



Each office independently owned and operated

FOR LEASE

OFFICE/MEDICAL BUILDING

THE FRANKLIN HOUSE

50 S FRANKLIN TPKE | RAMSEY, NJ 07446

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY DESCRIPTION

Ideally located in thriving Ramsey, this office/medical space is perfect for many uses. Both units available are divisible or can be combined. Elevator in building. Ample parking and signage available. Strong location on Franklin Tpke. Each suite has private exam rooms with sinks, large open areas, reception, file rooms, and multiple bathrooms. Low rent and flexible lease options available for today's professional.

PROPERTY HIGHLIGHTS

- -Divisible or can be combined
- -Many uses available
- -Low rent and flexible lease term
- -Strong location on Franklin Tpke

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	7
Available SF:	1,800 - 6,174 SF
Lot Size:	66,845 SF
Building Size:	17,640 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	1,044	3,313
Total Population	1,042	2,776	9,050
Average HH Income	\$233,266	\$227,889	\$223,572



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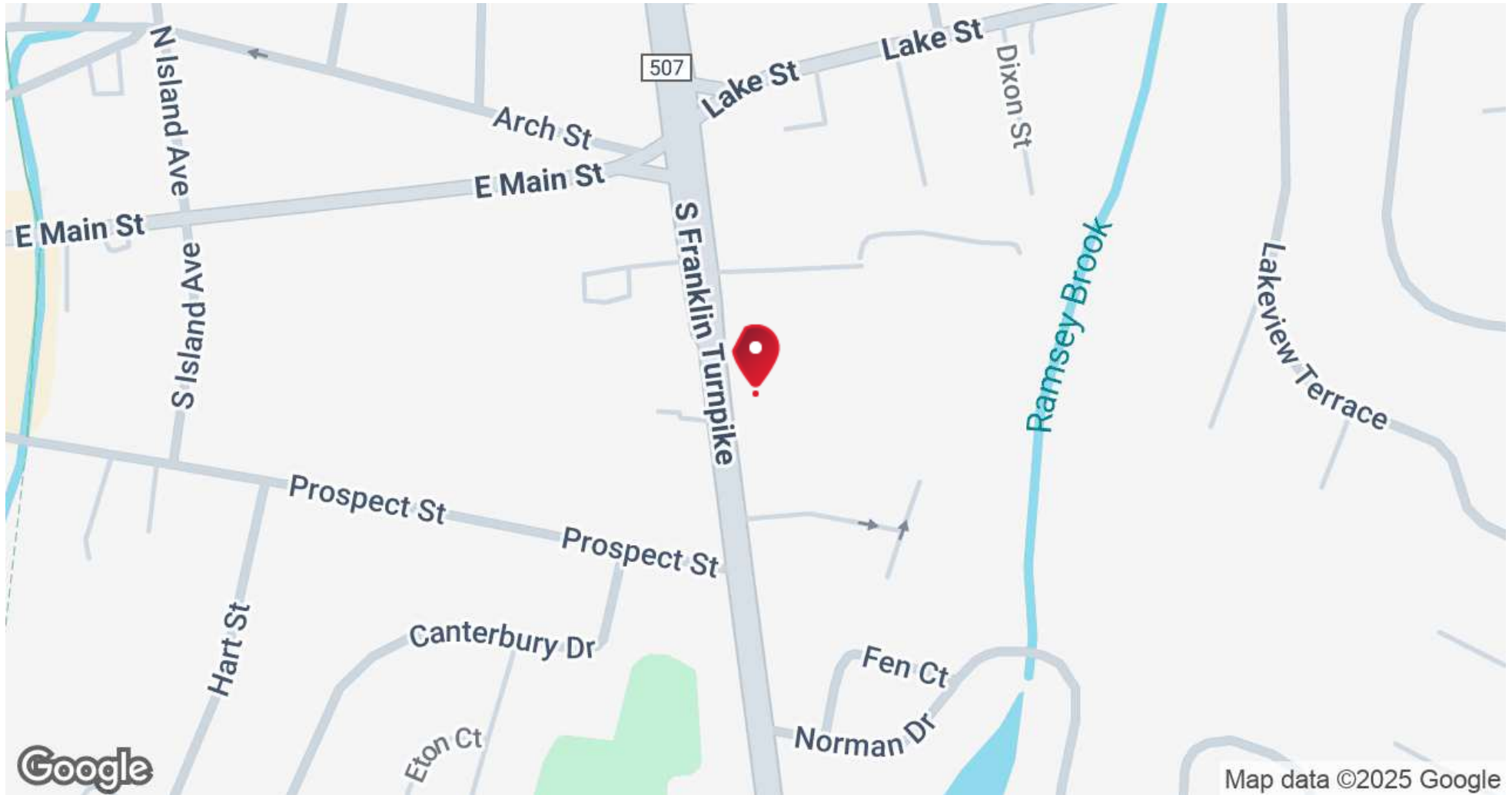
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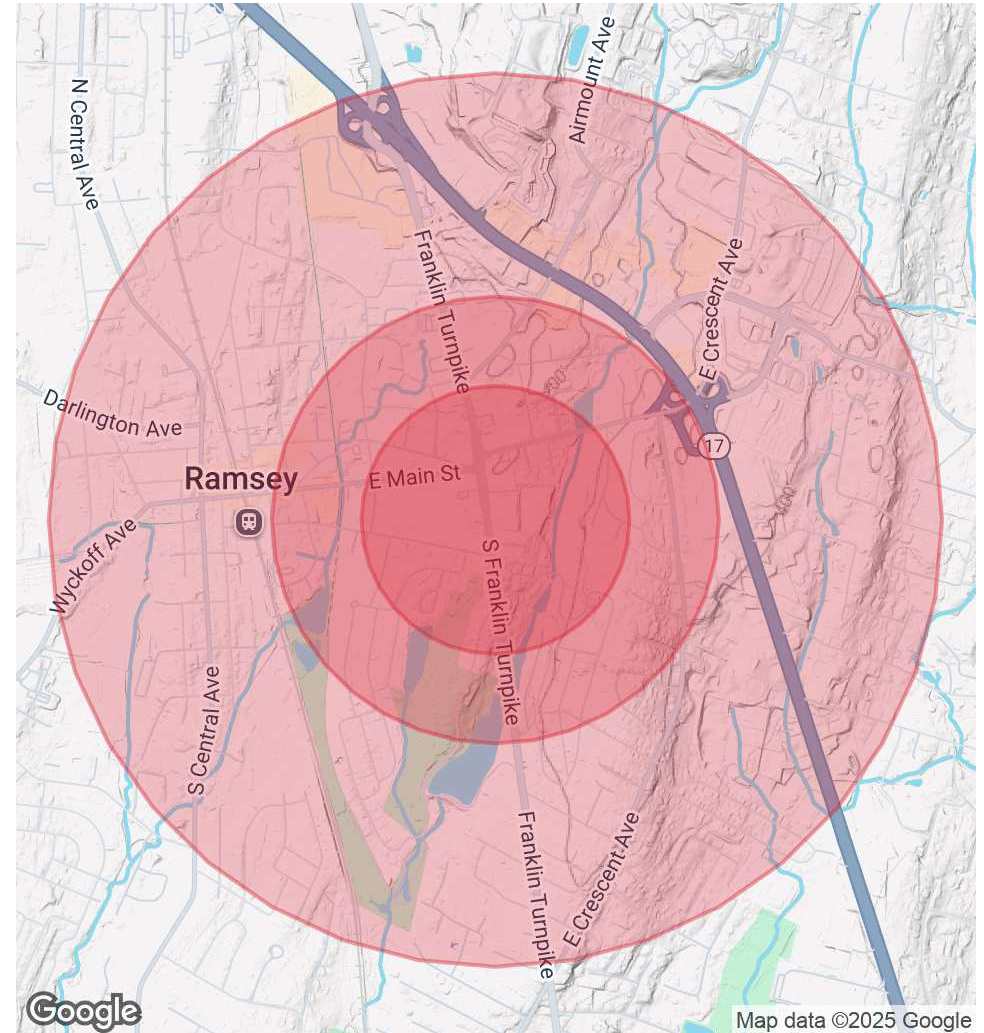
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,042	2,776	9,050
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	1,044	3,313
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$233,266	\$227,889	\$223,572
Average House Value	\$764,415	\$758,996	\$810,746

