

MEDICAL OFFICE

1300 Main Ave
Clifton, NJ



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Anjelica McCann
C: 973.798.6130 Ext. 1009
Anjelica@ZoltekCRE.com

Urszula Zoltek
O: 973.798.6130 Ext. 1001
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

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.

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

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

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.



1300 Main Medical Plaza		
Ground Floor		
1st Floor	1A Pill Plus Pharmacy Corp.	1B Bassam Hajjar, MD Gastroenterology & Liver Diseases 973-689-6700
2nd Floor	Reyhan BERKEL, MD Internal Medicine 973-340-0160 SUITE 2A	2C Pioneer Medical Group — MD CARE CLINIC — PRIMARY CARE, PEDIATRIC Dr. Mohamed Kassem, MD Dr. Emad Elsa, MD
2nd Floor	2B PODIATRIST TRI COUNTY FOOT & ANKLE CENTER	ABBASI MEDICAL GROUP TAREEF ABBASI, MD INTERNAL MEDICINE 973-928-5500 SUITE 2D
3rd Floor	3A Sammy I Masri, MD Sports Medicine EMG / NCV, Acupuncture	3C Souhail Saba, M.D. Obstetrics & Gynecology Infertility & Laser Surgery
3rd Floor	3D Center For Sports Medicine & Physical Therapy	3D Ghias Moussa M.D. Internal Medicine & Cardiology Mounzer Yacoub M.D. OBSTETRICS & GYNECOLOGY





North Jersey Elk Developmental Disabilities Agency

Istanbul Food Pazar

Champion Auto Center

Jerusalem Pharmacy

Clifton Stadium



Clifton Memorial Library



enterprise

SITE

Christopher Columbus Middle School

Traffic Count: 18,357



Clifton Dog & Cat Hospital

Classic Academy Charter School of Clifton

Traffic Count: 16,061



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

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

Anjelica McCann
O: 973.798.6130 Ext. 1009
Anjelica@ZoltekCRE.com

Urszula Zoltek
O: 973.798.6130 Ext. 1001
Urszula@ZoltekCRE.com

