

MEDICAL/ PROFESSIONAL OFFICE

228 Franklin Avenue, Nutley NJ

OFFERING MEMORANDUM

FOR SALE



VanRockCRE
COMMERCIAL REAL ESTATE



 **228 Franklin Avenue** • Nutley, NJ 07110

PROPERTY HIGHLIGHTS

Medical/Professional Office Space

- Available Immediately
- Prime Medical Office with 20+ Exam and Clinic Rooms including Lab and Office
- Located Near Signalized Intersection within Nutley's Established Central Business District
- Surrounded by Retail, Restaurants and Professional Services
- Densely Populated Marketplace within Established Suburban Market and Strong Demographics
- Excellent Exposure on Franklin Avenue
- Convenient Access to NJ Transit Bus, Route 21, Route 3 and the Garden State Parkway
- 15,700+ VPD

13,500 SF
FOR SALE

OFFERING SUMMARY

Sale Price: Call for Details

Building Size: 13,500 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	28,891	259,536	705,391
Median Age	42.8	40.5	39
Total Households	11,045	98,548	258,279
Average HH Income	\$149,072	\$135,299	\$116,205

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 - FIRST FLOOR



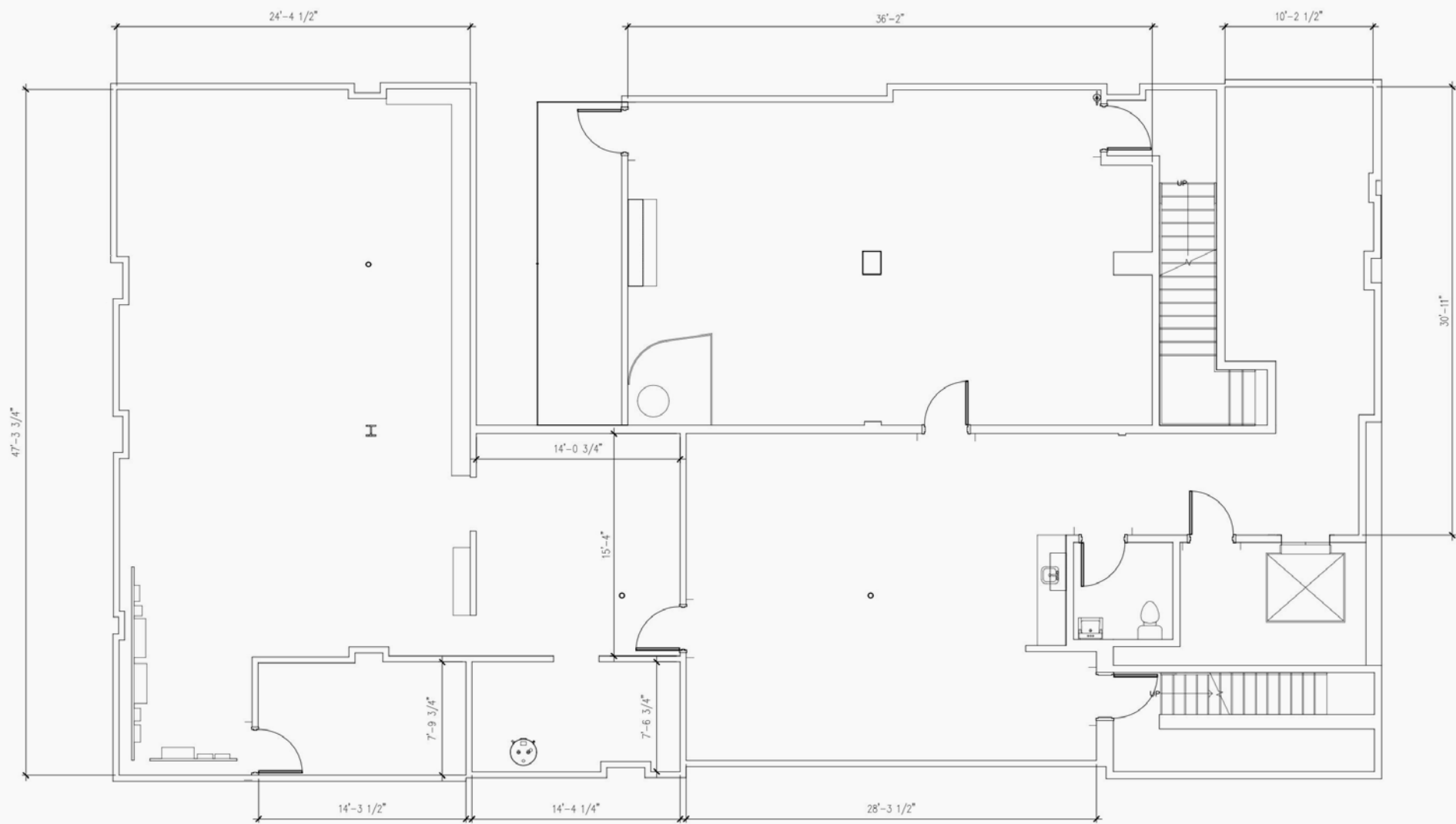
INTERIOR IMAGES - SECOND FLOOR



INTERIOR IMAGES - BASEMENT



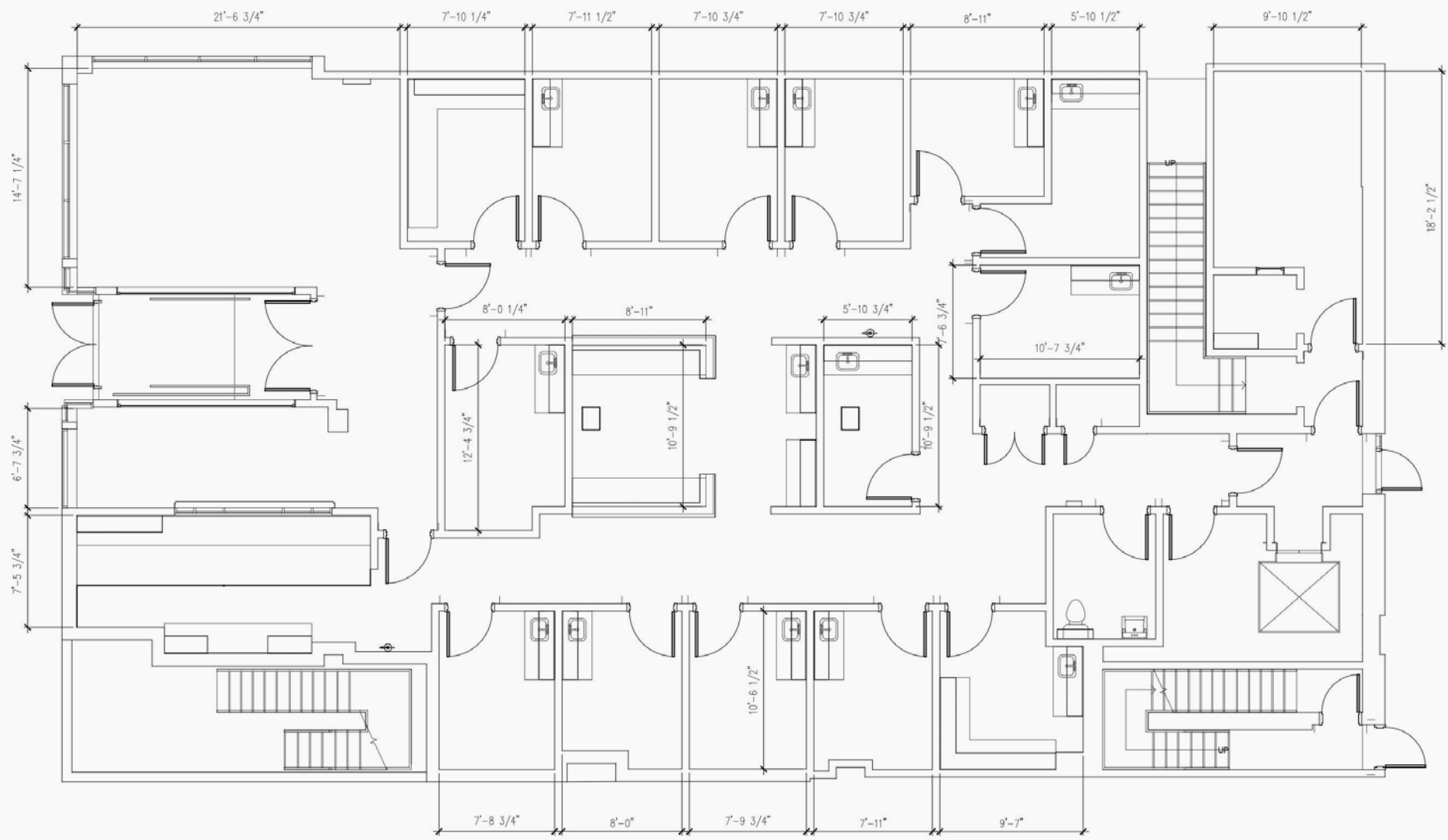
FLOOR PLAN - BASEMENT



228 FRANKLIN AVENUE
NUTLEY, NJ
BASEMENT

