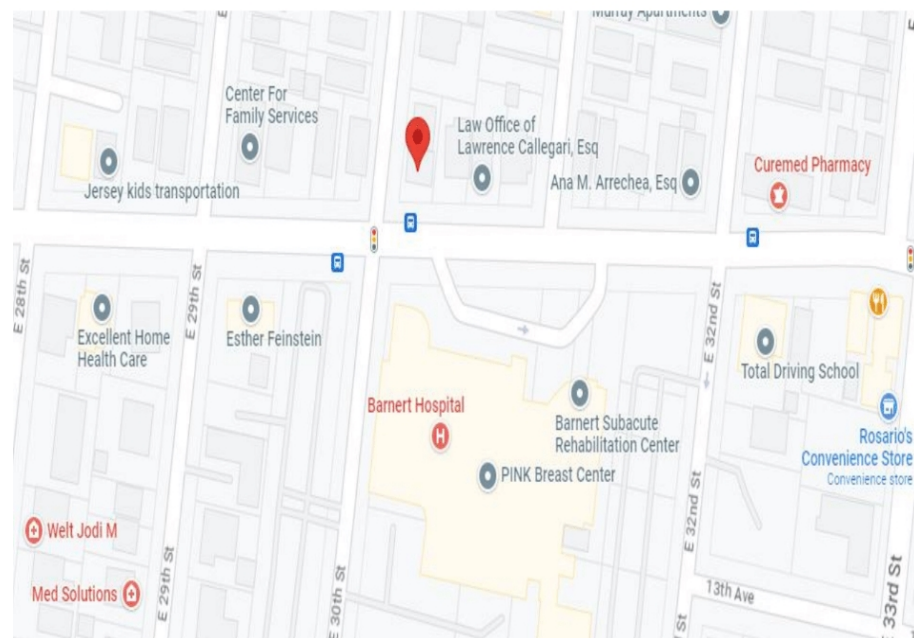
OPTUM



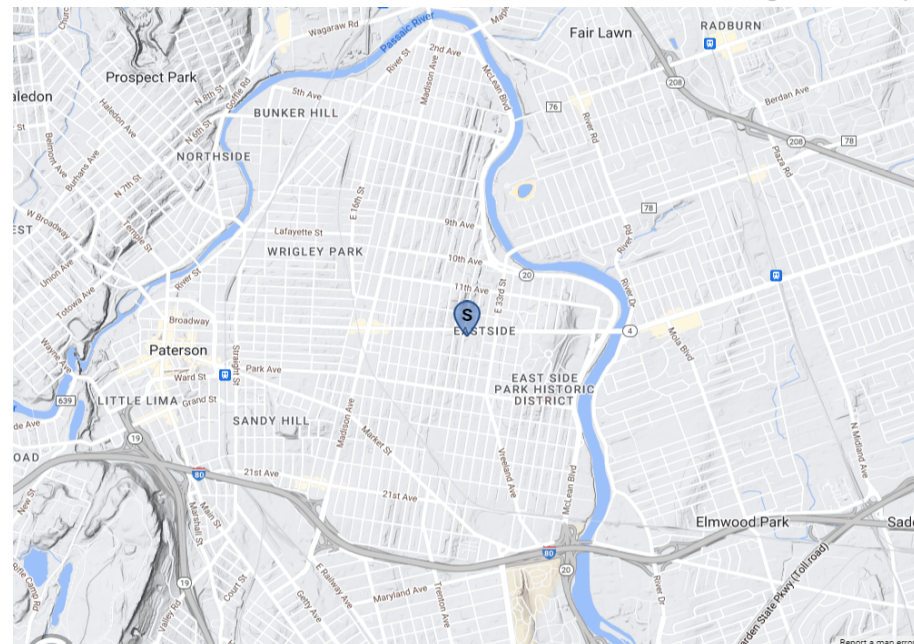
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The City Commercial Estate
1178 Broadway 3rd Floor, New York, NY 10001

- The property is located on Broadway, a bustling commercial street in Paterson, NJ, known for its diverse range of retail and dining options.
- The surrounding area is home to several popular shopping centers, including the Center City Mall, which houses well-known retailers such as Macy's, H&M, and Forever 21.
- The property is within close proximity to major transportation hubs, including the Paterson Train Station, providing convenient access for both customers and employees.
- There are several notable landmarks nearby, such as the Great Falls National Historical Park, a stunning natural attraction that draws visitors from all over the region.
- The area is also known for its vibrant cultural scene, with numerous art galleries, theaters, and music venues, providing opportunities for the property to benefit from foot traffic generated by these events.