Demographics data derived from AlphaMap

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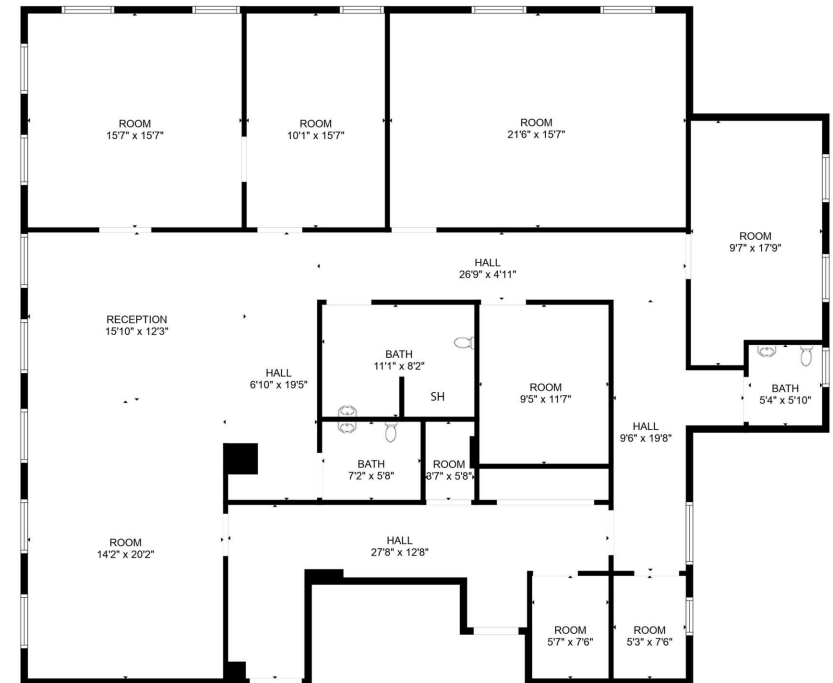
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