

MEDICAL/ PROFESSIONAL OFFICE

504-506 Broadway, Bayonne NJ

OFFERING MEMORANDUM

FOR SALE



4,620 SF
FOR SALE

OFFERING SUMMARY

Sale Price: Call for Details

Building Size: 4,620 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	97,468	701,790	2,108,543
Median Age	39.2	39.9	39.1
Total Households	36,326	324,095	983,926
Average HH Income	\$97,789	\$149,010	\$147,628

PROPERTY HIGHLIGHTS

Medical/Professional Office Space

- Available Immediately
- Prime Medical Office with ~20 Exam and Clinic Rooms w/ Basement Storage and 2 Parking Spaces
- Great for Medical, Professional Office or Street Retail
- Highly Visible Location along Broadway in Bayonne's Central Business District
- Surrounded by Established Residential Neighborhoods, Retail, Restaurants, Professional Services and Medical Users
- Densely Populated Marketplace
- Convenient Access to NJ Transit Bus, Light Rail and Bayonne Medical Center
- 10,000+ VPD

EXCLUSIVELY OFFERED BY:

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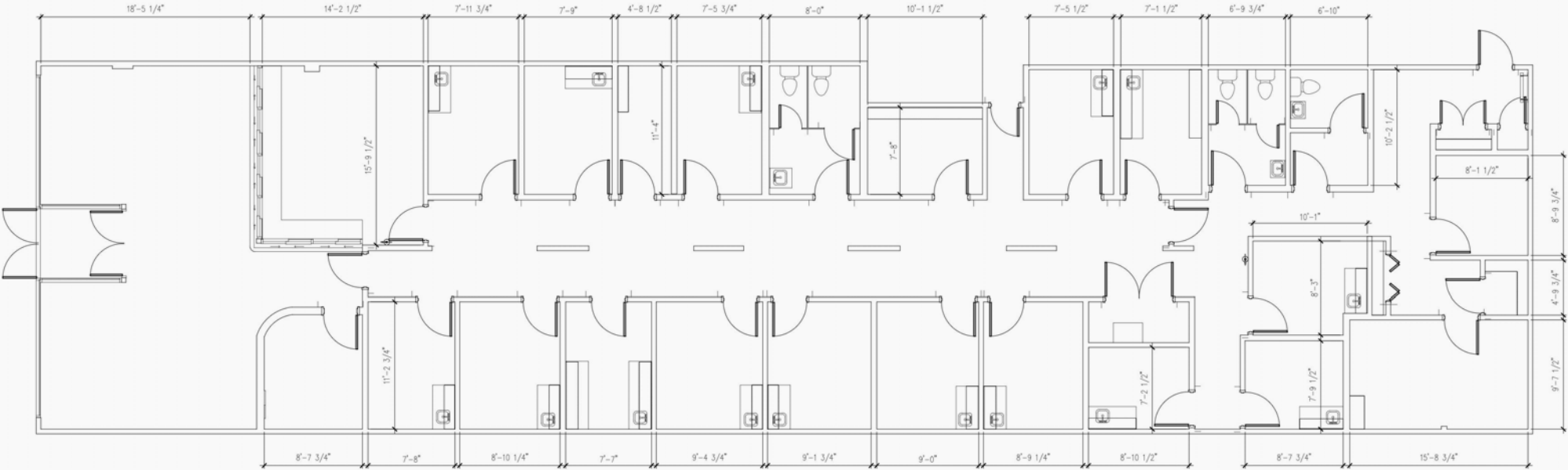
VanRockCRE
COMMERCIAL REAL ESTATE

 **504-506 Broadway** • Bayonne, NJ 07002





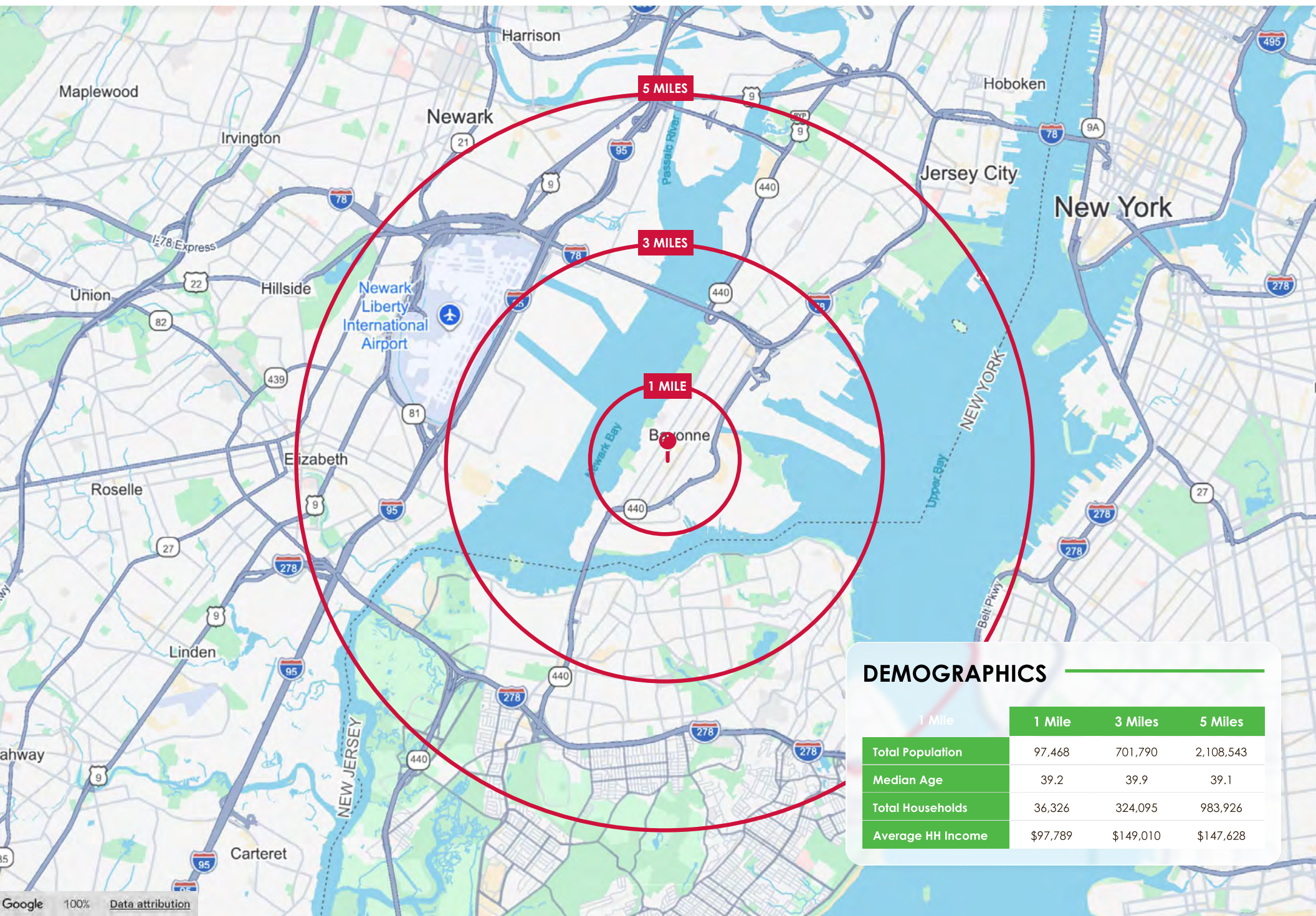
FLOOR PLAN



504 BROADWAY
BAYONNE, NJ
GROUND FLOOR

SCALE: 1/8" = 1'-0"





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