

LEASE

OFFICE / PROFESSIONAL SPACE, MCCARTER HIGHWAY AND OLIVER STREET

18 Oliver St. Newark, NJ 07102



PROPERTY DESCRIPTION

Second Floor:
Recently updated medical / chiropractic office

PROPERTY HIGHLIGHTS

- Former Chiropractor / Physical Therapy office
- Open floorplan with 5 private exam rooms
- Bright reception area
- Elevator

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,300 SF
Building Size:	15,000 SF
Zoning:	Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	23,102	124,642	309,784
Total Population	55,182	306,695	779,552
Average HH Income	\$53,236	\$51,306	\$64,947

John Negri
973 865 3456

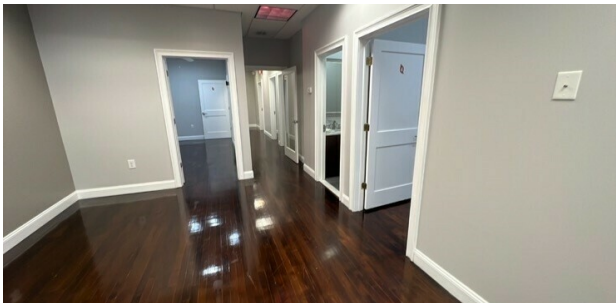
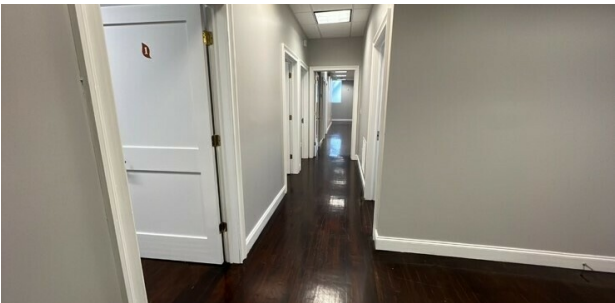
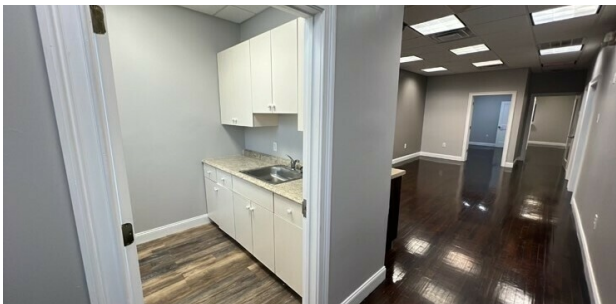
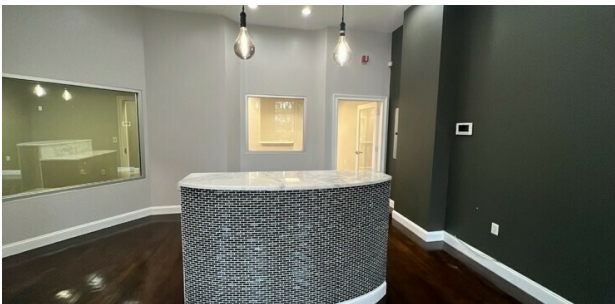
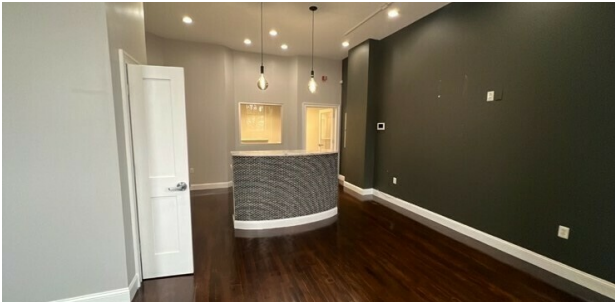


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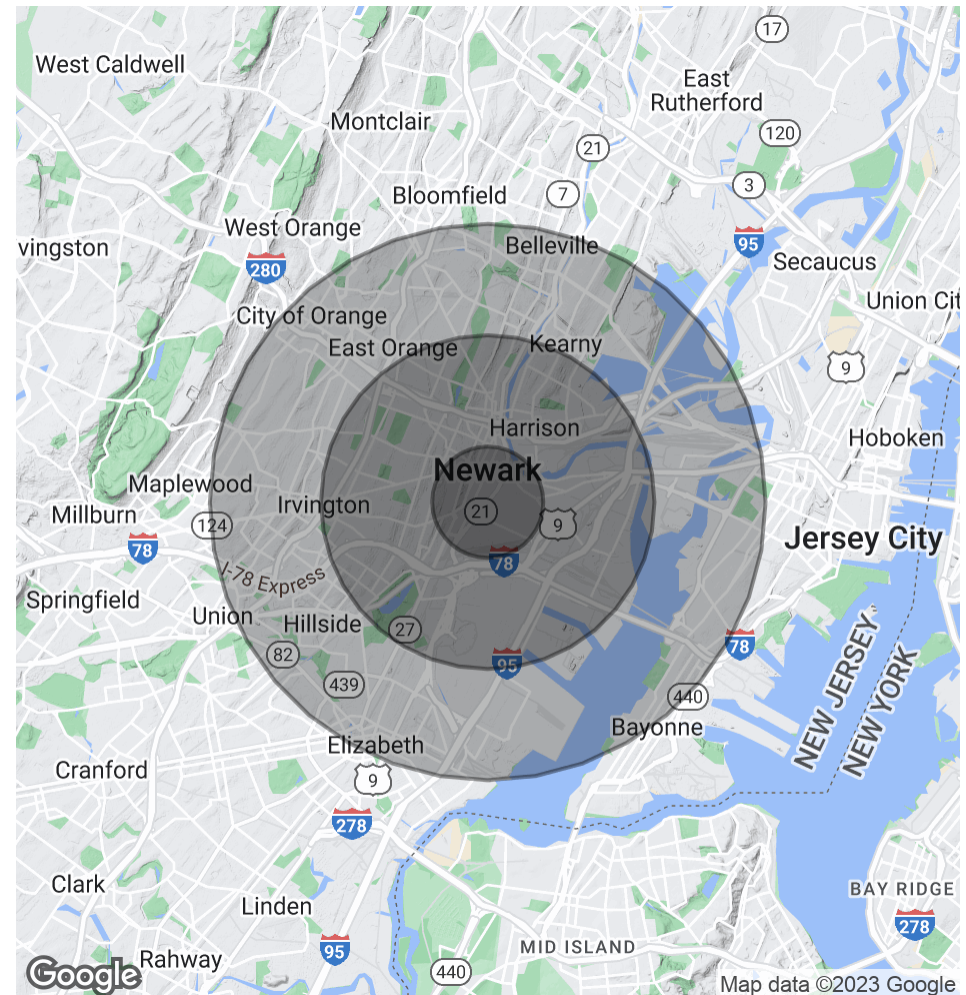
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	55,182	306,695	779,552
Average Age	35.6	34.7	36.1
Average Age (Male)	35.2	33.3	34.7
Average Age (Female)	35.6	35.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23,102	124,642	309,784
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,236	\$51,306	\$64,947
Average House Value	\$239,050	\$214,935	\$242,119

* Demographic data derived from 2020 ACS - US Census



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