Regional Map



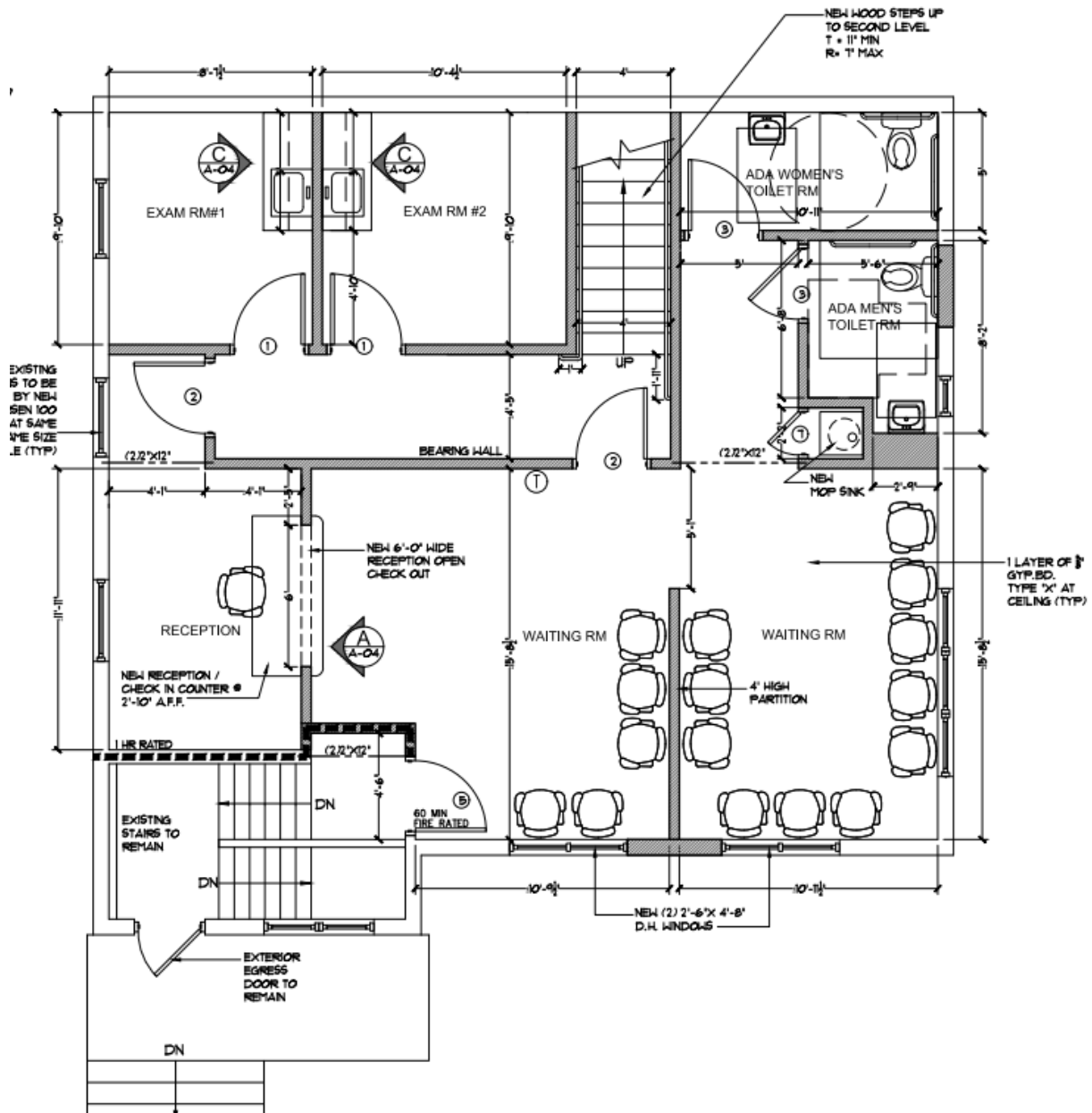
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FLOORPLANS FOR 675 BROADWAY

