



Each office independently owned and operated

**FOR LEASE**

**OFFICE BUILDING**

# 9 POST RD SUITE L1

OAKLAND, NJ 07436

**PATRICK VARELAS RE/MAX COMMERCIAL**

392 Ramapo Valley Rd  
Oakland, NJ 07436



PRESENTED BY:

**PATRICK VARELAS**  
201.400.5344

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OFFICE BUILDING

PROPERTY SUMMARY

# 9 POST RD

OAKLAND, NJ 07436



## PROPERTY DESCRIPTION

All utilities except cable are included. Ideally located across from Oakland ShopRite with 50,000+ visitors a week is this perfect office. Ideal for a doctor, dentist, professional, counselor, etc.. Unit L1 available. Iconic location in Oakland and perfect size for today's professional. Ample parking and visibility from Historic RT 202.

## PROPERTY HIGHLIGHTS

- -Natural Light
- -Mostly open floor plan
- -All utilities except cable included!

## OFFERING SUMMARY

|                            |                    |
|----------------------------|--------------------|
| Lease Rate:                | \$30.00 SF/yr (MG) |
| Number of Units Available: | 1                  |
| Available SF:              | 750 SF             |
| Lot Size:                  | 871 SF             |
| Building Size:             | 46,544 SF          |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 55        | 225       | 1,449     |
| Total Population  | 175       | 670       | 4,010     |
| Average HH Income | \$176,126 | \$163,373 | \$160,843 |



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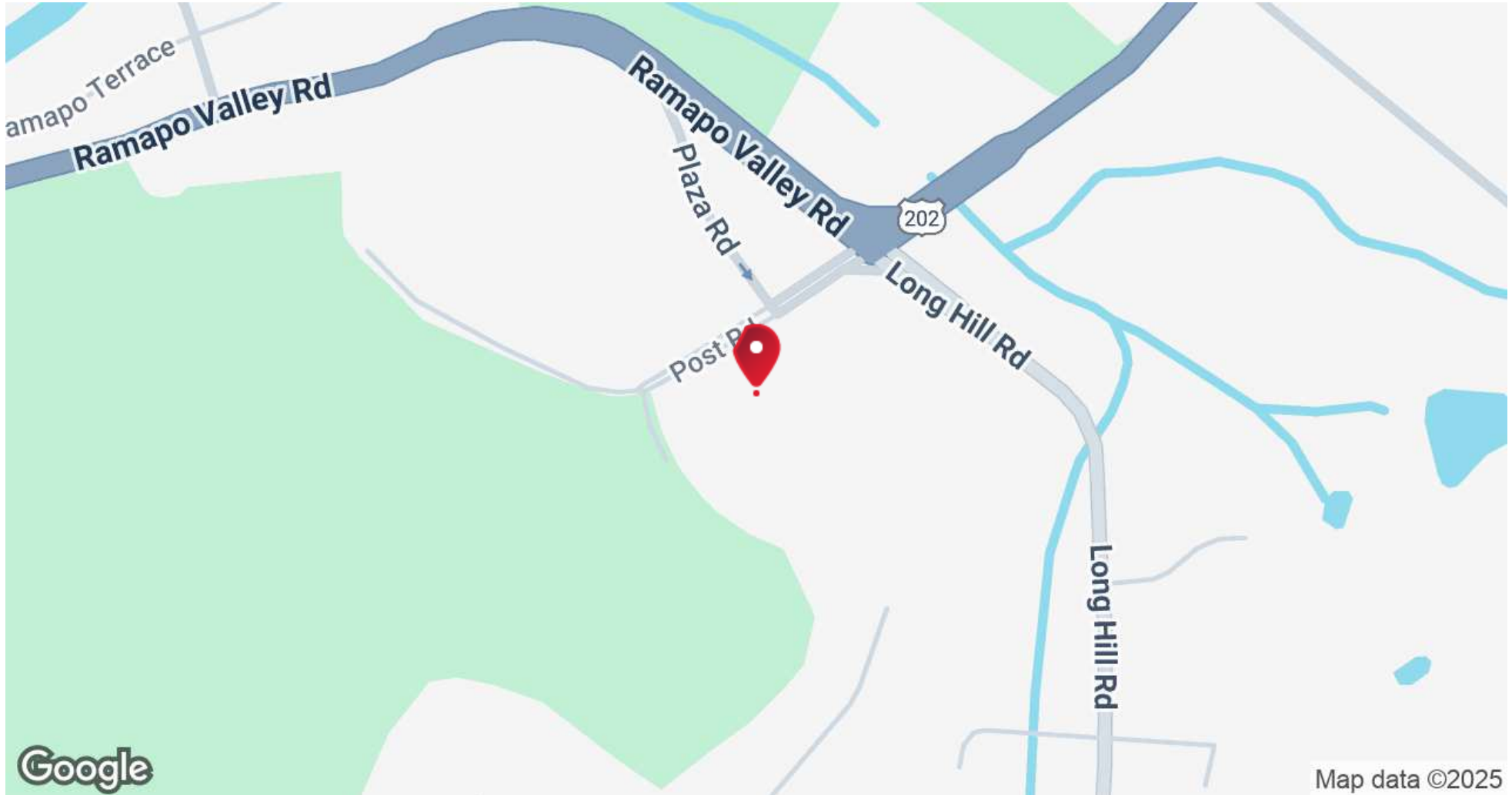
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LOCATION MAP

