

MEDICAL OFFICE

1300 Main Ave
Clifton, NJ



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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CLASS A MEDICAL BUILDING

SPACE 1

- **Former Dental Office**
- 1,312 SF w/Common Area
- 1st Floor Office
 - Wheelchair ADA Accessible
 - 3 Chair Space + Extra Office
 - Storage/Closet
 - Reception Desk with Black Granite Top
 - Waiting Room Area
 - One In-Suite Bathroom

SPACE 2

- **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.

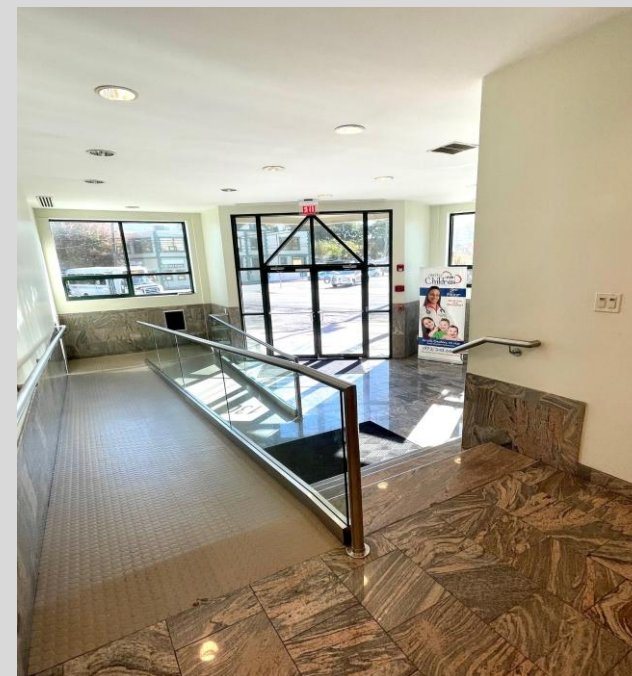
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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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Reception Area



Waiting Room



Office





North Jersey Elk Developmental Disabilities Agency

Istanbul Food Pazar

Champion Auto Center

Jerusalem Pharmacy

Clifton Stadium



Clifton Memorial Library

Christopher Columbus Middle School



SITE

Traffic Count: 18,357

Traffic Count: 16,061



Clifton Dog & Cat Hospital



American Unity Dental

Classic Academy Charter School of Clifton



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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