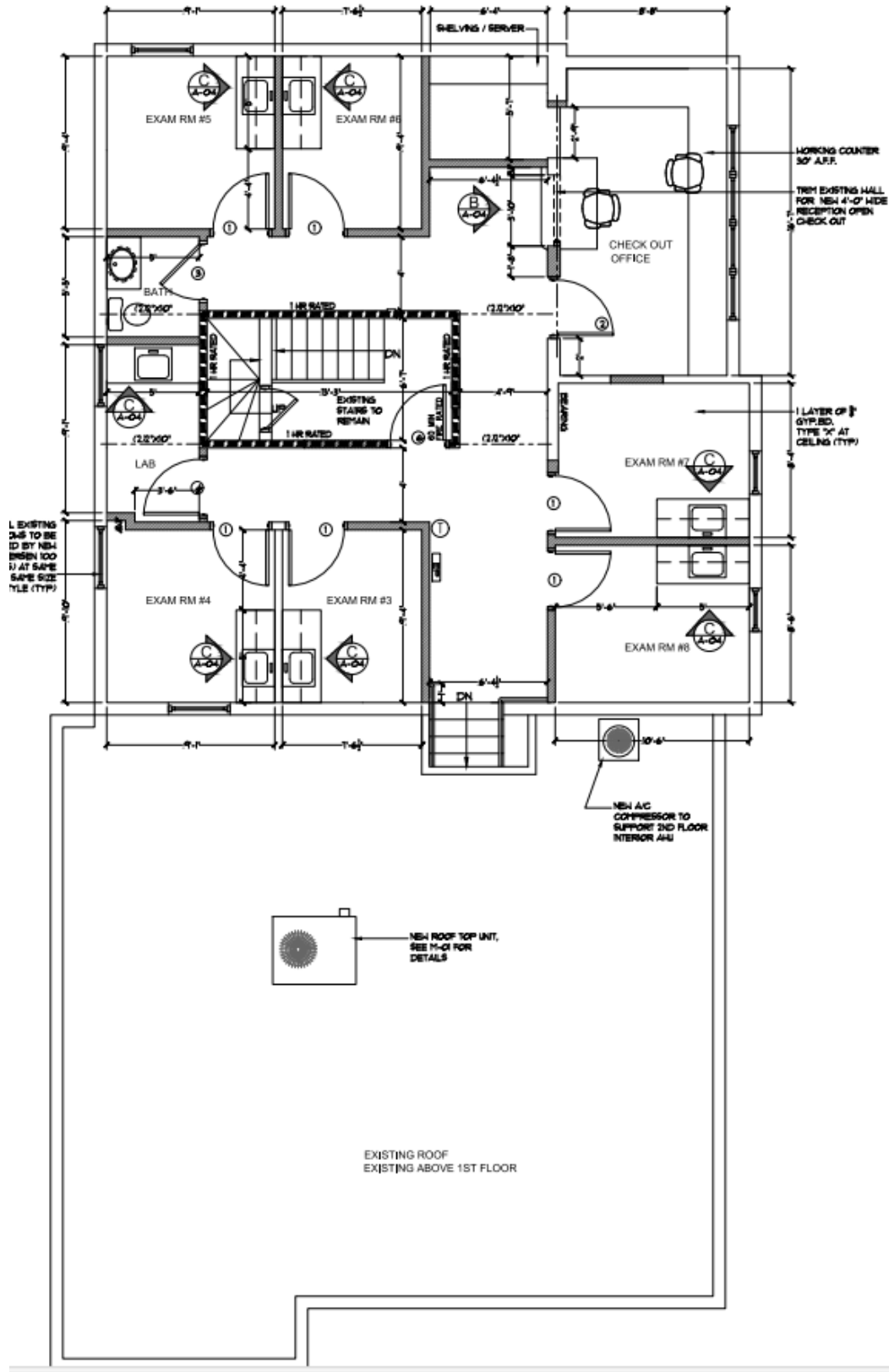
OFFICE #1 675 BROADWAY PEDIATRIC MEDICINE