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

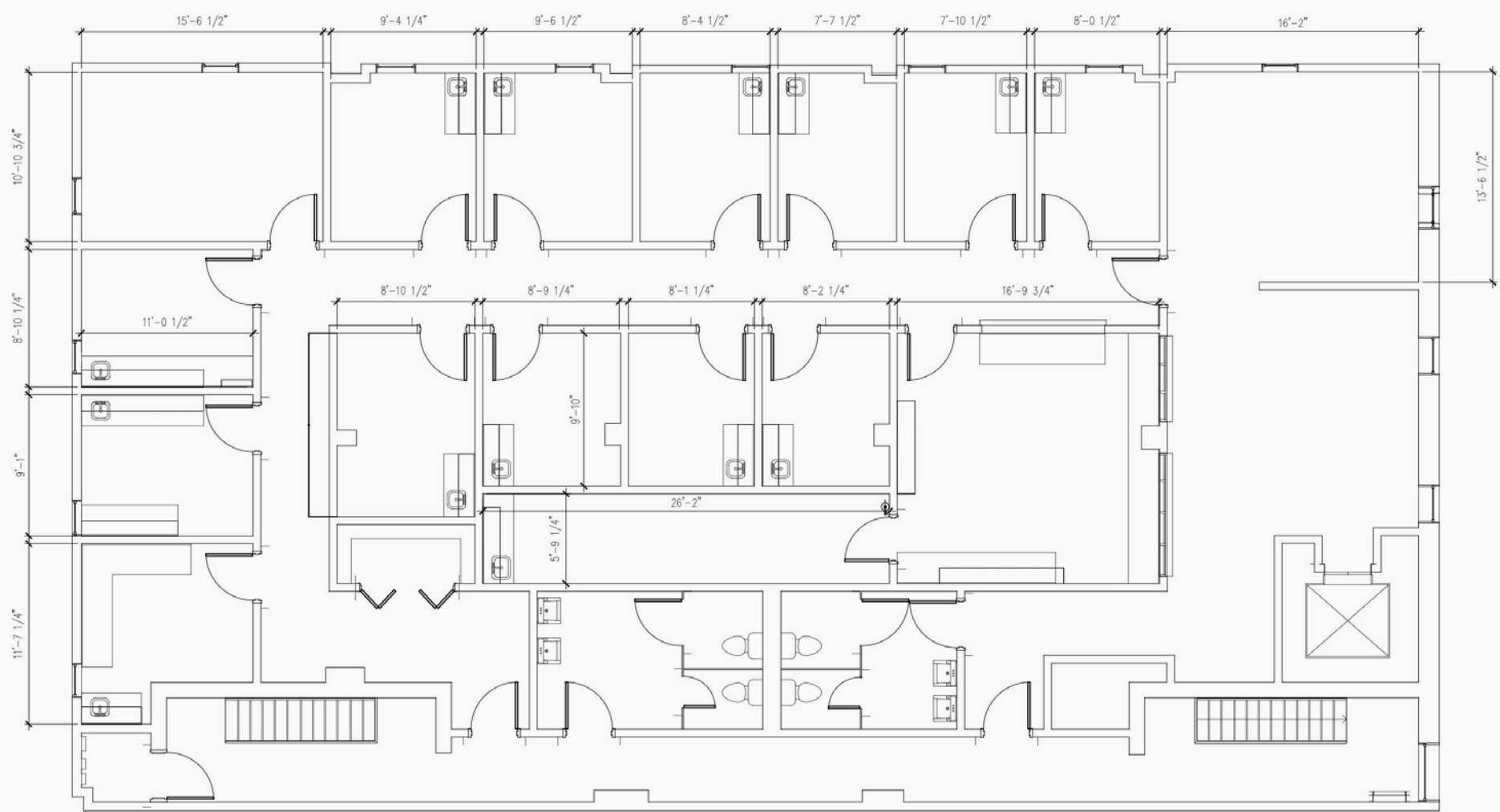
FLOOR PLAN - GROUND FLOOR



228 FRANKLIN AVENUE
NUTLEY, NJ
GROUND FLOOR

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

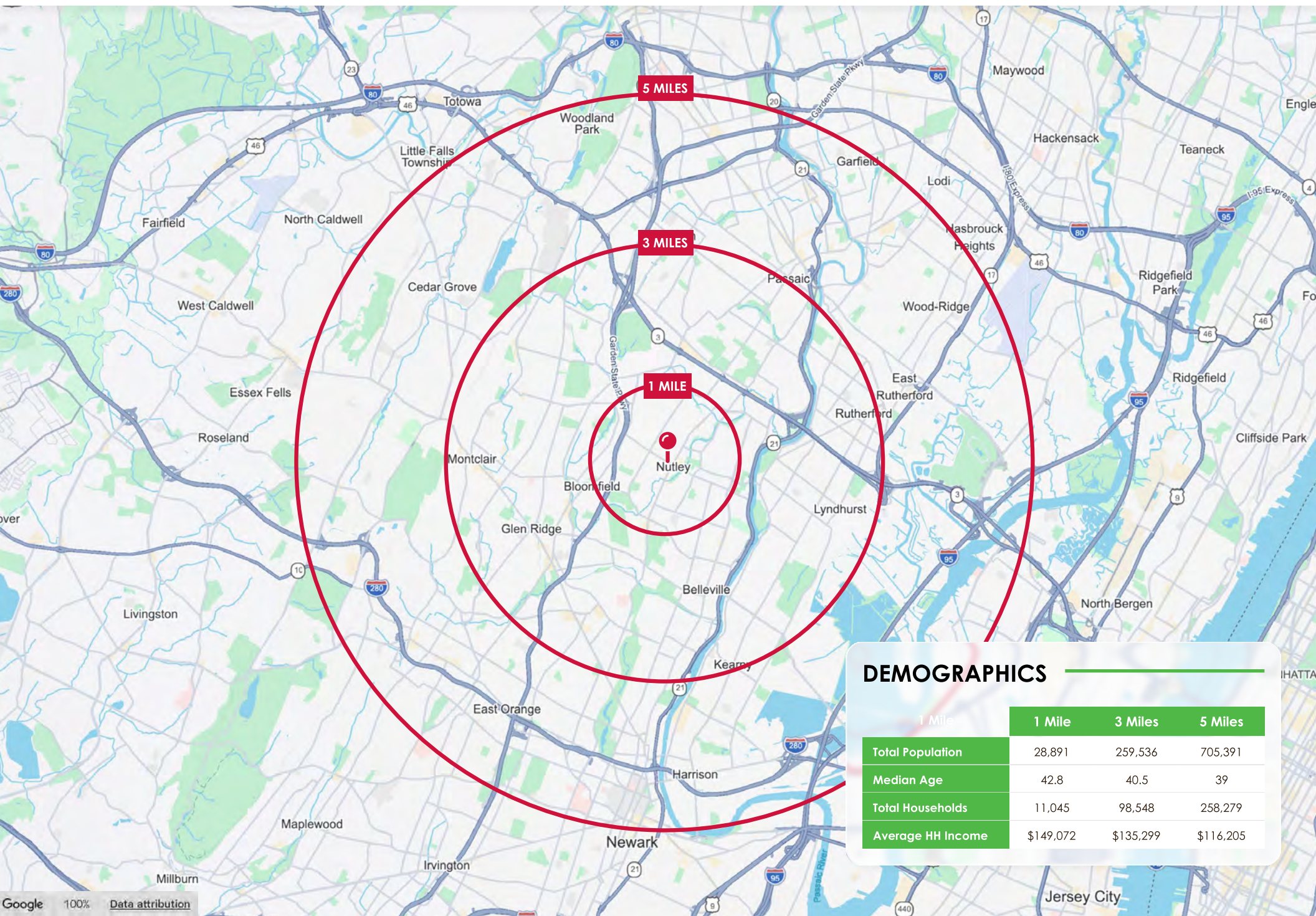
FLOOR PLAN - SECOND FLOOR



228 FRANKLIN AVENUE
NUTLEY, NJ
SECOND FLOOR

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





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