



MEDICAL ARTS / OFFICE BUILDING

FOR SALE & LEASE

±9,800 SF MEDICAL ARTS & OFFICE OPPORTUNITY

11 Deerfield Place, Flanders, NJ 07836

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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11 Deerfield Place, Flanders, NJ 07836



PROPERTY DESCRIPTION

±9,800 SF Medical Arts & Office Opportunity on ±0.86 Acres

LOCATION DESCRIPTION

Direct Access to Route 206 and 4 Miles to I-80

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$15.00 SF/yr (Gross)
Available SF:	315 - 3,600 SF
Lot Size:	0.86 Acres
Building Size:	9,800 SF

PROPERTY HIGHLIGHTS

- Total Building Size: ±9,800 SF (±4,900 SF Each on 1st and 2nd Floors)
- Available Spaces for Lease: ±3,600 SF (Ground Floor) and ±315 SF (2nd Floor)
- Elevator: 1
- Sprinkler: Wet
- Parking Ratio: 5 / 1,000 SF
- Heat / AC: Multiple HVAC
- Utilities: Gas, Water / Sewer
- Zoning: R-4
- Taxes: \$25,662 (2020)

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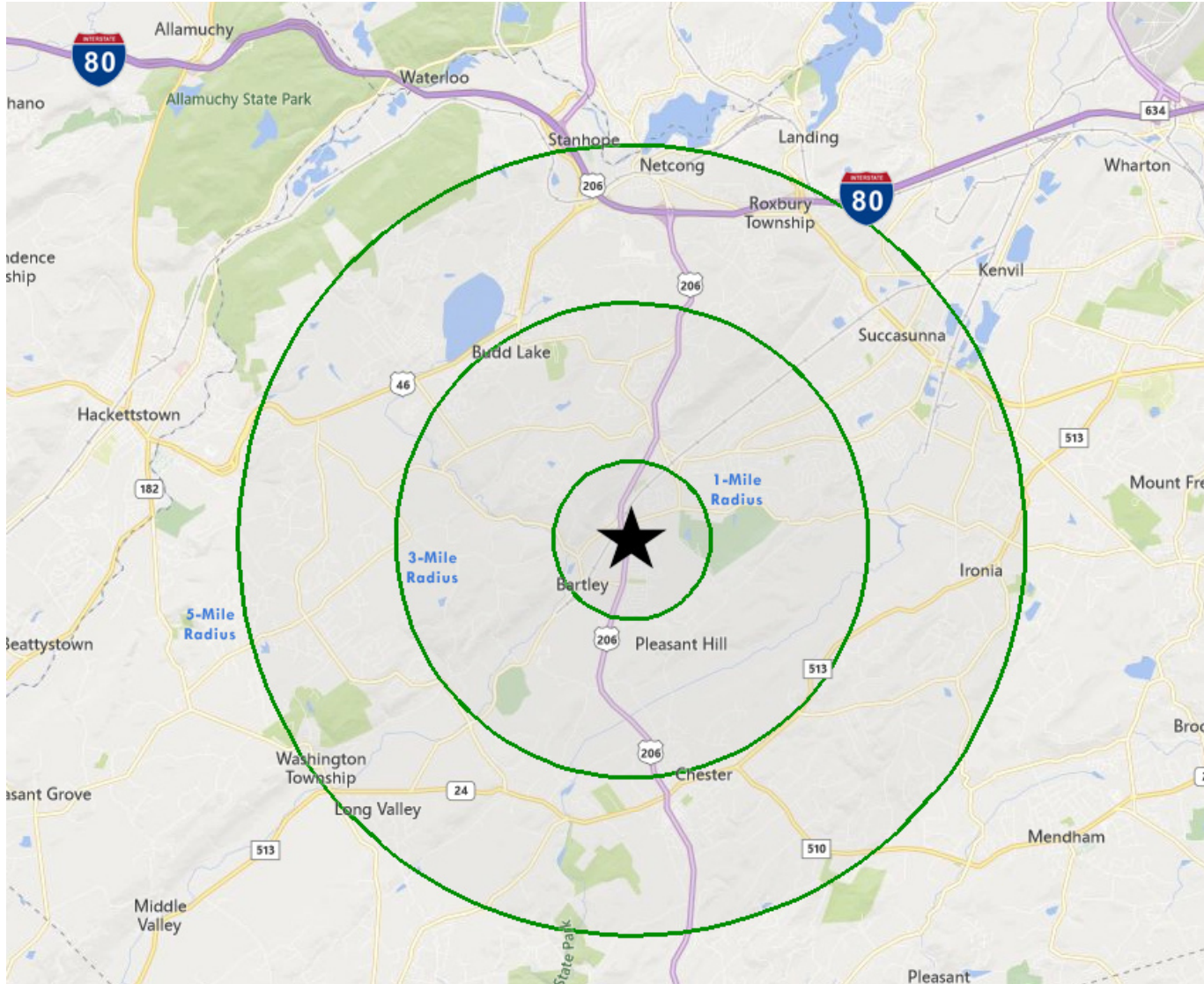
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	3,347	23,278	63,511
2019 Estimate	3,309	23,390	63,501
2010 Census	3,128	24,101	63,776
Growth 2019-2024	1.15%	(0.48%)	0.02%
Growth 2010-2019	5.79%	(2.95%)	(0.43%)
2019 Population Hispanic Origin	298	2,644	6,966
2019 Population by Race:			
White	2,910	20,034	54,980
Black	122	1,115	2,511
Am. Indian & Alaskan	8	49	153
Asian	226	1,770	4,710
Hawaiian & Pacific Island	0	14	25
Other	44	409	1,122
U.S. Armed Forces:	0	0	0
Households:			
2024 Projection	1,151	8,315	22,958
2019 Estimate	1,137	8,379	22,986
2010 Census	1,072	8,756	23,240
Growth 2019 - 2024	1.23%	(0.76%)	(0.12%)
Growth 2010 - 2019	6.06%	(4.31%)	(1.09%)
Owner Occupied	895	5,880	17,040
Renter Occupied	242	2,499	5,945
2019 Avg Household Income	\$121,539	\$138,872	\$140,006
2019 Med Household Income	\$110,434	\$111,936	\$113,302
2019 Households by Household Inc:			
<\$25,000	154	780	2,015
\$25,000 - \$50,000	103	941	2,664
\$50,000 - \$75,000	107	917	2,627
\$75,000 - \$100,000	156	1,127	2,771
\$100,000 - \$125,000	115	888	2,662
\$125,000 - \$150,000	212	724	1,965
\$150,000 - \$200,000	144	1,227	3,328
\$200,000+	145	1,774	4,955

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