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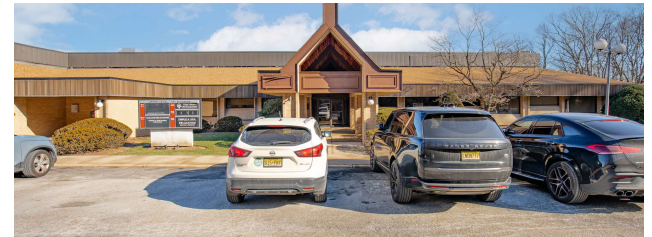
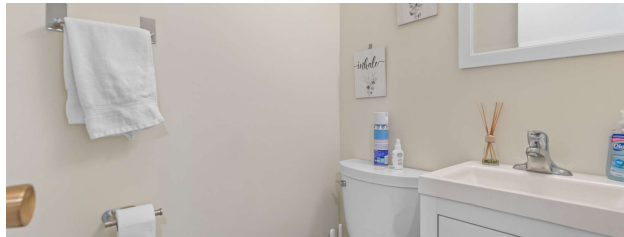
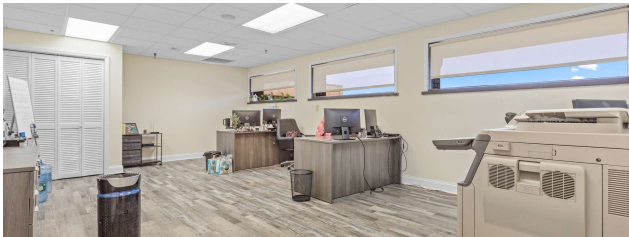
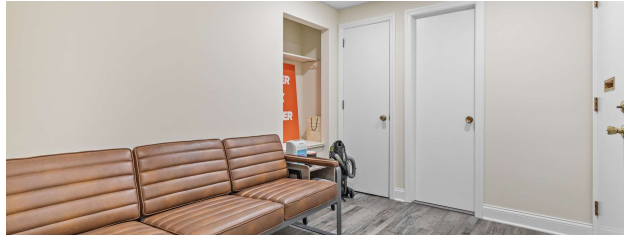
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ADDITIONAL PHOTOS