Floor 1 of 2



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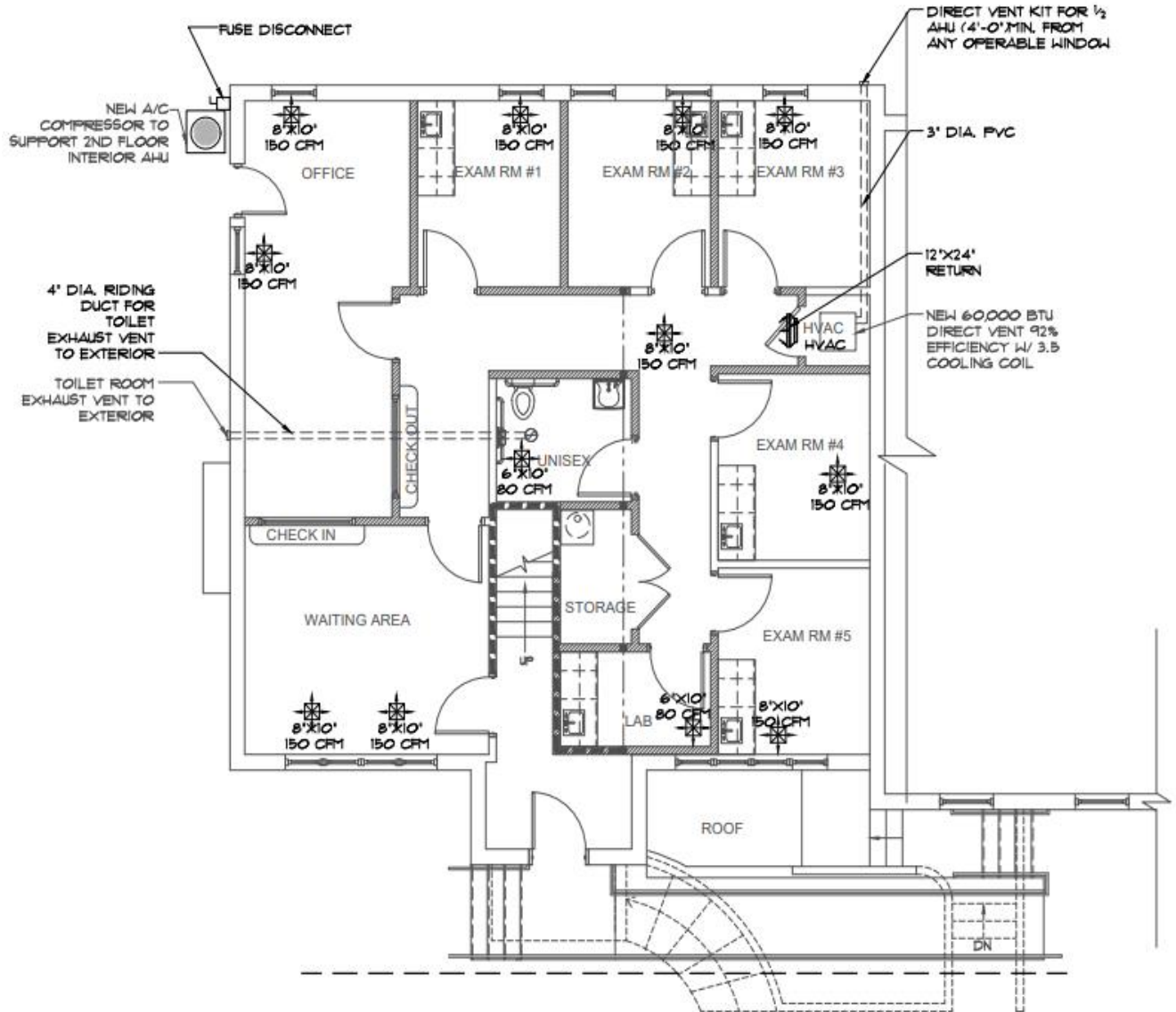
FLOOR 2 OF 2



