MEDICAL OFFICE BUILDING

10 1st Street, Hackensack NJ

OFFERING MEMORANDUM

FOR SALE



VanRockCRE
COMMERCIAL REAL ESTATE



4,320 SF

FOR SALE

10 1st Street • Hackensack, NJ 07601

OFFERING SUMMARY

Sale Price:	Call for Details
Unit Size:	4,320 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	37,984	217,852	603,277
Median Age	41.1	41.8	40.9
Total Households	15,670	82,235	216,512
Average HH Income	$97,467	$125,439	$123,506

PROPERTY HIGHLIGHTS

Medical Office Building

- Available Immediately
- Medical/Professional Office with ~15 Exam and Clinic Rooms
- Highly Visible Urban Location in an Established Professional & Medical Corridor
- Located at Signalized Intersection
- Densely Populated Marketplace
- ~10 Parking Spaces
- Nearby to Public Transit, Bergen County Courthouse, Hackensack University Medical Center, Government Offices & Hackensack High School
- Convenient Access to I-80, Route 4, Route 17 and NJ Transit
- 20,770+ VPD

EXCLUSIVELY OFFERED BY:

MATT STEIER
201.403.5439
matt@vanrockcre.com

MARC PALESTINA
201.321.5776
marc@vanrockcre.com

CJ HUTER
201.888.8129
cj@vanrockcre.com

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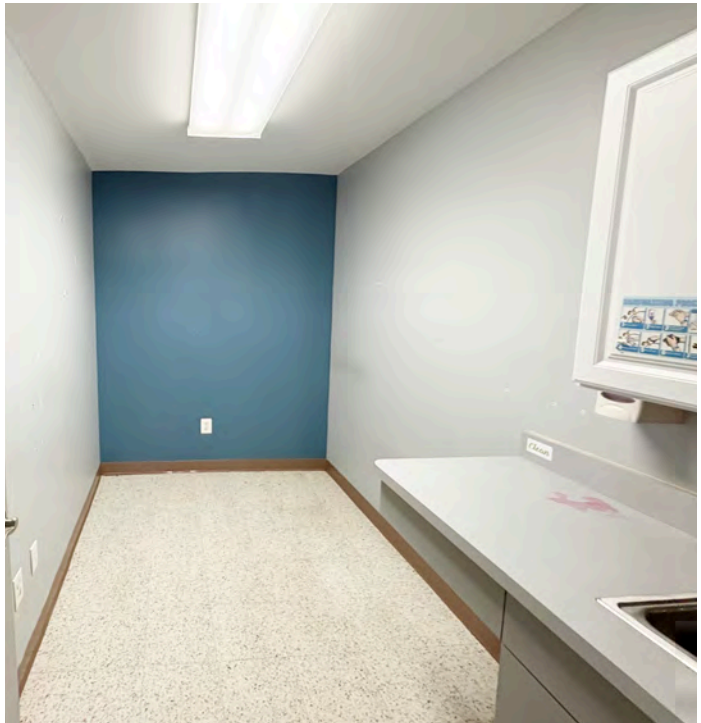
INTERIOR IMAGES