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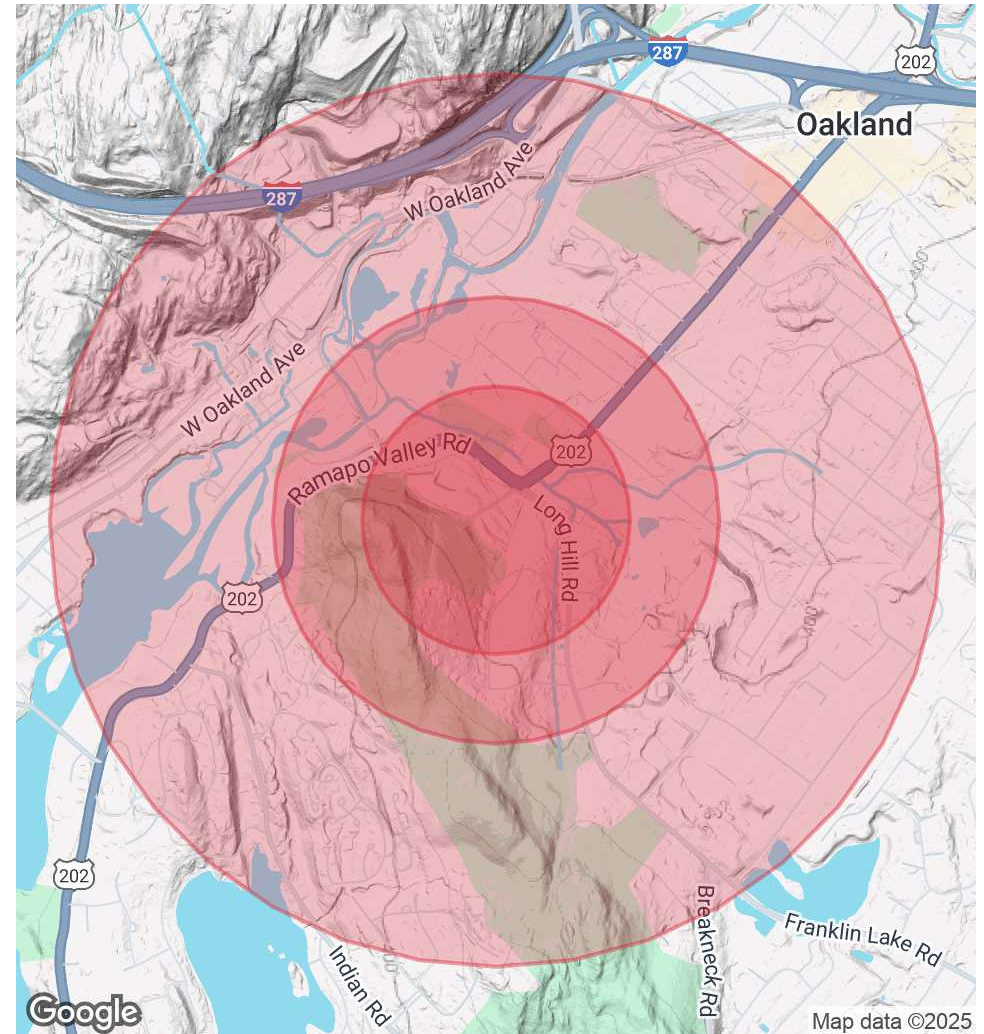
OAKLAND, NJ 07436

**POPULATION**

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 175       | 670       | 4,010  |
| Average Age          | 47        | 46        | 46     |
| Average Age (Male)   | 45        | 44        | 44     |
| Average Age (Female) | 49        | 48        | 47     |

**HOUSEHOLDS & INCOME**

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 55        | 225       | 1,449     |
| # of Persons per HH | 3.2       | 3         | 2.8       |
| Average HH Income   | \$176,126 | \$163,373 | \$160,843 |
| Average House Value | \$764,146 | \$703,582 | \$683,812 |

*Demographics data derived from AlphaMap***DEMOGRAPHICS MAP & REPORT**

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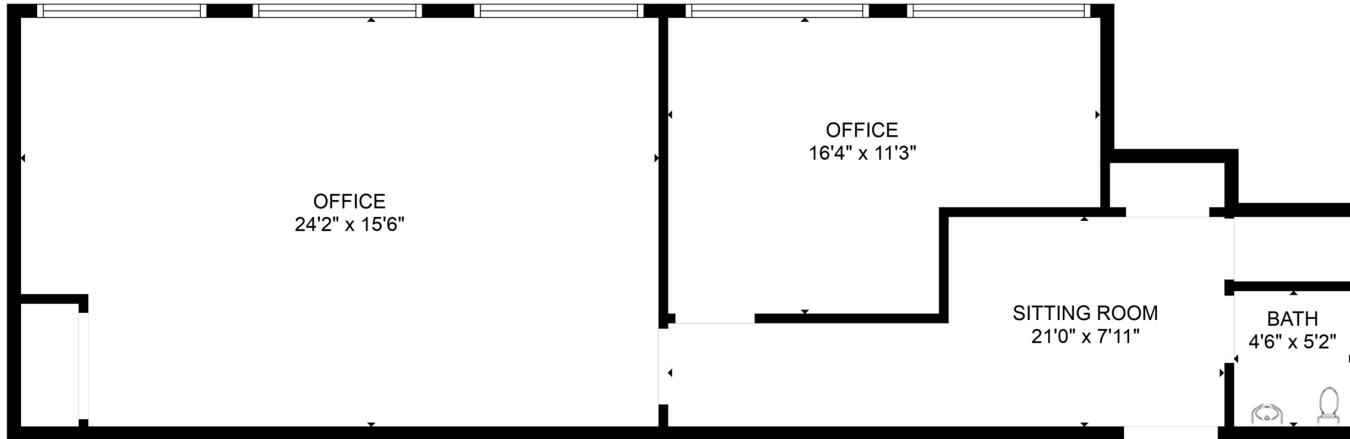
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FLOOR PLANS

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