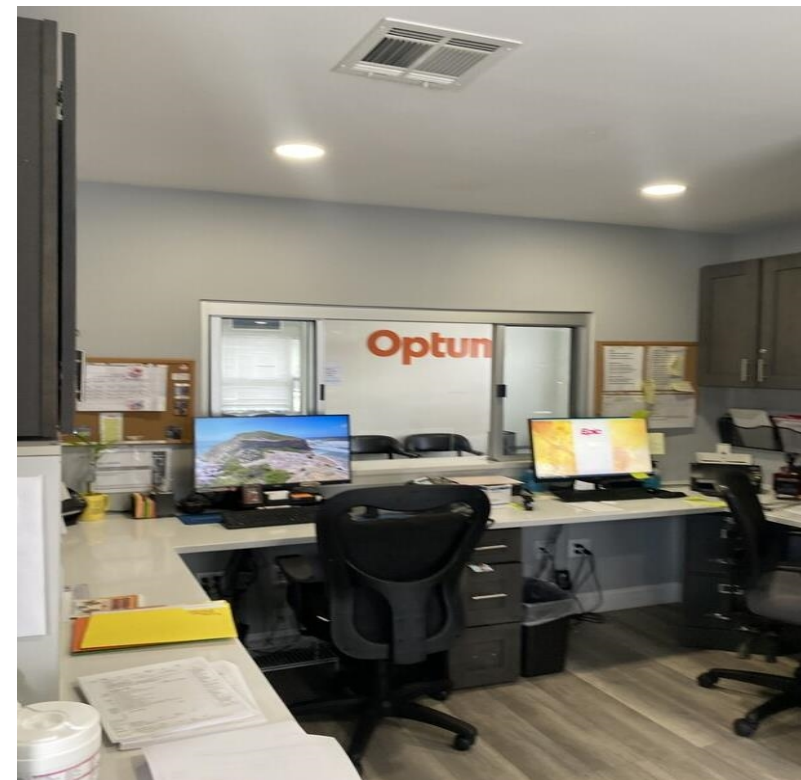
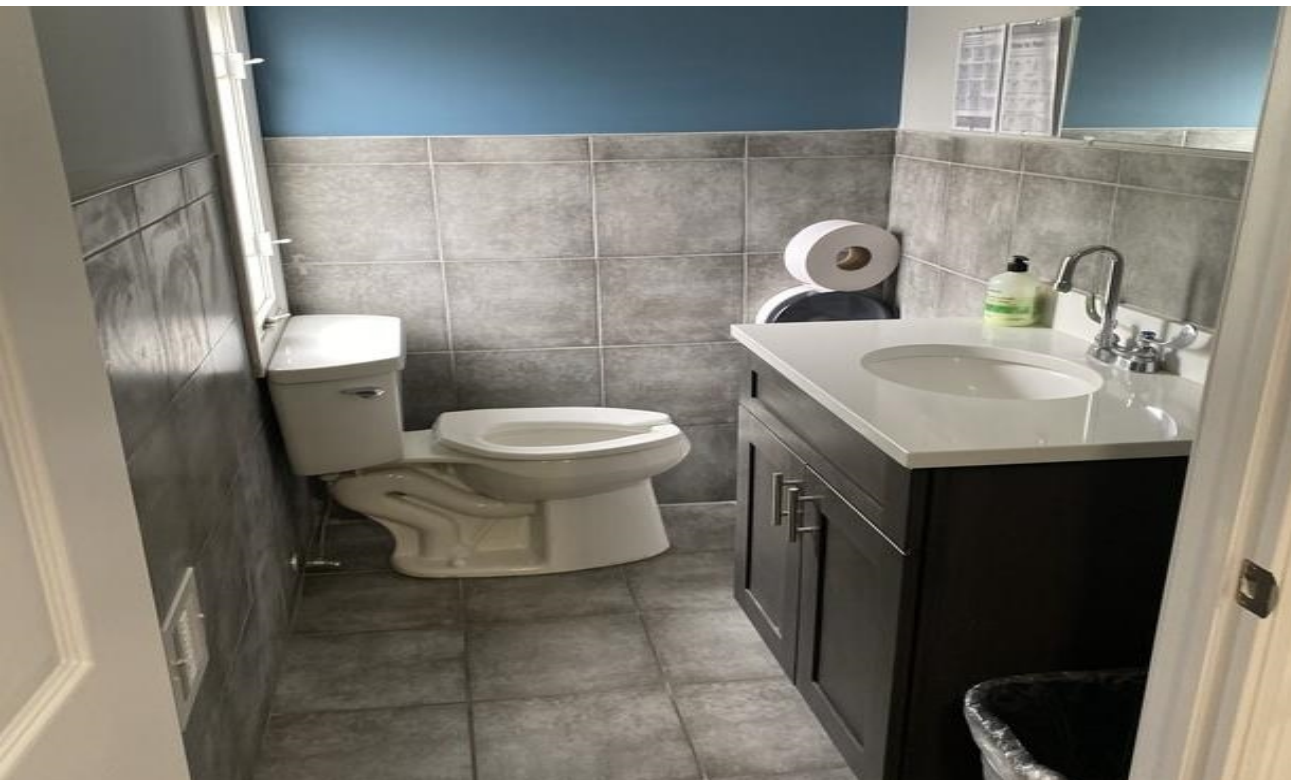
