

MEDICAL OFFICE

10 1st Street, Hackensack NJ

OFFERING MEMORANDUM

FOR SALE





 **10 1st Street** • Hackensack, NJ 07601

PROPERTY HIGHLIGHTS

Medical Office Space

- Available Immediately
- Medical/Professional Office with ~15 Exam and Clinic Rooms
- Highly Visible Urban Location in an Established Professional & Medical Corridor
- Located at Signalized Intersection
- Densely Populated Marketplace
- ~10 Parking Spaces
- Nearby to Public Transit, Bergen County Courthouse, Hackensack University Medical Center, Government Offices & Hackensack High School
- Convenient Access to I-80, Route 4, Route 17 and NJ Transit
- 20,770+ VPD

4,320 SF
FOR SALE

OFFERING SUMMARY

Sale Price: Call for Details

Unit Size: 4,320 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	37,984	217,852	603,277
Median Age	41.1	41.8	40.9
Total Households	15,670	82,235	216,512
Average HH Income	\$97,467	\$125,439	\$123,506

EXCLUSIVELY OFFERED BY:

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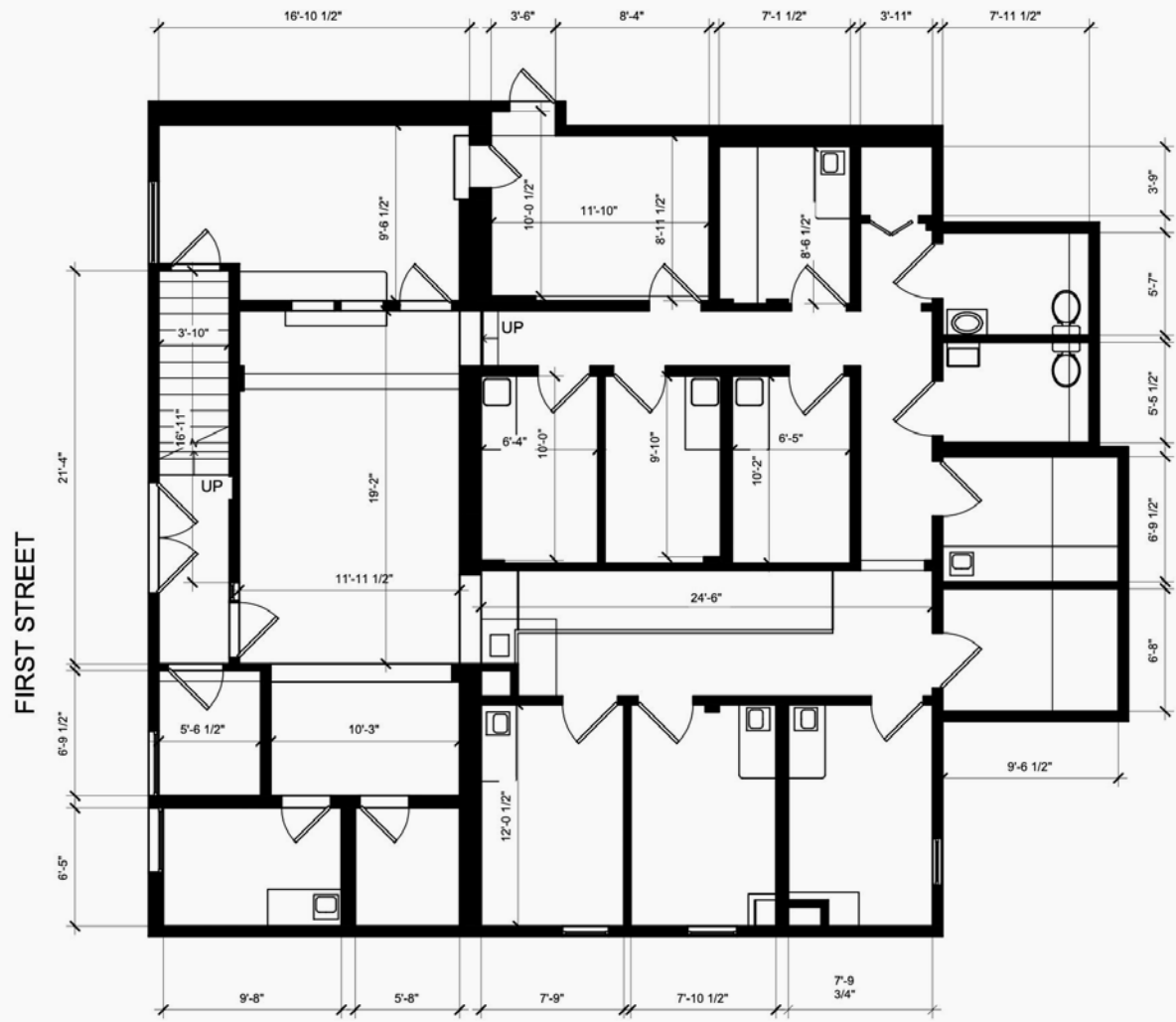
VanRockCRE
COMMERCIAL REAL ESTATE



INTERIOR IMAGES

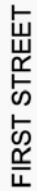


FLOOR PLAN - GROUND FLOOR



10 FIRST STREET,
HACKENSACK, NJ
GROUND FLOOR

SCALE: 1/8" = 1'-0"



SECOND FLOOR

SCALE: 1/8" = 1'-0"



ConnectOneBank



SITE

Hackensack
Meridian Health

ProvidentBANK®

Proposed +/- 30,000 SF
Medical Office Building





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