VanRockCRE
COMMERCIAL REAL ESTATE











INTERIOR IMAGES

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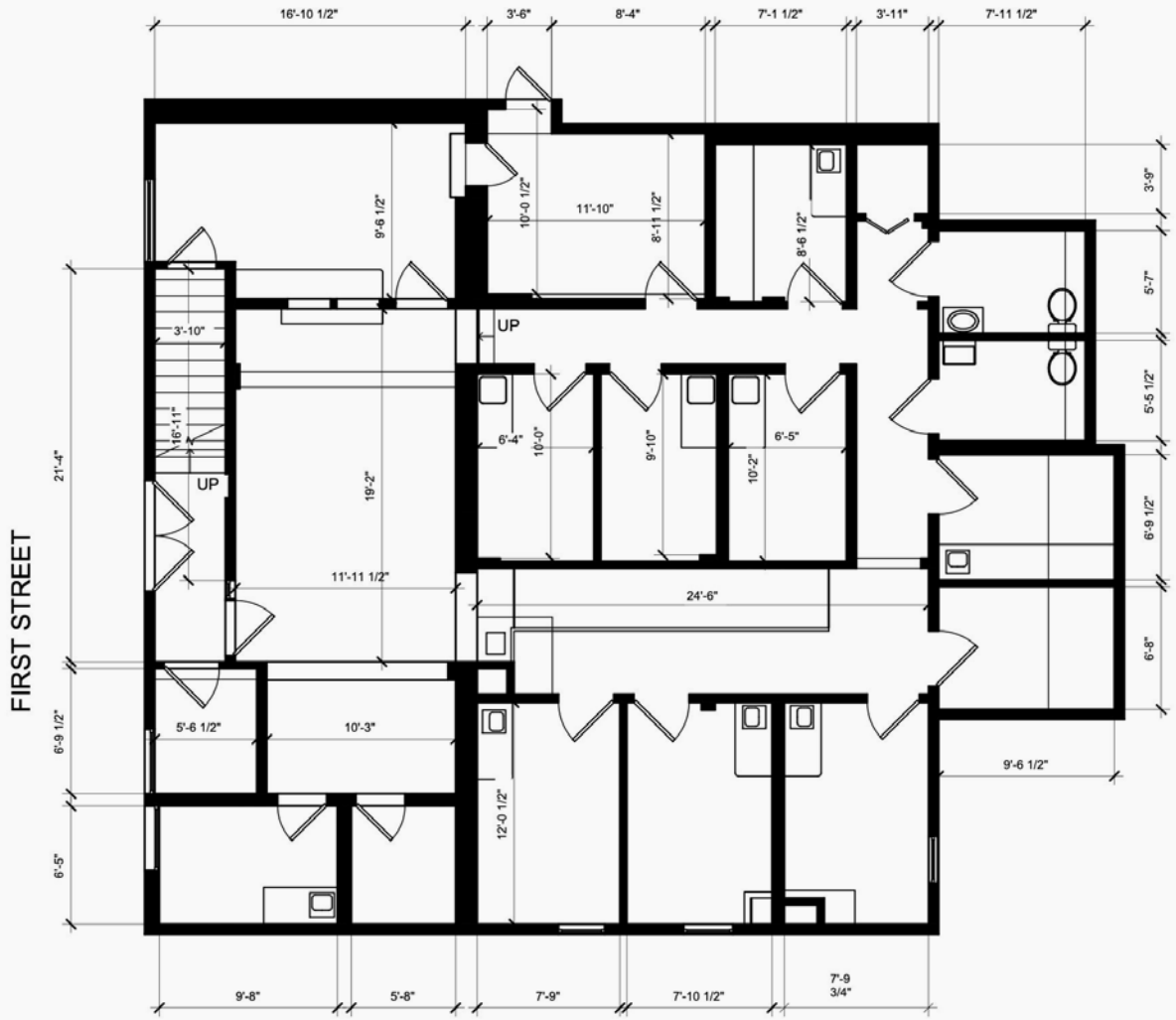






FLOOR PLAN - GROUND FLOOR

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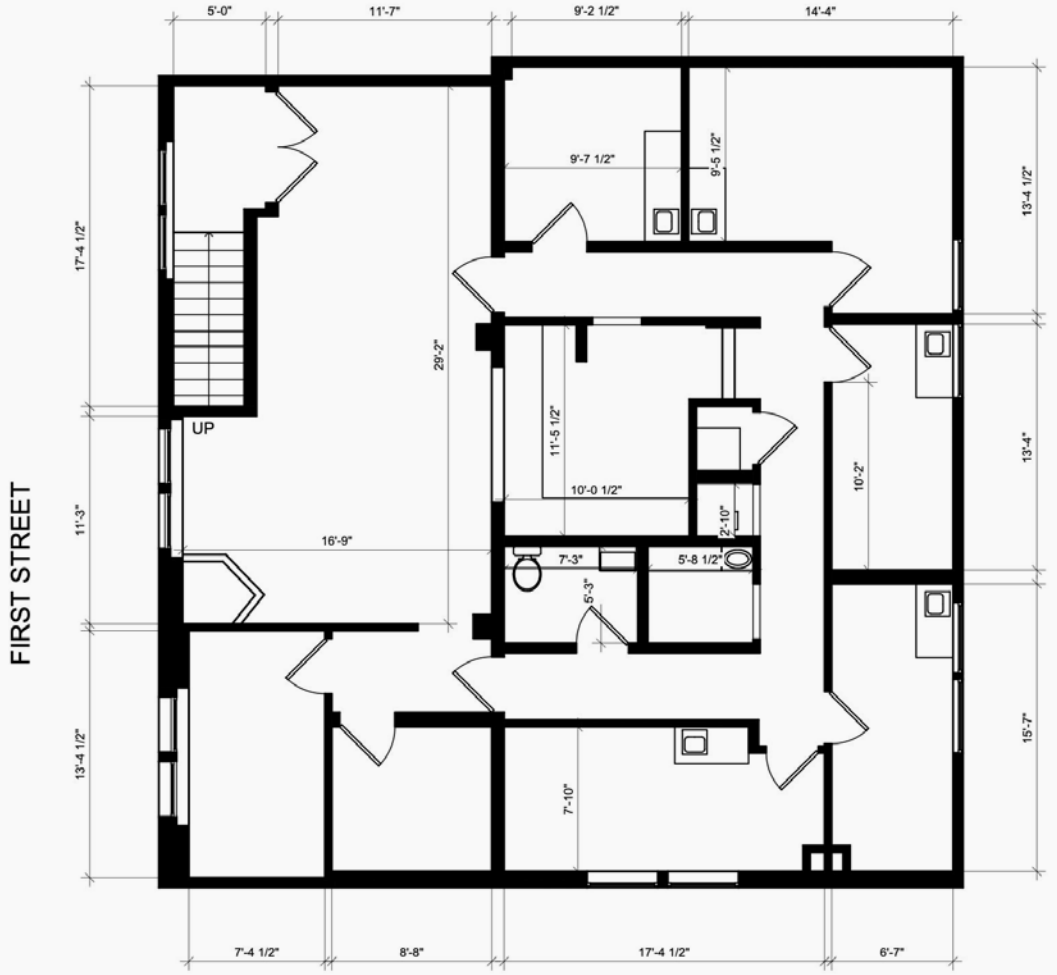
10 FIRST STREET,
HACKENSACK, NJ

