

# Medical Office For Lease

456 Prospect Ave (CR 577)  
West Orange, Essex County  
New Jersey, 07052

## PROPERTY DESCRIPTION

Two story  $\pm 8,800$  SF medical building occupied by Care Station Medical Group on the entire first floor and Ivy Rehab occupies portion of 2nd floor. Steel frame construction with cultured stone will provide a quality, inviting appearance and the area's newest medical building visible to I-280. Situated opposite ShopRite anchored Essex Green Shopping and Marriott Courtyard and strong daytime population of corporate and residential surrounding area

## AVAILABLE SPACE

2nd floor Unit B:  $\pm 1,988$  SF (rentable)

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

\$21.02 psf projected 2023

## ESTIMATED DELIVERY

60 days from Lease

## PARKING

7 cars per 1,000 SF

## TRAFFIC COUNTS

ADT 15,852 Prospect Ave (CR 577)

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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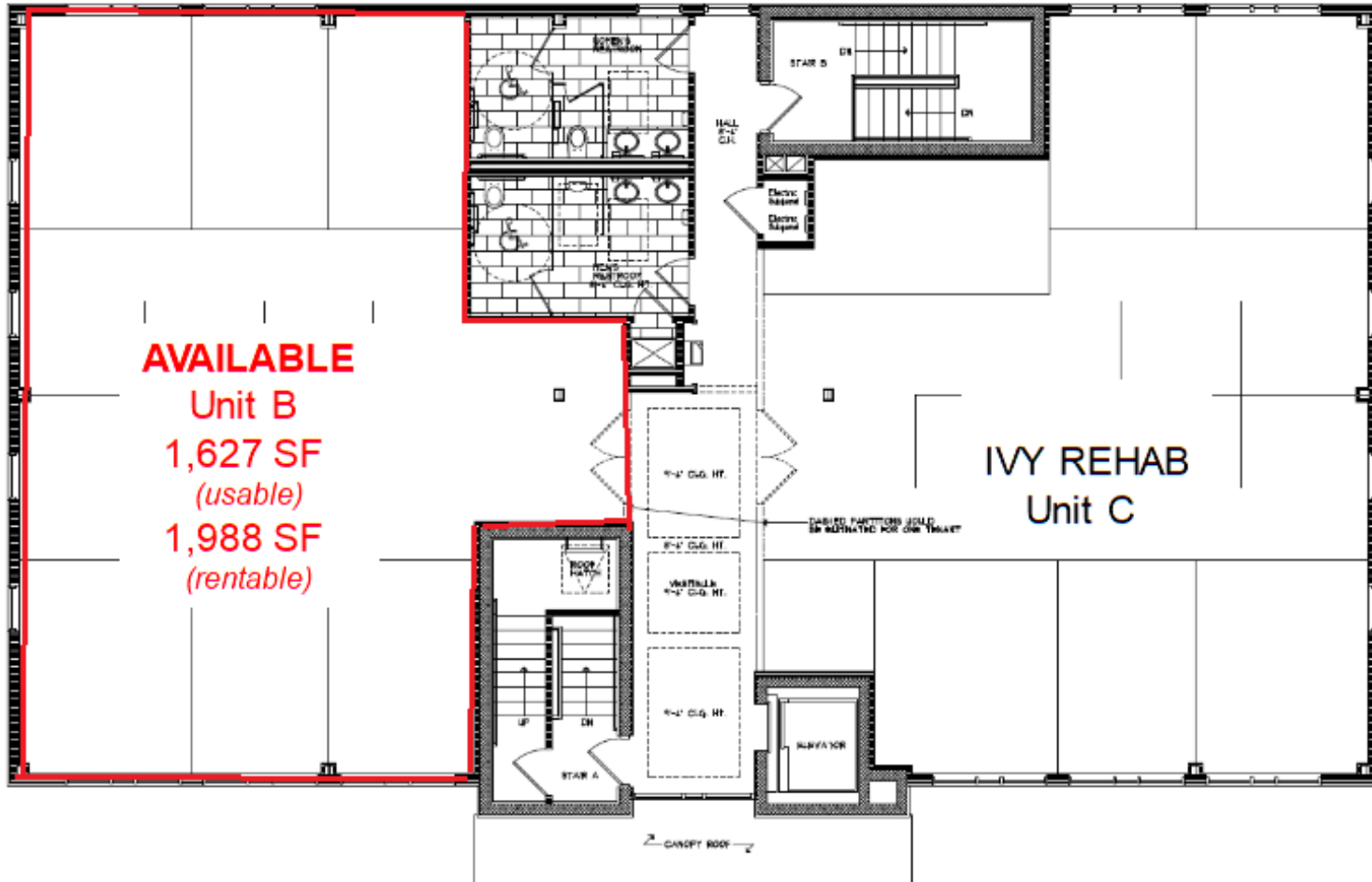
**SILBERT**  
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# Second Floor Leasing Plan



