

MEDICAL OFFICE CONDOS

714 10th Street, Secaucus, NJ

OFFERING MEMORANDUM

FOR SALE





714 10th Street • Secaucus, NJ 07094

PROPERTY HIGHLIGHTS

Medical Office Condos

- Available Immediately
 - Unit 2N/2G: 3,780 SF (~15 Exam/Clinic Rooms + Doctor's Office)
 - Unit 3E/3W: 2,900 SF (~11 Exam/Clinic Rooms + Doctor's Office)
- Premier Medical Office Location within Walking Distance from Hudson Regional Hospital
- Densely Populated Marketplace w/ Strong Healthcare Presence
- 32 Parking Spaces
- Convenient Access to Route 3, NJ Turnpike, and NJ Transit
- Nearby to American Dream Mall, The Plaza at Harmon Meadow, The Mall at Mill Creek, MetLife Stadium, Meadowlands Expo Center & Meadowlands Sports Complex
- 9,400+ VPD

2,900 - 6,680 SF

FOR SALE

OFFERING SUMMARY

Sale Price:	Call for Details
Unit 2N/2G:	3,780 SF
Unit 3E/3W:	2,900 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	15,662	179,437	960,208
Median Age	43.5	39.5	39.6
Total Households	6,074	65,649	410,365
Average HH Income	\$146,523	\$101,100	\$136,878

EXCLUSIVELY OFFERED BY:

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VanRockCRE
COMMERCIAL REAL ESTATE

INTERIOR IMAGES - UNIT 2N/2G



INTERIOR IMAGES - UNIT 3E/3W



FLOOR PLAN - UNIT 2N/2G



FLOOR PLAN - UNIT E3/3W



SITE AERIAL



DUNKIN'

manhattan
mini storage

SUBWAY

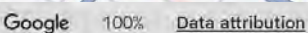
Wendy's
DUNKIN'
AT&T

CVS THE UPS STORE
WAYBACK BURGERS
Santander

SITE

Krauszer's

HRH HUDSON
REGIONAL HEALTH





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