



Each office independently owned and operated

**FOR LEASE**

**OFFICE/MEDICAL BUILDING**

# 1201 MOUNT KEMBLE AVE

MORRISTOWN, NJ 07960

**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 professional/office medical space just minutes from Morristown green and I-287. This flexible layout works for many different types of businesses. Suite consist of a large open waiting room/reception and two private offices. The larger office has a sink/handwashing station with a flexible layout. Ample parking and signage available. Make this space home for your business today.

## PROPERTY HIGHLIGHTS

- -Many uses available
- -Parking available
- -Suite with plumbing and sink

## OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | \$19 SF/yr (NNN) |
| Number of Units: | 8                |
| Available SF:    | 1,690 SF         |
| Lot Size:        | 11,219 SF        |
| Building Size:   | 13,725 SF        |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 19         | 106       | 525       |
| Total Population  | 58         | 318       | 1,514     |
| Average HH Income | \$409,935  | \$387,516 | \$360,054 |



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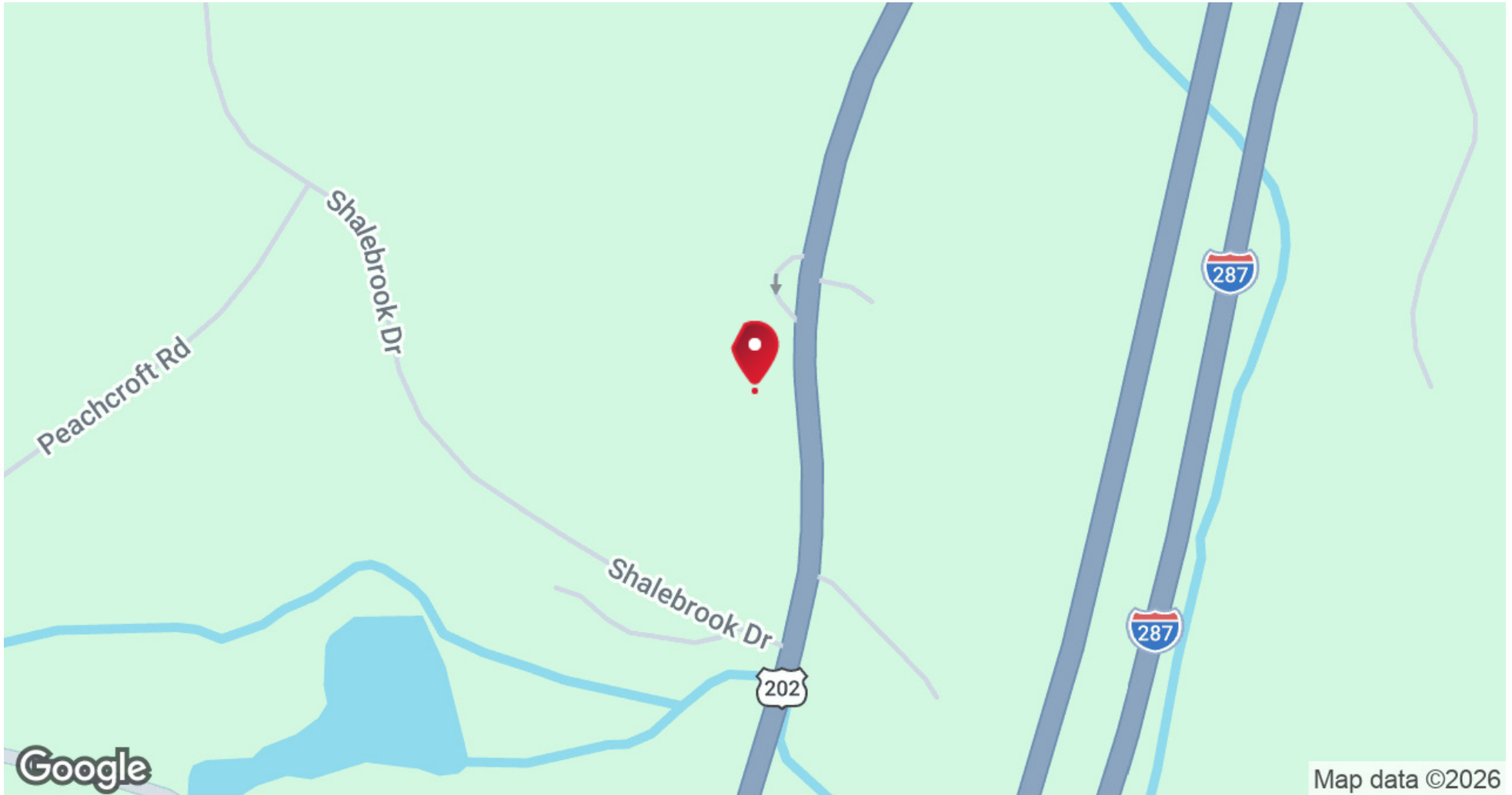
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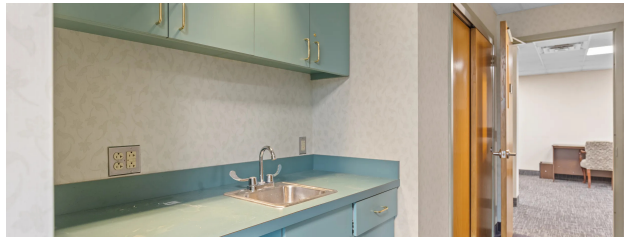
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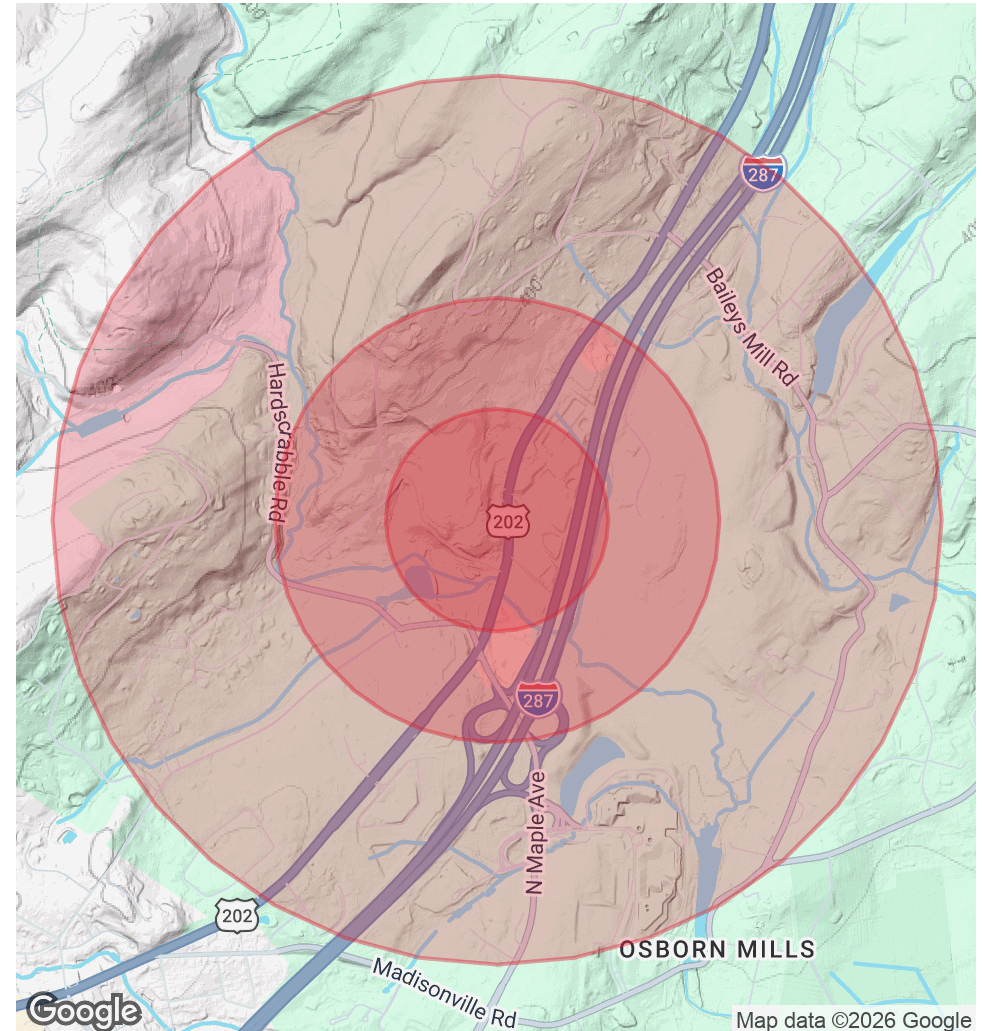
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 58         | 318       | 1,514  |
| Average Age          | 47.5       | 45.4      | 45.1   |
| Average Age (Male)   | 49.1       | 46.8      | 45.4   |
| Average Age (Female) | 41.0       | 38.3      | 39.3   |