GROUND FLOOR

SCALE: 1/8" = 1'-0"

FLOOR PLAN - SECOND FLOOR

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10 FIRST STREET,
HACKENSACK, NJ

SECOND FLOOR

SCALE: 1/8" = 1'-0"

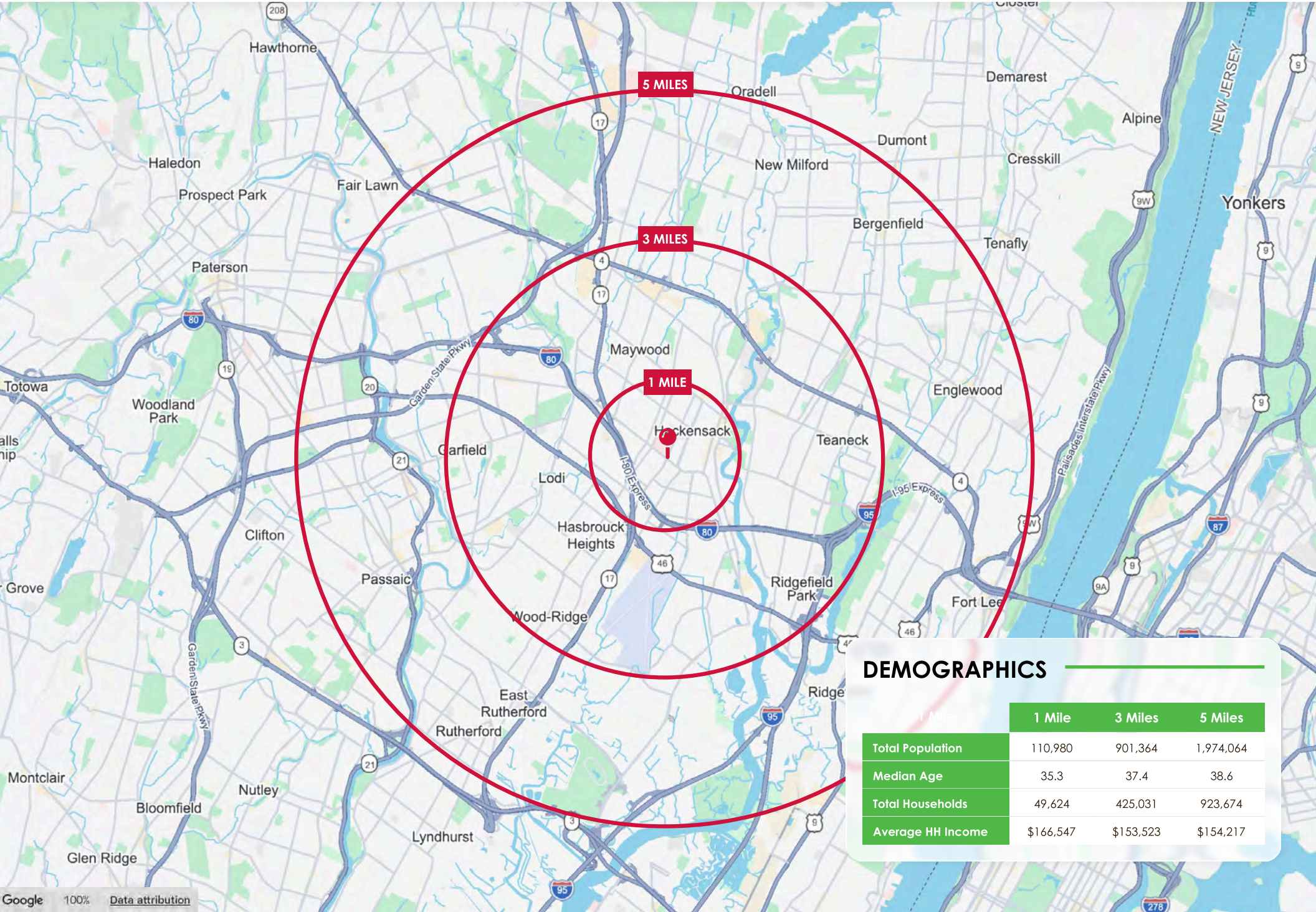
SITE AERIAL

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LOCATION MAP

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	110,980	901,364	1,974,064
Median Age	35.3	37.4	38.6
Total Households	49,624	425,031	923,674
Average HH Income	$166,547	$153,523	$154,217



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