

MEDICAL OFFICE

1300 Main Ave
Clifton, NJ



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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CLASS A MEDICAL BUILDING

- **Former Podiatrist Office**
- 2nd Floor - 2B
 - 3 Exam Rooms
 - Waiting Room
 - Dr's Office with Private Bathroom
 - Reception Desk
 - Storage Room/Closet
 - Common Area Bathrooms
 - Heavy Daytime Population
 - Ample Parking
 - Traffic Main Ave: 16,061 VPD
 - Located Near: Rt 46, Rt3, Parkway, Rt 80
 - Nearby National Tenants: Enterprise, White Castle, Aldi, Dollar Tree, Wells Fargo, TD Bank, Advance Auto Parts, and Many More.

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COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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North Jersey Elk Developmental Disabilities Agency

Istanbul Food Pazar

Champion Auto Center

Jerusalem Pharmacy

Clifton Stadium



Clifton Memorial Library



SITE

Christopher Columbus Middle School

Traffic Count: 18,357



Traffic Count: 16,061



Clifton Dog & Cat Hospital

Classic Academy Charter School of Clifton



American Unity Dental

Metropolitan Labs & Distributors



North Jersey Elks High School



Lakewood Plaza





DEMO-GRAPHICS	1 Mile	3 Miles	5 Miles
Population	46,668	332,201	696,954
Daytime Employees	12,853	110,562	266,303
Households	3.11	2.94	2.82
Average Age	35.5	35.9	38.2
Average HH Income	\$72,705	\$69,392	\$82,846

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