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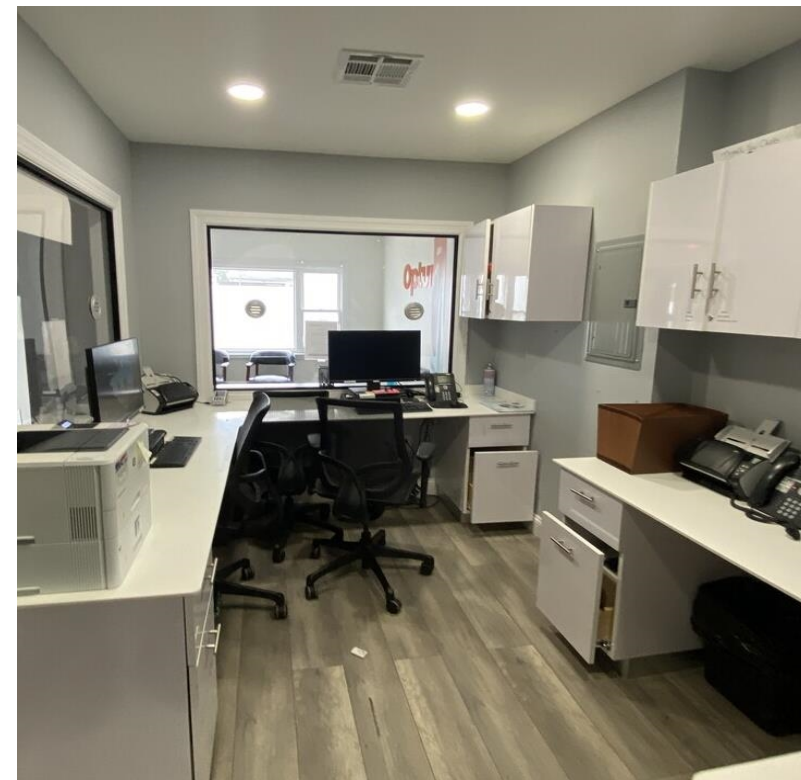
OFFICE #2 675 BROADWAY ADULT MEDICINE