| HOUSEHOLDS & INCOME | 0.25 MILES  | 0.5 MILES   | 1 MILE    |
|---------------------|-------------|-------------|-----------|
| Total Households    | 19          | 106         | 525       |
| # of Persons per HH | 3.1         | 3.0         | 2.9       |
| Average HH Income   | \$409,935   | \$387,516   | \$360,054 |
| Average House Value | \$1,137,669 | \$1,014,035 | \$941,161 |

*2023 American Community Survey (ACS)*

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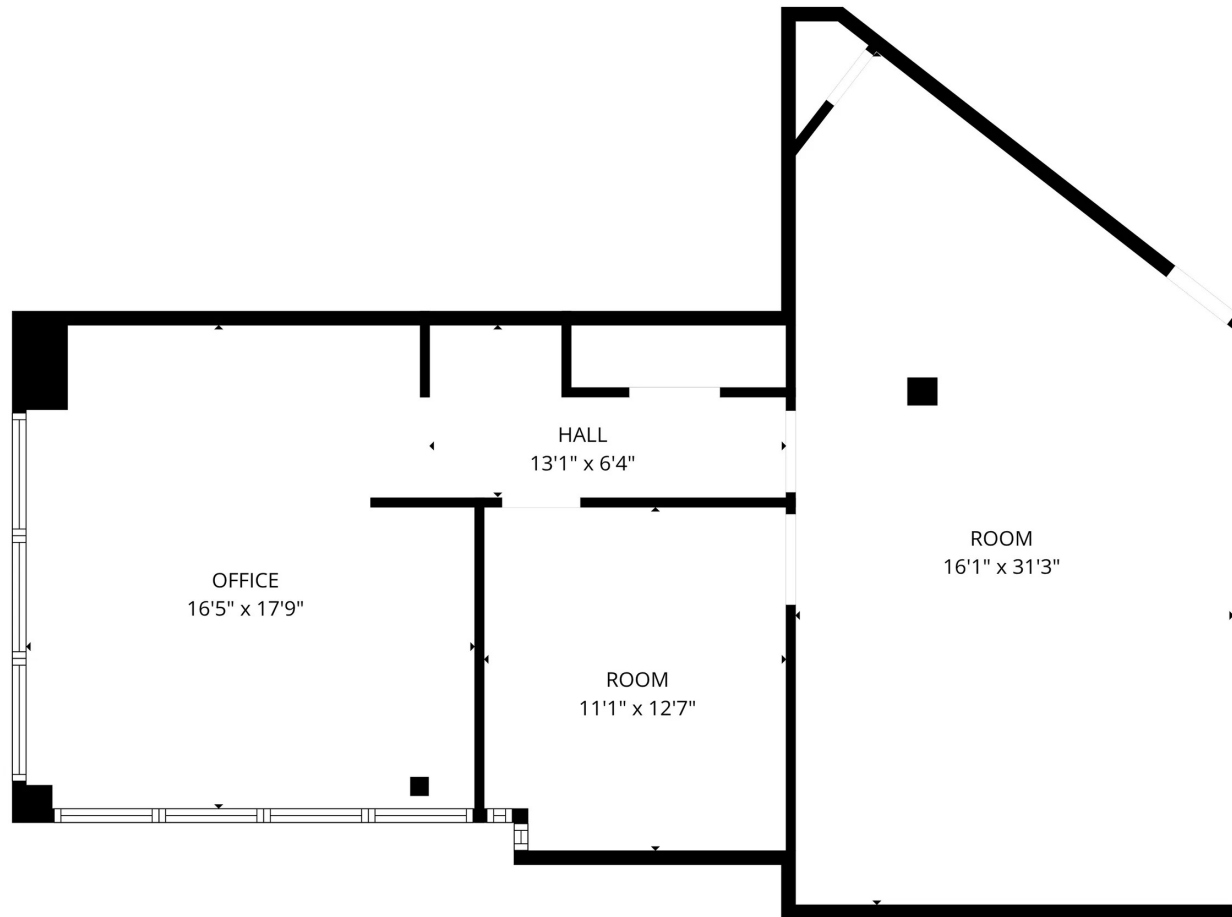
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