

**MEDICAL OFFICE**

1300 Main Ave  
Clifton, NJ



**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:**

Urszula Zoltek  
C: 973.896.8377  
Urszula@ZoltekCRE.com

Anjelica McCann  
C: 973.798.6130 Ext. 1009  
Anjelica@ZoltekCRE.com

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES



# CLASS A MEDICAL BUILDING

- **Former Podiatrist Office**
- 2<sup>nd</sup> Floor - 2B
  - 3 Exam Rooms
  - Waiting Room
  - Dr's Office with Private Bathroom
  - Reception Desk
  - Storage Room/Closet
  - Common Area Bathrooms
  - Heavy Daytime Population
  - Ample Parking
  - Traffic Main Ave: 16,061 VPD
  - Located Near: Rt 46, Rt3, Parkway, Rt 80
  - Nearby National Tenants: Enterprise, White Castle, Aldi, Dollar Tree, Wells Fargo, TD Bank, Advance Auto Parts, and Many More.

## ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

**ZOLTEK COMMERCIAL REAL ESTATE SERVICES**- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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1300 Main Medical Plaza			
Ground Floor			
1st Floor	1A Pill Plus Pharmacy Corp.	1B Bassam Hajjar, MD Gastroenterology & Liver Diseases 973-689-6700	
2nd Floor	Reyhan BERKEL, MD Internal Medicine 973-340-0160 SUITE 2A	2C Pioneer Medical Group MD CARE CLINIC PRIMARY CARE, JOURNAL Dr. Mohamed Kassem, MD Dr. Emad Elsa, MD	
2nd Floor	2B PODIATRIST TRI COUNTY FOOT & ANKLE CENTER	ABBASI MEDICAL GROUP TAREEF ABBASI, MD INTERNAL MEDICINE 973-928-5500 SUITE 2D	
3rd Floor	3A Sammy I Masri, MD Sports Medicine EMG / NCV, Acupuncture	3C Souhail Saba, M.D. Obstetrics & Gynecology Infertility & Laser Surgery	
3rd Floor	3B Center For Sports Medicine & Physical Therapy	3D Ghias Moussa M.D. Internal Medicine & Cardiology Mounzer Yacoub M.D. OBSTETRICS & GYNECOLOGY	





North Jersey Elk  
Developmental  
Disabilities  
Agency

Istanbul  
Food Pazar

Champion  
Auto Center

Jerusalem Pharmacy

Clifton  
Stadium



Clifton  
Memorial  
Library

Christopher  
Columbus  
Middle School



**SITE**

Traffic Count: 18,357



Clifton Dog  
& Cat Hospital

Classic Academy Charter  
School of Clifton

Traffic Count: 16,061



American Unity  
Dental



Metropolitan Labs  
& Distributors



North Jersey  
Elks High School



Lakewood Plaza







DEMO- GRAPHICS	1 Mile	3 Miles	5 Miles
Population	46,668	332,201	696,954
Daytime Employees	12,853	110,562	266,303
Households	3.11	2.94	2.82
Average Age	35.5	35.9	38.2
Average HH Income	\$72,705	\$69,392	\$82,846

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