

FOR LEASE

## SADDLE BROOK FLEX BUILDINGS

178-182 Saddle River Rd, Saddle Brook, NJ 07663



### PROPERTY DESCRIPTION

2,500 and 3,000 square foot buildings.

Former 3,000 square foot food testing location and a 2,500 office/flex location.

Office/flex industrial users welcome.

### PROPERTY HIGHLIGHTS

- Office/Flex building located right at the route 80 entrance.
- Can be combined or leased individually.
- Overhead doors can easily be added.
- Gross lease terms.
- Ample on-site parking.
- Easy Access to Rt. 80/46/17/20/21/GSP/NJTPK

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,500 & 3,000 SF
Lot Size:	11,375 SF
Building Size:	2,500 & 3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,225	82,387	236,195
Total Population	16,944	222,539	679,663
Average HH Income	\$151,043	\$127,663	\$125,897

## CHRISTOPHER CONWAY

(201)-720-5310

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Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



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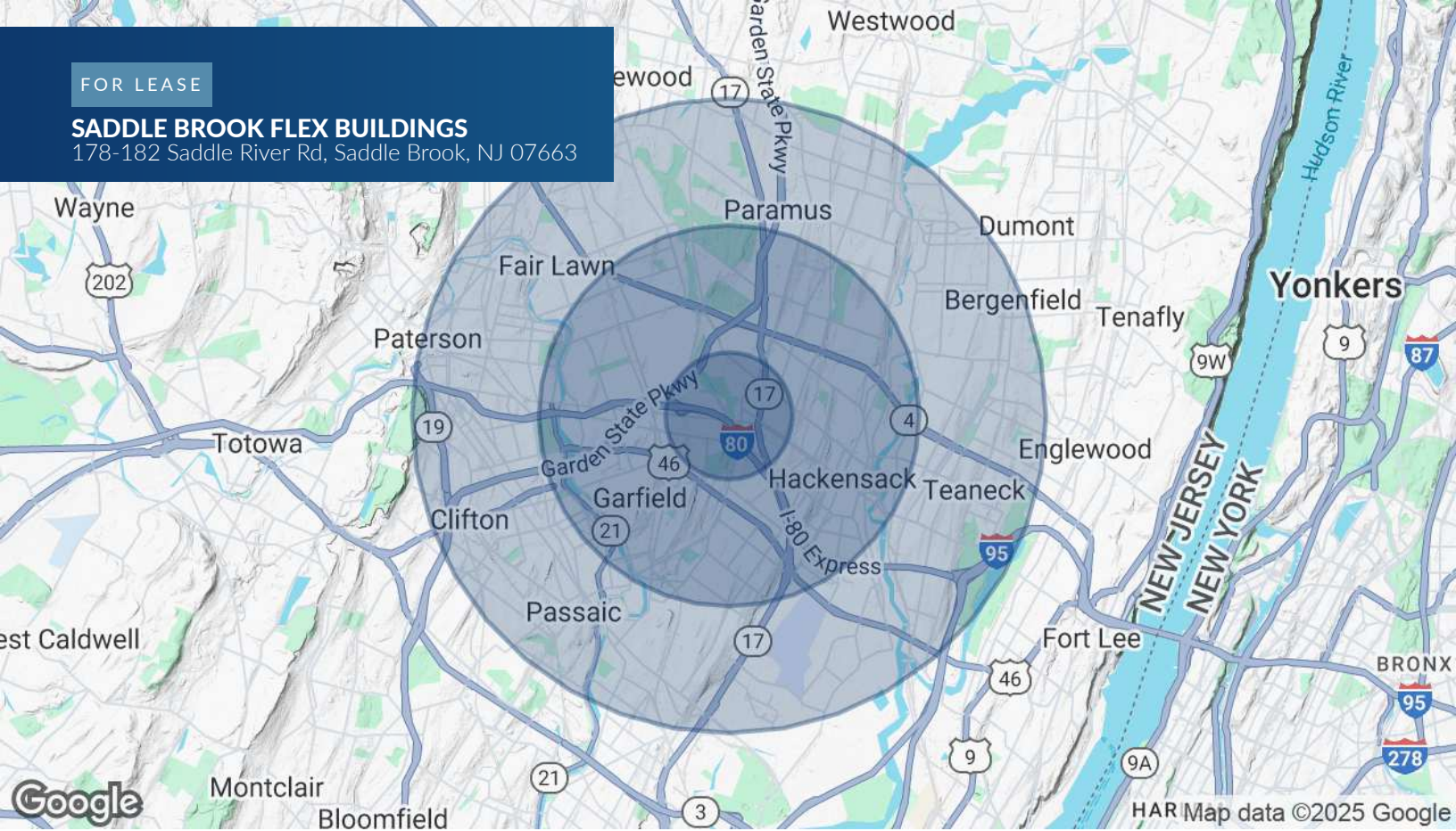
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,944	222,539	679,663
Average Age	44	41	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,225	82,387	236,195
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$151,043	\$127,663	\$125,897
Average House Value	\$539,055	\$528,105	\$526,342

Demographics data derived from AlphaMap

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