Floor 1 of 1



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	58,283	279,952	559,467
2010 Population	57,883	281,192	573,716
2023 Population	63,470	306,972	611,976
2028 Population	64,082	307,848	611,099
2023-2028: Population: Growth Rate	0.95 %	0.30 %	-0.15 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,224	12,934	21,372
\$15,000-\$24,999	1,869	7,291	13,623
\$25,000-\$34,999	1,530	7,582	14,599
\$35,000-\$49,999	2,478	10,389	20,053
\$50,000-\$74,999	3,553	15,732	31,076
\$75,000-\$99,999	2,862	12,294	25,236
\$100,000-\$149,999	2,306	15,882	33,827
\$150,000-\$199,999	1,407	9,576	20,465
\$200,000 or greater	1,026	10,921	29,273
Median HH Income	\$55,373	\$69,503	\$78,158
Average HH Income	\$79,107	\$102,800	\$117,213

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	18,647	96,615	198,564
2010 Total Households	17,876	92,599	194,184
2023 Total Households	20,257	102,601	209,528
2028 Total Households	20,756	104,372	211,903
2023 Average Household Size	3.12	2.97	2.87
2000 Owner Occupied Housing	6,374	45,195	101,203
2000 Renter Occupied Housing	11,334	47,806	90,839
2023 Owner Occupied Housing	6,186	46,782	106,318
2023 Renter Occupied Housing	14,071	55,819	103,210
2023 Vacant Housing	946	4,640	9,270
2023 Total Housing	21,203	107,241	218,798
2028 Owner Occupied Housing	6,582	48,714	109,927
2028 Renter Occupied Housing	14,175	55,658	101,977
2028 Vacant Housing	774	4,376	9,144
2028 Total Housing	21,530	108,748	221,047
2023-2028: Households: Growth Rate	2.45 %	1.70 %	1.15 %



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	4,876	22,836	43,273
2023 Population Age 35-39	4,259	20,945	41,907
2023 Population Age 40-44	3,903	20,196	40,320
2023 Population Age 45-49	3,504	17,972	35,636
2023 Population Age 50-54	3,747	18,856	37,929
2023 Population Age 55-59	3,592	18,214	37,376
2023 Population Age 60-64	3,565	17,776	37,004
2023 Population Age 65-69	3,048	15,503	32,154
2023 Population Age 70-74	2,460	12,697	26,414
2023 Population Age 75-79	1,750	8,363	18,084
2023 Population Age 80-84	991	5,117	11,712
2023 Population Age 85+	788	5,119	12,669
2023 Population Age 18+	47,890	235,116	473,037
2023 Median Age	35	37	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,698	\$73,885	\$77,693
Average Household Income 25-34	\$81,063	\$97,113	\$104,486
Median Household Income 35-44	\$63,582	\$81,818	\$90,517
Average Household Income 35-44	\$88,011	\$116,796	\$130,473
Median Household Income 45-54	\$64,834	\$86,730	\$101,244
Average Household Income 45-54	\$90,266	\$122,578	\$143,278
Median Household Income 55-64	\$55,913	\$77,129	\$91,243
Average Household Income 55-64	\$84,469	\$114,089	\$135,792
Median Household Income 65-74	\$42,876	\$54,778	\$64,547
Average Household Income 65-74	\$66,978	\$86,611	\$101,315
Average Household Income 75+	\$55,755	\$67,434	\$75,170

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	4,819	22,699	42,349
2028 Population Age 35-39	4,815	22,887	44,026
2028 Population Age 40-44	4,289	20,795	41,647
2028 Population Age 45-49	3,833	19,689	39,386
2028 Population Age 50-54	3,490	17,566	34,948
2028 Population Age 55-59	3,630	18,011	36,410
2028 Population Age 60-64	3,367	16,742	34,271
2028 Population Age 65-69	3,157	15,691	32,793
2028 Population Age 70-74	2,567	13,493	28,009
2028 Population Age 75-79	2,051	10,271	21,814
2028 Population Age 80-84	1,292	6,478	14,518
2028 Population Age 85+	987	5,740	13,930
2028 Population Age 18+	49,086	239,679	479,662
2028 Median Age	37	38	39

