

# 17-10 River Road FAIR LAWN, NJ

**617-4,264 SF**  
**OFFICE CONDOS**  
**FOR SALE/LEASE**



## Property Features

- Total space available: 4,264 SF
- Suite 1B: 2,142 SF (partially occupied/divisible)
- Suite 4C: 1,505 SF
- Suite 1D: 617 SF (storage unit)
- Office condo
- Ample parking
- Elevator in building
- Professionally managed complex

## FOR MORE INFORMATION

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### SERVICES OFFERED

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

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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## TAXES & CONDO FEES



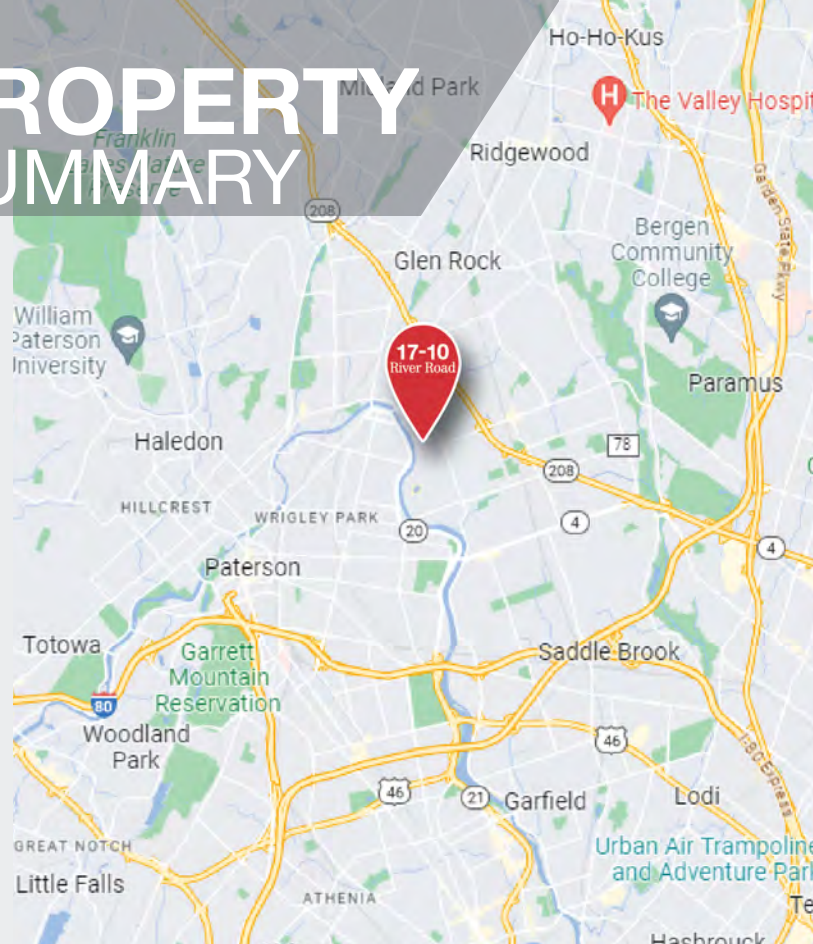
### Suite Tenant Size (SF) Taxes & Condominium Fees

Suite 1B	Available	2,142 SF	\$6,415/yr. + \$1,041.76/mo. (\$83.90 capital reserve, \$957.86 maintenance fee)
Suite 1D	Available	617 SF	\$1,879.77/yr. + \$300.48/mo. (\$24.20 capital reserve, \$276.28 maintenance fee)
Suite 4C	Available	1,505 SF	\$4,510/yr. + \$731.34/mo. (\$58.90 capital reserve, \$672.44 maintenance fee)



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## PROPERTY SUMMARY



### Property Description

3,600 SF Condo for Sale/Lease. This condo is perfect for pure investment or for an owner/user opportunity.

Great space for all professional businesses, law offices, accountants, tech, data services and more.

