

1001

Pleasant Valley Way
WEST ORANGE, NJ

FOR SALE/LEASE

MEDICAL OFFICE BUILDING
Ideal Owner/User Opportunity



Property Features

- 10,000 SF medical building for sale
- 5,000 SF available for lease
- Lower level: 2,500 SF
- First floor: 2,500 SF
- Two (2) stories
- Elevator in building
- Great location
- Building signage available for tenants
- Close to hospitals and public transportation
- Taxes: \$6.10 PSF
- CAM: \$2.22 PSF
- Rare opportunity for owner/user

FOR MORE INFORMATION

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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PROPERTY DESCRIPTION

Property Description

Two (2) 2,500 SF medical office units available

- 2,500 SF lower level
- 2,500 SF first floor

Location Description

Highly visible building

Heavy vehicle traffic with 14,868 vehicles per day on Pleasant Valley Way

Close proximity to I-280 exchange for convenient east to west access

NJ Transit bus and rail nearby

Airports

- 12.9 miles to Newark Liberty International Airport
- 22 miles to Teterboro Airport
- 30 miles to La Guardia Airport

Surrounding Hospitals

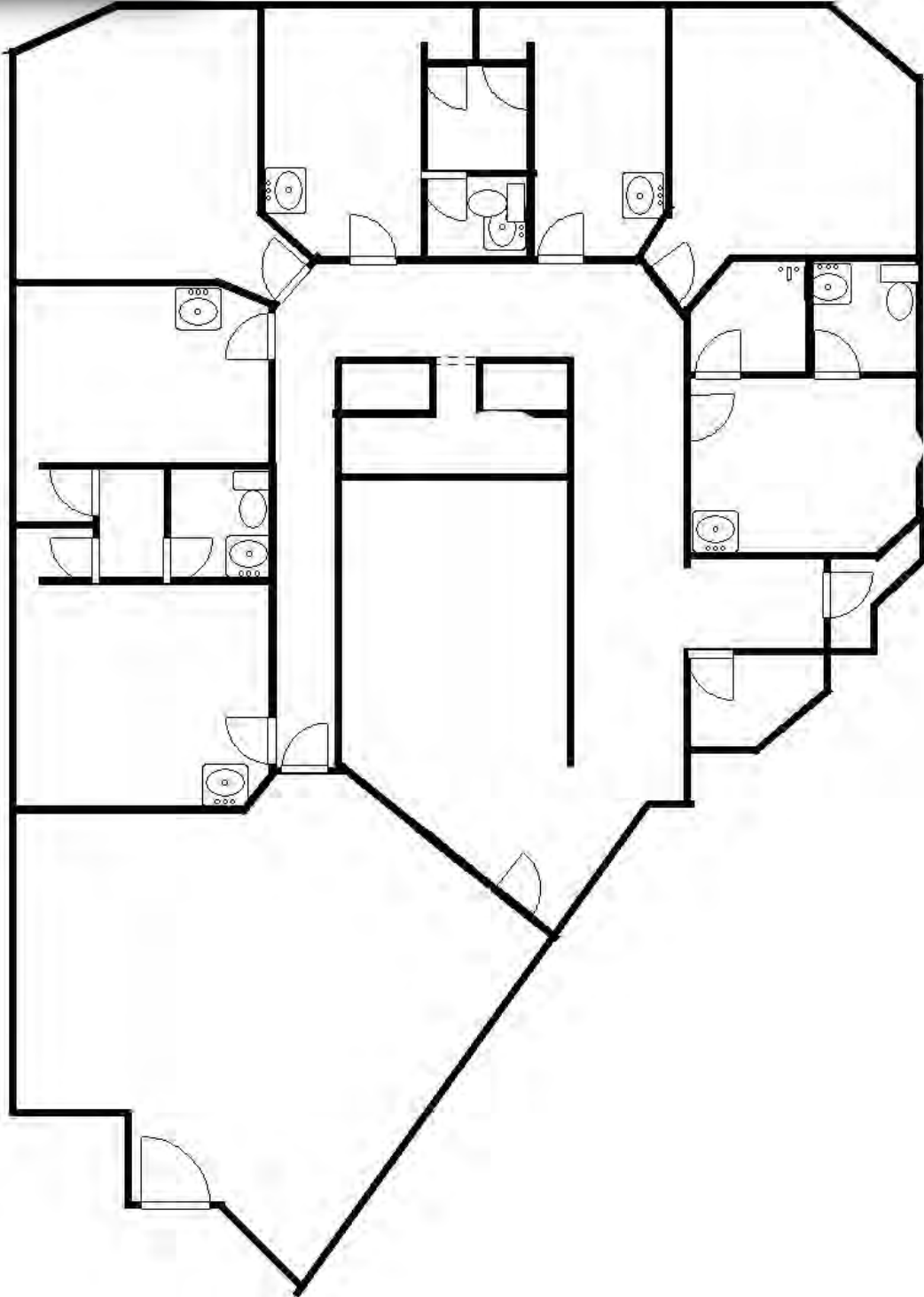
- 3.1 miles to Cooperman Barnabas Medical Center
- 5.3 miles to Mountainside Medical Center
- 5.4 miles to Silver Lake Hospital
- 6.3 miles to University Hospital
- 6.9 miles to Atlantic Health System
- 8 miles to RWJ Barnabas Health
- 9.5 miles to Clara Maass Medical Center
- 10 miles St. Joseph's University Medical
- 10 miles St. Mary's General Hospital



