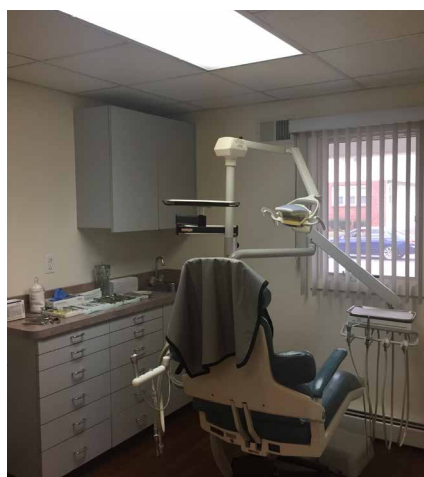




### 1906 PARK AVENUE, SOUTH PLAINFIELD, NJ

- **Total Building Size:** +/- 2,500 SF
- **Available Space:** +/- 1,500 SF
- **Acreage:** .11 acre
- **Parking:** 6 parking spaces
- Handicap accessible
- Located in the heart of South Plainfield
- **Floors:** 2
- **Availability:** Immediately
- **Property Type:** Dental/Medical Ofc.
- **Zoning:** OBC
- **Features:**
  - 3 exam rooms
  - Reception and waiting room
  - 1 private office
  - An open bullpen area that could be used as a break room.
  - 6 off-street parking spaces
  - Street parking available nearby
- **Lease Term:** 5+ years
- **Lease Rate:** \$22.00 Gross PSF + TE



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Exclusive Broker

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### ADDITIONAL INFORMATION



#### Demographics

	1 mile	3 miles	5 miles
<b>2017</b>			
<b>Population:</b>	12,223	134,780	319,675
<b>Median Age:</b>	45.1	37.7	39.5
<b>Median Household Income:</b>	\$87,602	\$78,389	\$91,274
<b>Average Household Income:</b>	\$111,512	\$107,596	\$122,085
<b>Per Capita Income:</b>	\$39,142	\$34,485	\$41,309

