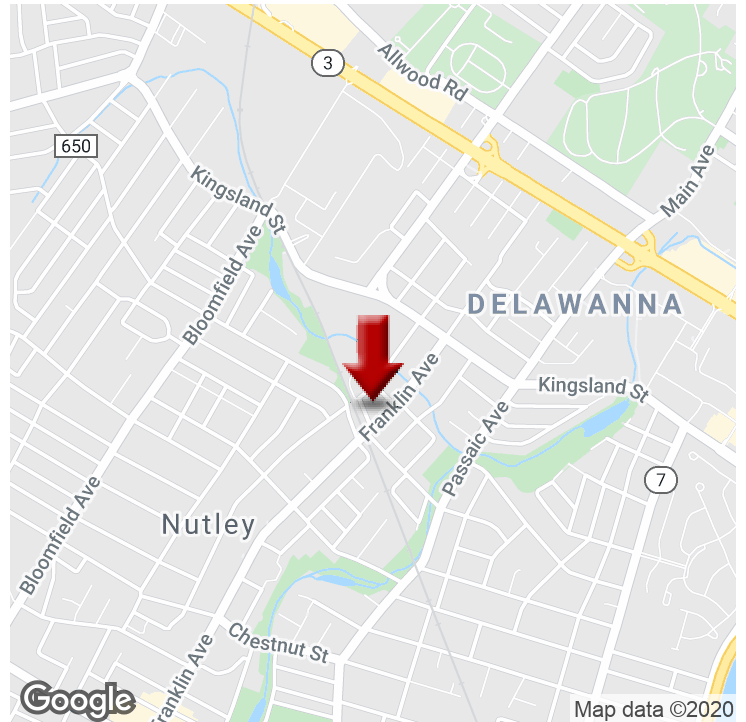


MEDICAL PROFESSIONAL OFFICE FOR LEASE



591 Franklin Ave, Nutley, NJ 07110



OFFERING SUMMARY

AVAILABLE SF:	1,700 SF
LEASE RATE:	\$31.76 SF/yr (MG)
LOT SIZE:	0 Acres
YEAR BUILT:	1954
BUILDING SIZE:	3,050 SF
RENOVATED:	1985

PROPERTY OVERVIEW

1,700 sf at \$31.76/sf/yr available in June 2020

PROPERTY HIGHLIGHTS

- Space currently being used as a doctors office. Could easily be converted to a law, accounting or other professional service office. Very spacious internal layout which includes:
- 5 exam rooms
- Large Reception Area
- Kitchen
- Private Restrooms
- Private Parking+ Street Parking
- 1 Office

