

1001

Pleasant Valley Way
WEST ORANGE, NJ

FOR SALE/LEASE

MEDICAL OFFICE BUILDING
Ideal Owner/User Opportunity



Property Features

- 10,000 SF medical building for sale
- 5,000 SF available for lease
- 2,500 SF on downstairs
- 2,500 SF on upstairs
- Two (2) stories
- Elevator in building
- Great location
- Building signage available for tenants
- Close to Hospitals and public transportation
- Taxes: \$6.10 PSF
- CAM: \$2.22 PSF
- Rare opportunity for owner/user

FOR MORE INFORMATION

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

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PROPERTY DESCRIPTION



Property Description

Two (2) 2,500 SF medical office units available

- 2,500 SF downstairs is currently vacant
- 2,500 SF upstairs unit occupancy is November 2023

Location Description

Highly visible building

Heavy vehicle traffic with 14,868 vehicles per day on Pleasant Valley Way

Close proximity to I-280 exchange for convenient east to west access

NJ Transit bus and rail nearby

Airports

12.9 miles to Newark Liberty International Airport

22 miles to Teterboro Airport

30 miles to La Guardia Airport

Surrounding Hospitals

3.1 miles to Cooperman Barnabas Medical Center

5.3 miles to Mountainside Medical Center

5.4 miles to Silver Lake Hospital

6.3 miles to University Hospital

6.9 miles to Atlantic Health System

8 miles to RWJ Barnabas Health

9.5 miles to Clara Maass Medical Center

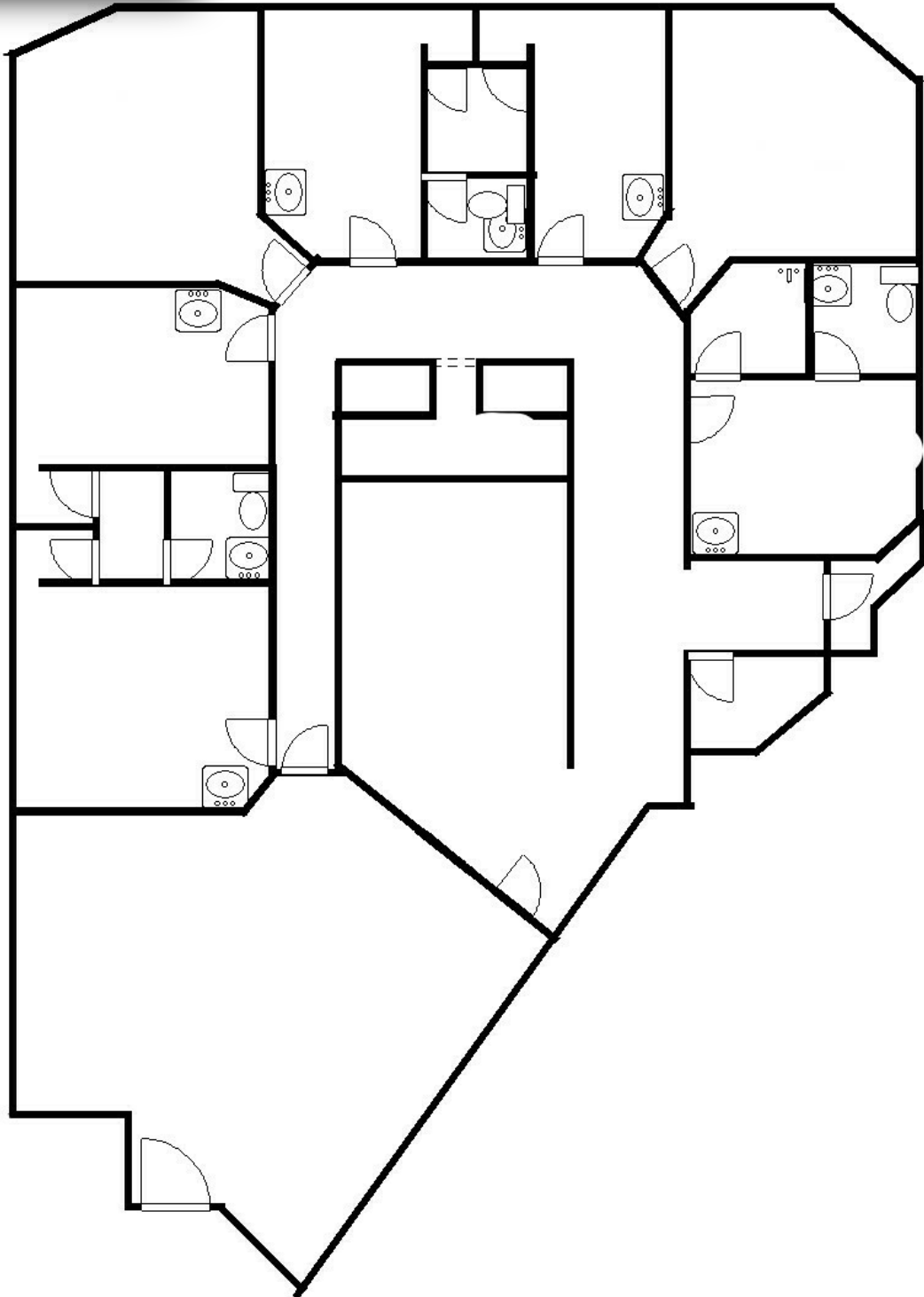
10 miles St. Joseph's University Medical

