



**18 RAILROAD AVENUE | ROCHELLE PARK, NJ 07662**

**PROPERTY FEATURES**

- ± 3,100 SF available
- Five (5) offices
- One (1) conference room
- Kitchenette
- Separate Utilities

**LEASE PRICE: \$23.50 PSF**

**PROPERTY SUMMARY**

Address	18 Railroad Avenue
Municipality	Rochelle Park
County	Bergen
Block   Lot	59   5
Lot Size (SF)	±56,192
Building Size (SF)	±24,720

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	16,865	217,500	647,643
Median Age of Householder	44	41	40
Average Household Income	\$149,408	\$128,274	\$126,613

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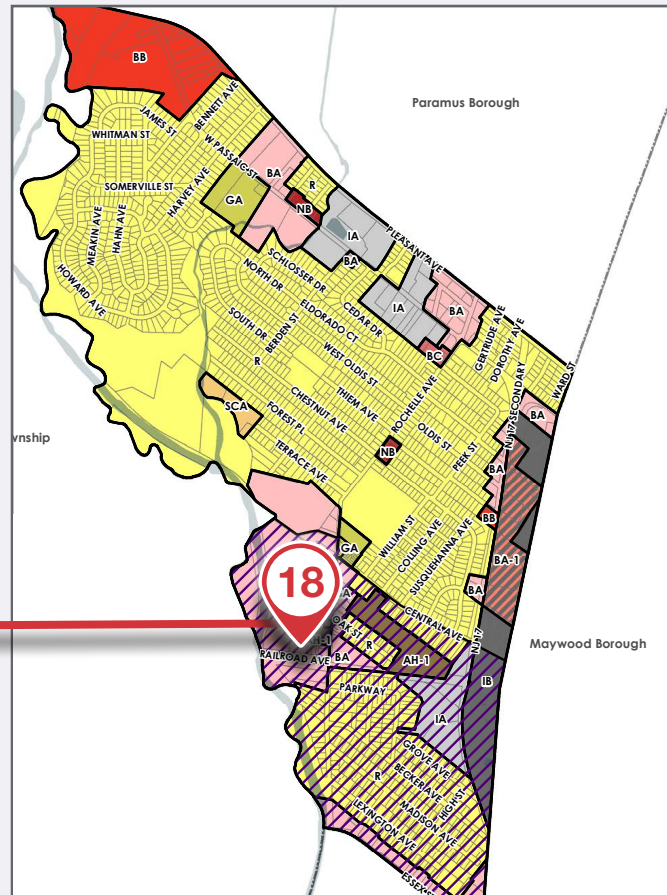
# PROPERTY PHOTOS

18 RAILROAD AVE  
ROCHELLE PARK, NJ





	Redevelopment Area
<b>Zoning</b>	
	R: Residential Districts
	GA: Garden Apartment District
	SCA: Senior Citizen Accommodation District
	SCH1: Senior Housing 20 DU/AC
	SCH2: Senior Housing 22 DU/AC
	AH-1: Affordable Housing 20 DU/AC
	AH-2: Affordable Housing 60 Total Units
	BA: Business A Districts
	<b>BA-1: Business A-1 Overlay</b>
	BB: Business B
	BC: Business C
	NB: Neighborhood Business
	IA: Industrial A Districts
	IB: Industrial B Districts



# AERIAL & HIGHWAY MAP

# 18 RAILROAD AVE ROCHELLE PARK, NJ

