

SADDLE BROOK, NJ - SHOPPING CENTER

405 N MIDLAND AVE, SADDLE BROOK, NJ 07663



OFFERING SUMMARY

Sale Price:	Call For Details
Available SF:	7,300 SF
Lease Rate:	Call for Details
Building Size:	7,300 SF
Price / SF:	-

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Existing 13,220 SF on 4.2 Acres

PROPERTY HIGHLIGHTS

- Former Bennigan's (7,300 SF)
- Plus 5,900 SF
- Approvals for a 50,000 SF Hi-Tech Industrial Facility
- Convenient Access to Broadway, Route 4, Route 80, Garden State Parkway and Route 46
- 4.2 Acre Site

FOR MORE INFORMATION CONTACT:

CHUCK LANYARD

201.703.9700 x115
clanyard@thegoldsteingroup.com

ALEX GOLDSTEIN

201.703.9700 x144
abgoldstein@thegoldsteingroup.com

45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

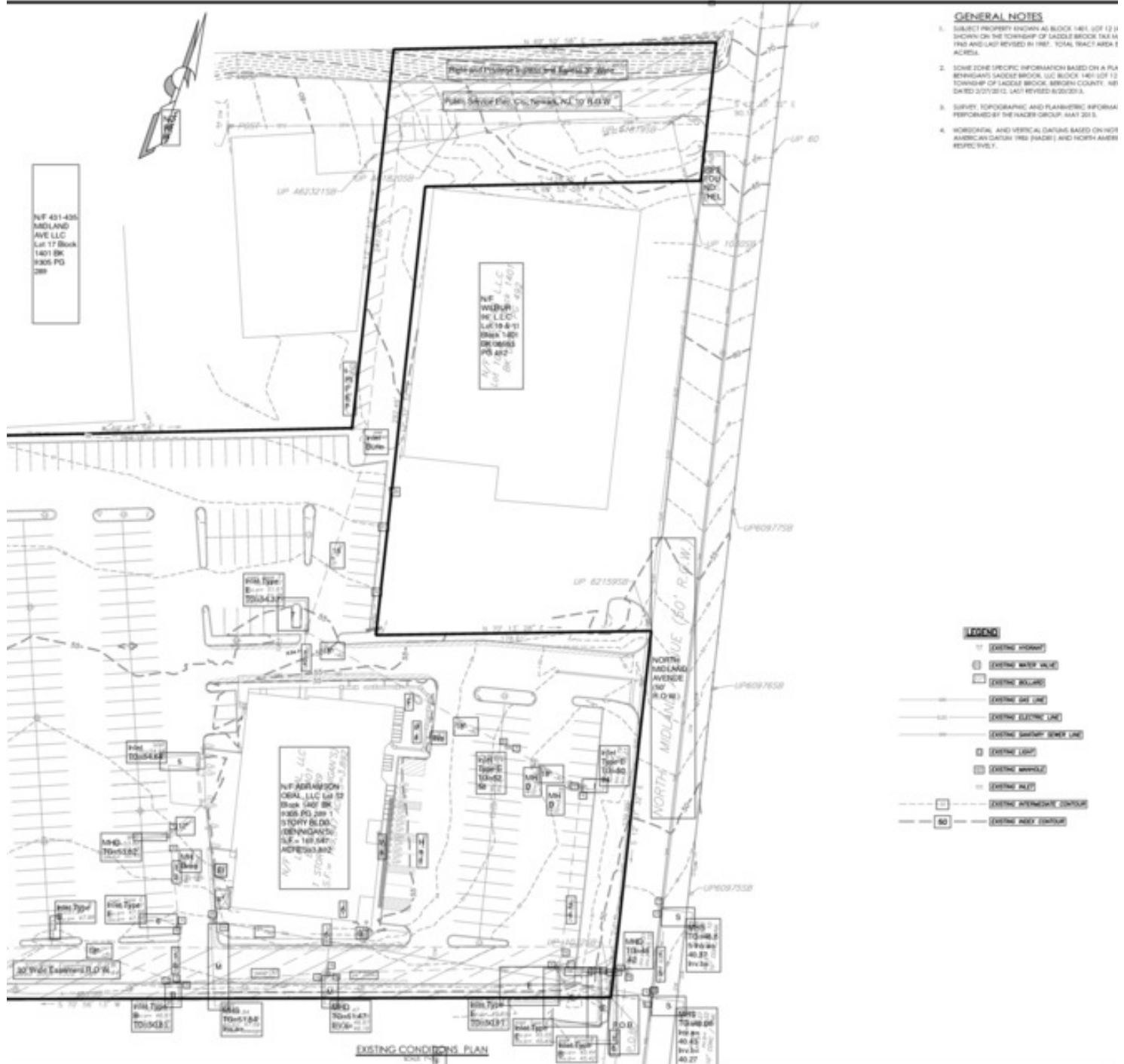
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,021	226,714	674,343
Median age	40.8	37.9	36.4
Median age (Male)	39.2	36.7	35.2
Median age (Female)	40.8	39.0	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,135	78,789	232,693
# of persons per HH	2.8	2.9	2.9
Average HH income	\$88,227	\$76,201	\$74,672
Average house value	\$444,316	\$433,260	\$449,819

* Demographic data derived from 2010 US Census

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