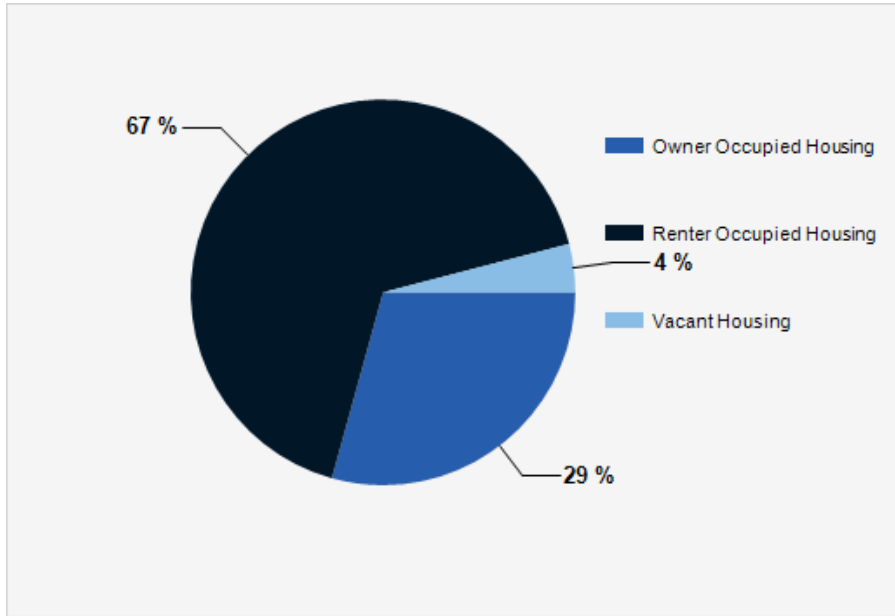
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,495	\$80,704	\$84,886
Average Household Income 25-34	\$90,966	\$109,423	\$118,131
Median Household Income 35-44	\$72,327	\$90,657	\$101,910
Average Household Income 35-44	\$101,205	\$131,983	\$148,273
Median Household Income 45-54	\$73,169	\$96,534	\$108,635
Average Household Income 45-54	\$102,642	\$137,307	\$157,572
Median Household Income 55-64	\$63,556	\$86,315	\$103,037
Average Household Income 55-64	\$96,389	\$127,941	\$152,623
Median Household Income 65-74	\$50,635	\$63,717	\$75,917
Average Household Income 65-74	\$77,932	\$101,562	\$119,014
Average Household Income 75+	\$66,293	\$80,371	\$90,235



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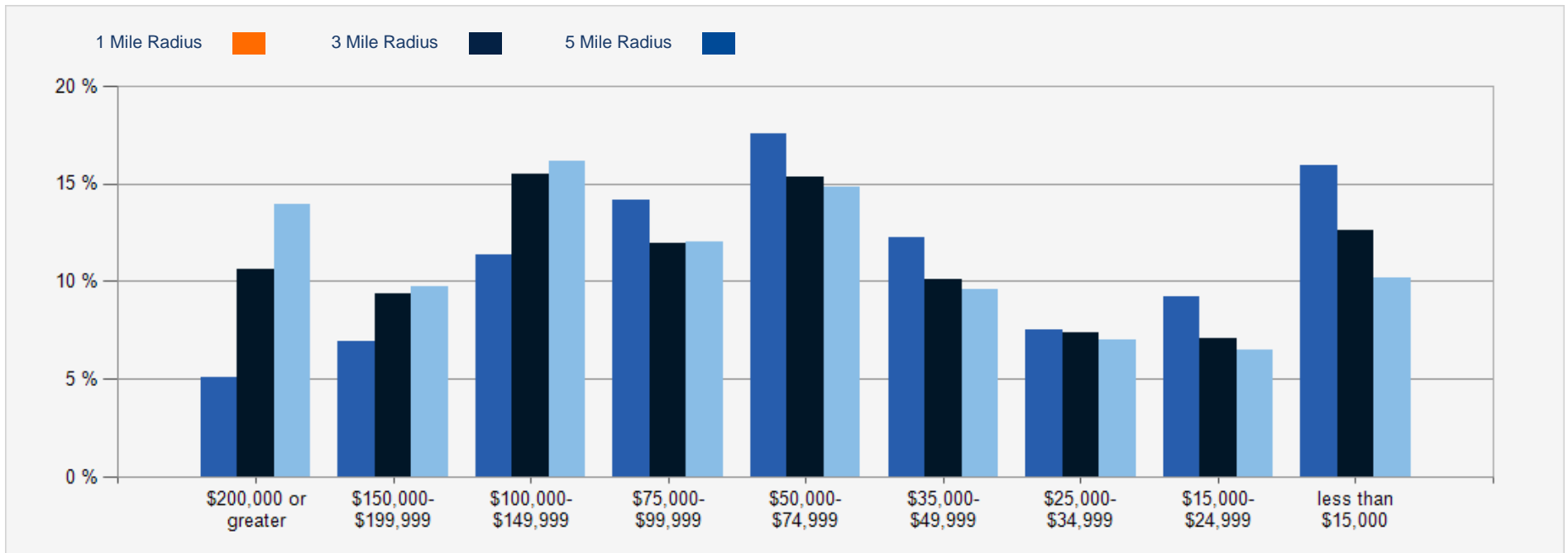
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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