10 miles St. Mary's General Hospital

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FLOOR PLANS

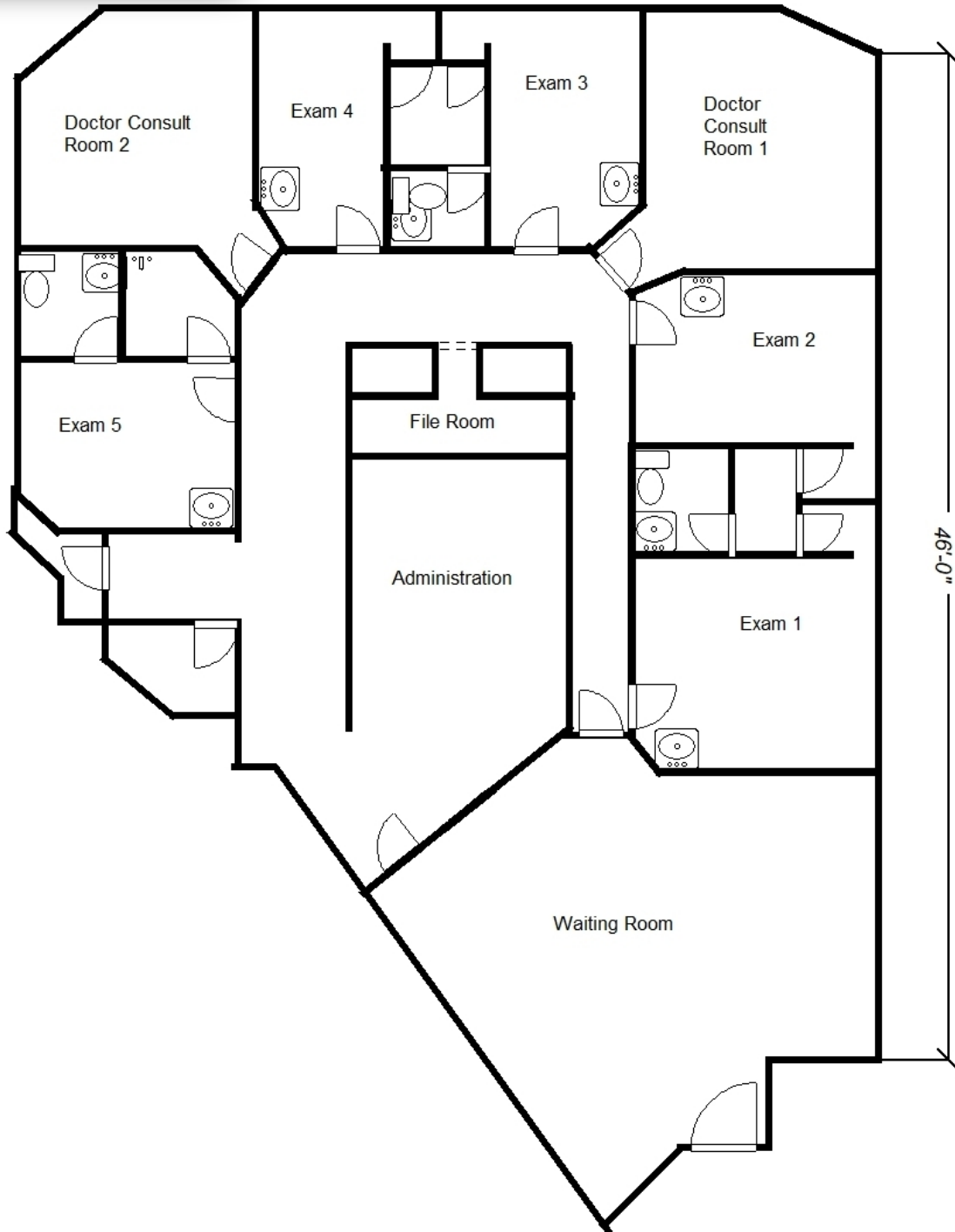


Suite 1

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FLOOR PLANS



Suite 2

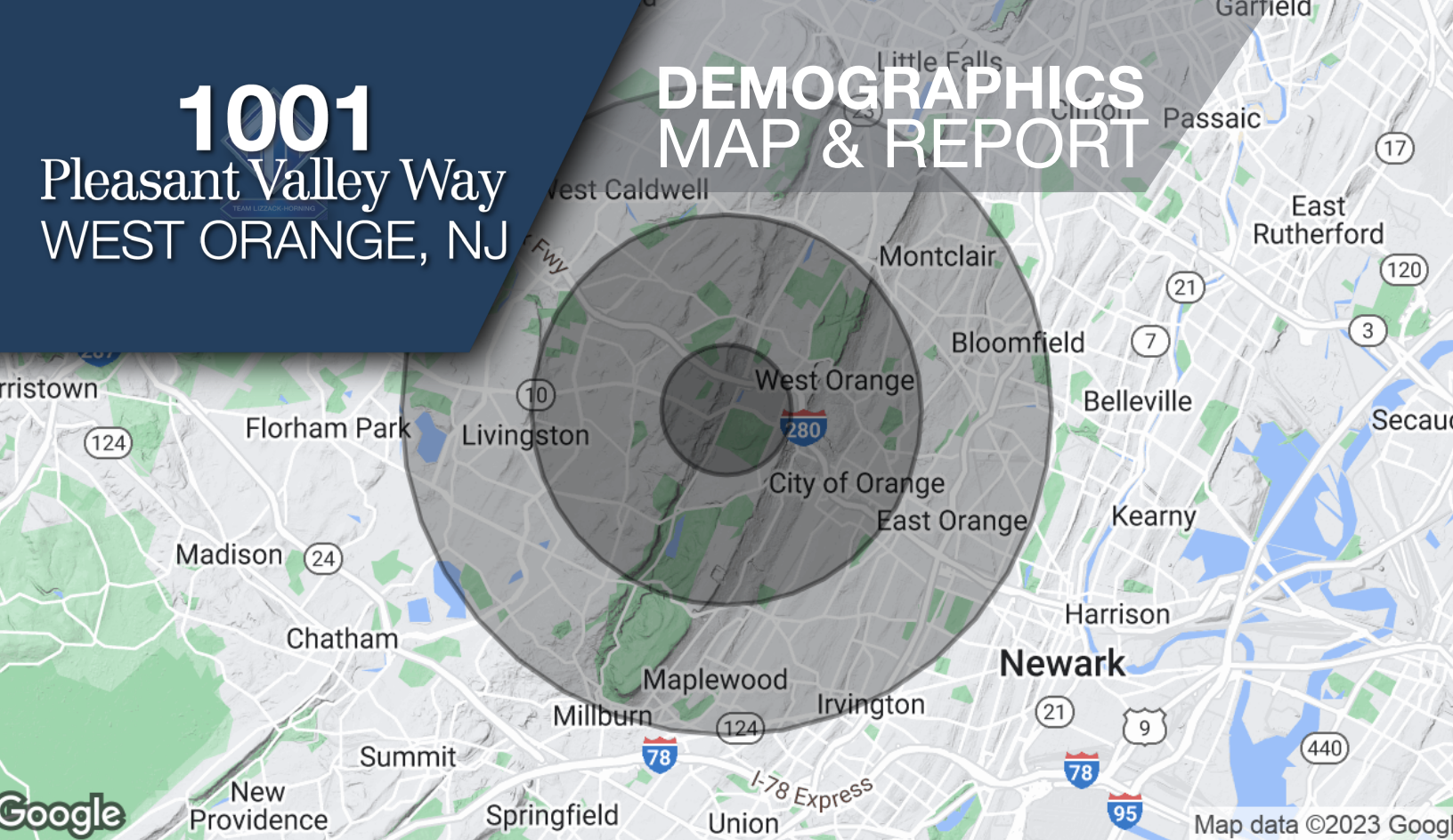
1001 Pleasant Valley Way WEST ORANGE, NJ

ADDITIONAL PHOTOS



1001 Pleasant Valley Way WEST ORANGE, NJ

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,906	122,779	446,513
Average Age	48.6	41.7	39.5
Average Age (Male)	44.1	39.4	37.7
Average Age (Female)	49.4	43.2	41.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,813	46,748	178,030
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$159,638	\$134,366	\$114,035
Average House Value	\$437,832	\$414,438	\$372,980

* Demographic data derived from 2020 ACS - US Census