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FLOOR PLANS



Suite 1

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FLOOR PLANS



Suite 2

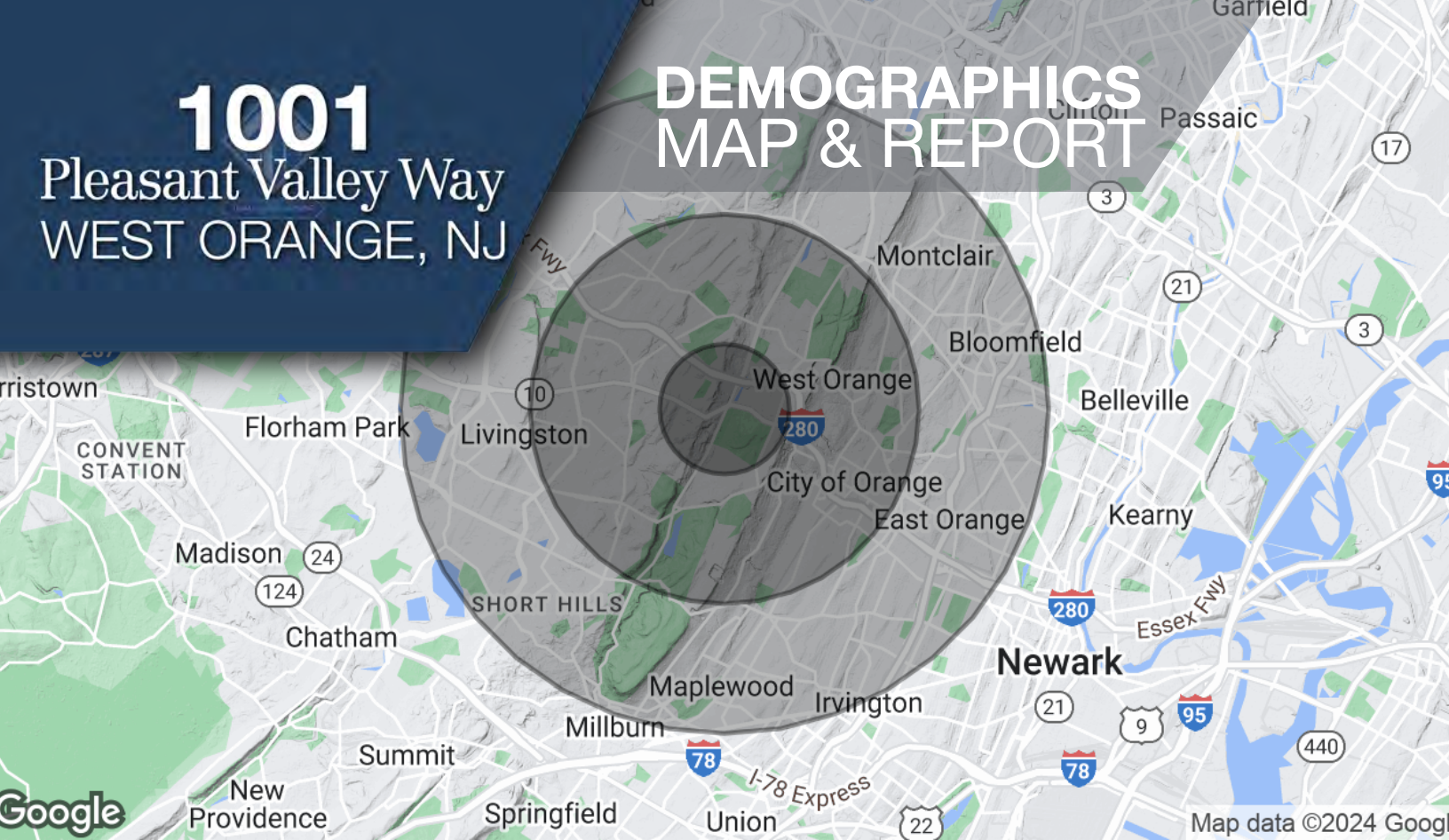
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**ADDITIONAL
PHOTOS**



1001 Pleasant Valley Way WEST ORANGE, NJ

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,906	122,779	446,513
Average Age	48.6	41.7	39.5
Average Age (Male)	44.1	39.4	37.7
Average Age (Female)	49.4	43.2	41.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,813	46,748	178,030
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$159,638	\$134,366	\$114,035
Average House Value	\$437,832	\$414,438	\$372,980

2020 American Community Survey (ACS)