KW COMMERCIAL
4245 Town Center Way
Livingston, NJ 07039

CHERYL DARMANIN
Associate Broker
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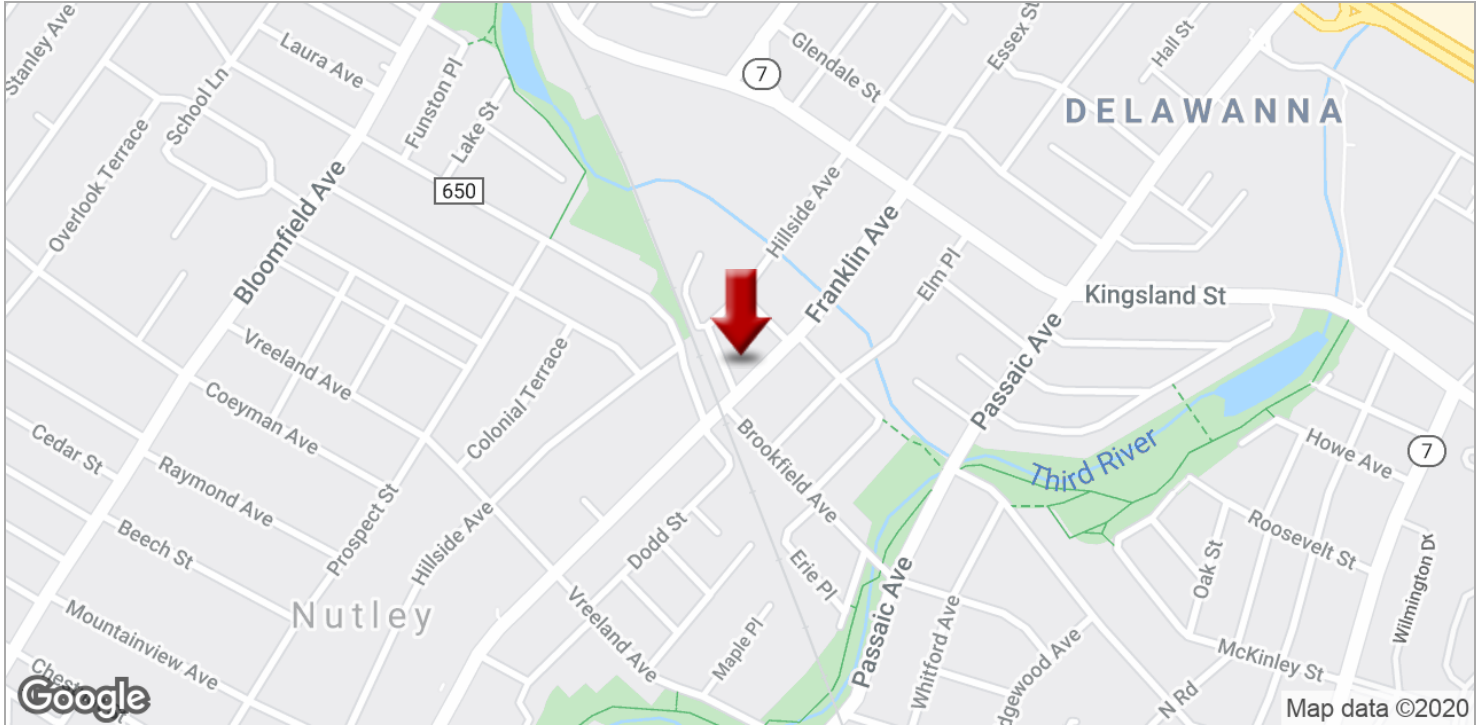
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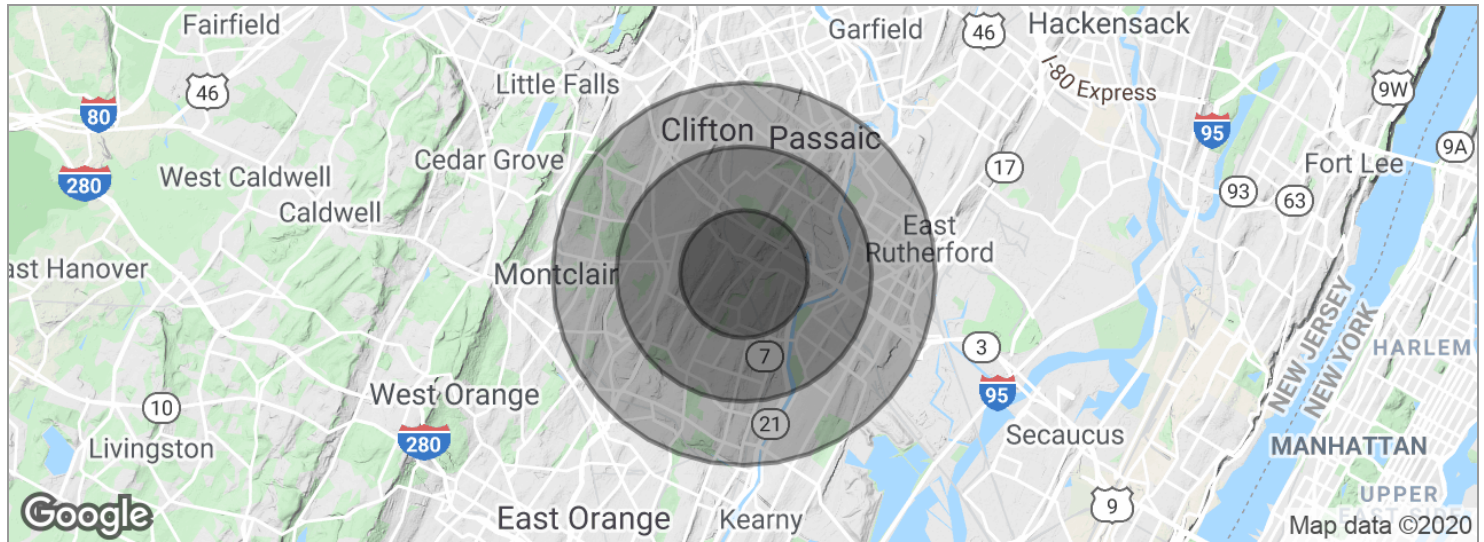
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,375	95,215	244,057
Median age	41.0	38.5	37.5
Median age (male)	39.2	37.0	36.3
Median age (Female)	42.5	40.0	39.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,403	34,968	89,204
# of persons per HH	2.7	2.7	2.7
Average HH income	\$96,893	\$89,195	\$82,748
Average house value	\$444,202	\$410,878	\$409,447

* Demographic data derived from 2010 US Census

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