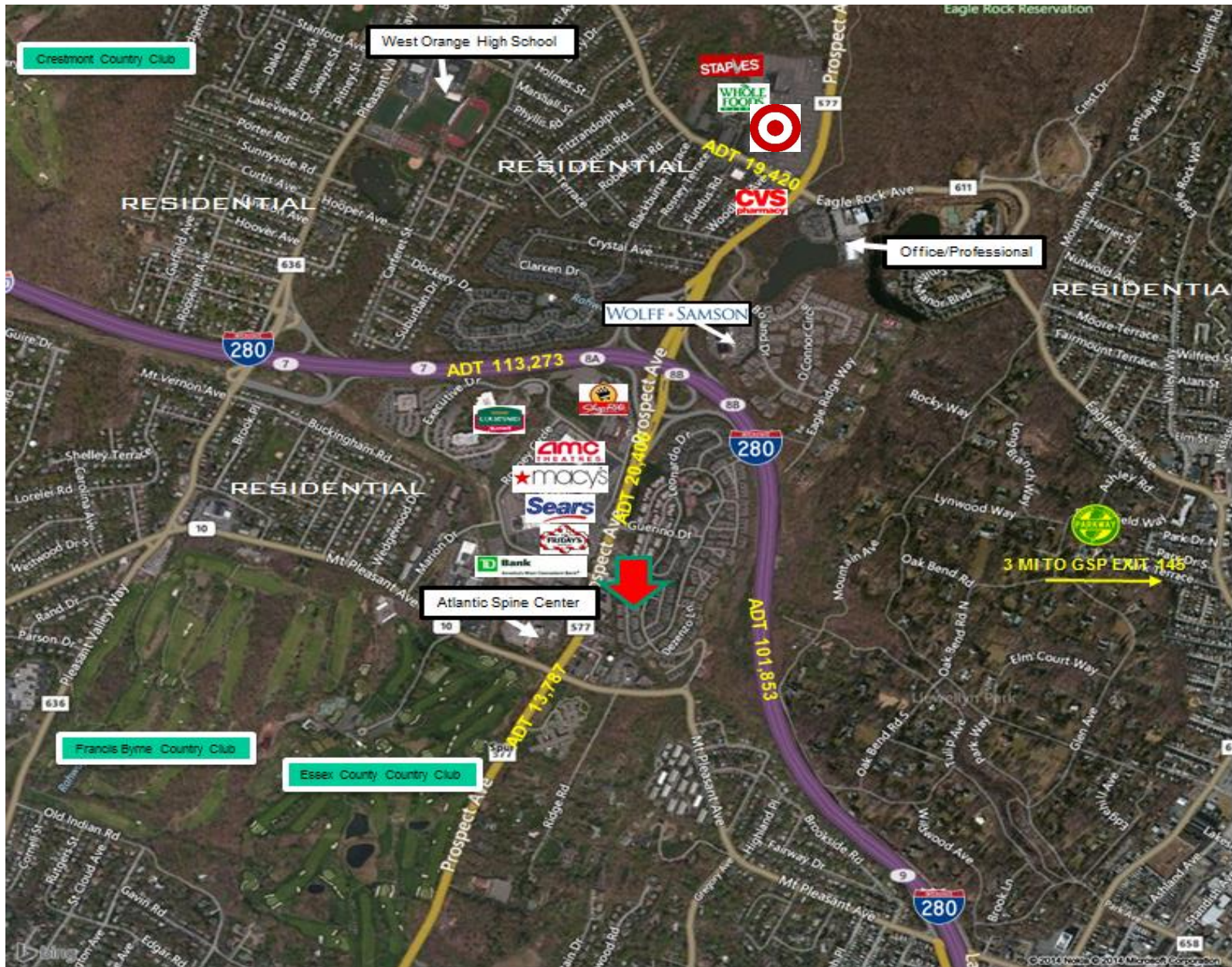
SECOND FLOOR RENTAL PLAN

# Aerial





# Aerial





# AREA DEMOGRAPHICS

## 1 Mile Radius

Population	10,051
Median HH Income	\$105,361
Average HH Income	\$166,244
Median Age	43.7
Total Households	4,320
Daytime Population	7,527

## 2 Mile Radius

Population	66,896
Median HH Income	\$88,999
Average HH Income	\$128,529
Median Age	39.1
Total Households	25,072
Daytime Population	38,562

## 3 Mile Radius

Population	168,376
Median HH Income	\$91,118
Average HH Income	\$126,358
Median Age	39.0
Total Households	67,164
Daytime Population	99,410