### Tenants in the Building

Atlantic Handling Systems, ACT Data RPM 2, A National Realty Investment, Marc Berman Attorney, Ho-Ho-Kus Inc., Jewish Historical Society of North Jersey, Graphically Speaking, Evergreen Financial Regal Collections, All State, Dr. Lawrence Lizzack, Dr. Jason Lizzack, Caffo Beverage, and Blue Point Solutions.

### Location Description

- Fair Lawn, NJ is a very walkable neighborhood with retail, restaurants, coffee shops and other eateries nearby.
- Easy access to Routes 208, 4 & 17 with convenient access to I-80, I-287 and the Garden State Parkway.
- Walking distance to public transportation.





# 17-10 River Road FAIR LAWN, NJ

## PROPERTY PHOTOS





# 17-10 River Road FAIR LAWN, NJ

## ADDITIONAL PHOTOS





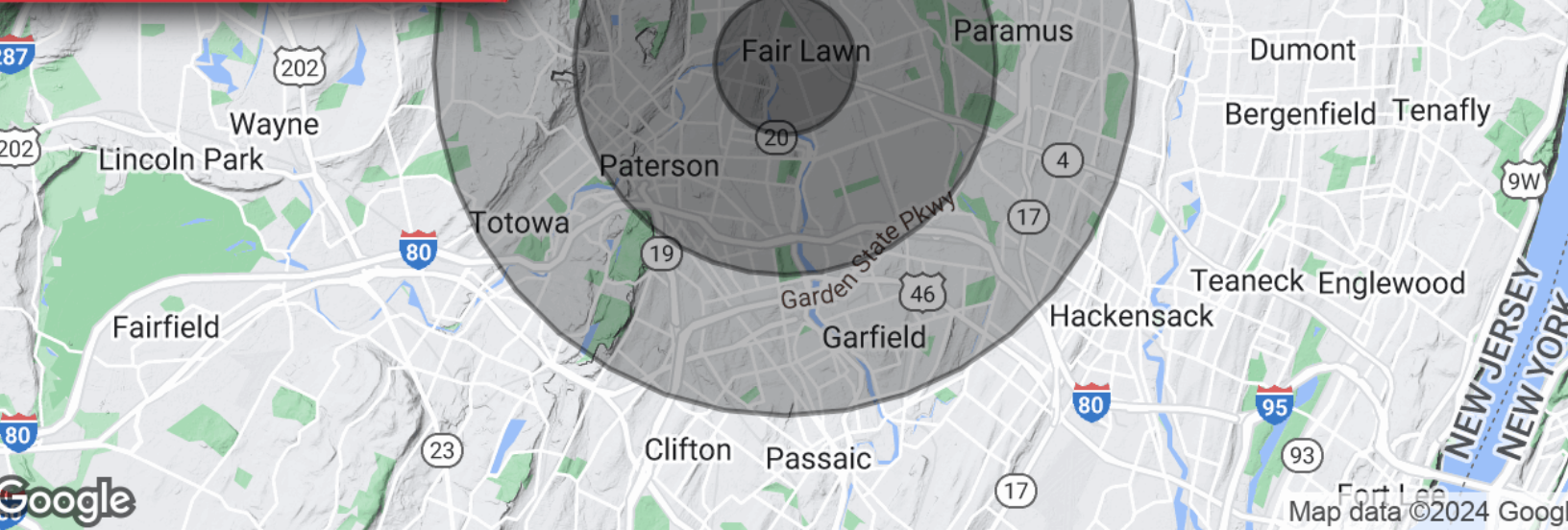
# 17-10 River Road FAIR LAWN, NJ

## REGIONAL MAP ID



# 17-10 River Road FAIR LAWN, NJ

## DEMOGRAPHICS MAP & REPORT



### Population

	1 Mile	3 Miles	5 Miles
Total Population	26,811	235,293	501,690
Average Age	37.0	37.6	39.4

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	9,613	82,072	175,711
Average HH Income	\$101,570	\$95,290	\$108,206
Average House Value	\$303,333	\$316,865	\$380,242

### Traffic Count

Fair Lawn Ave and River Road	19,236/day
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2020 American Community Survey (ACS)