

 **311 Vincent Avenue**
HACKENSACK, NEW JERSEY

RETAIL/MEDICAL
14,000 SF BUILDING
FOR LEASE



Property Features

- 14,000 SF available for lease
- .52 Acres of land
- Formerly home to the renowned Crow's Nest
- Located off of Route 17
- Direct entry/exit available via Route 17, W. Pleasant Ave., and Summit Ave.
- High visibility and foot traffic








FOR MORE INFORMATION

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SERVICES OFFERED

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PROPERTY SUMMARY



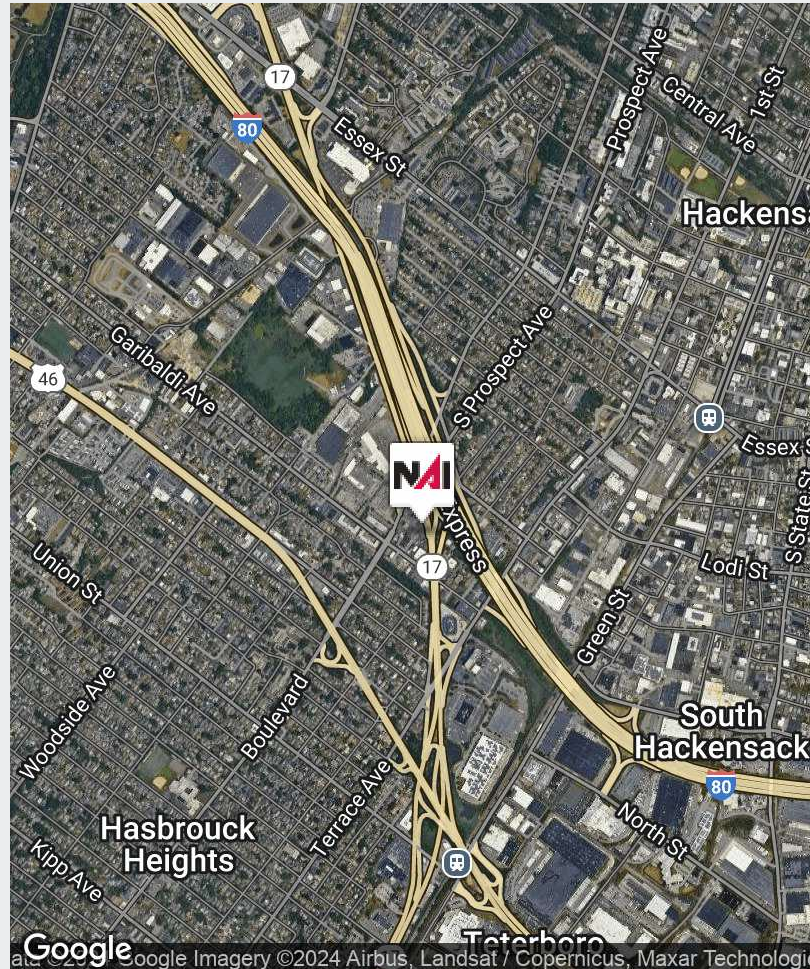
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Location Description

Unparalleled location in the heart of Hackensack. Situated along a bustling corridor, the property benefits from exceptional exposure to both vehicle and foot traffic.

Convenient access to major highways (including Routes 4, 17, and I-80) positions this space as an ideal choice for businesses looking to attract local customers and regional visitors alike.

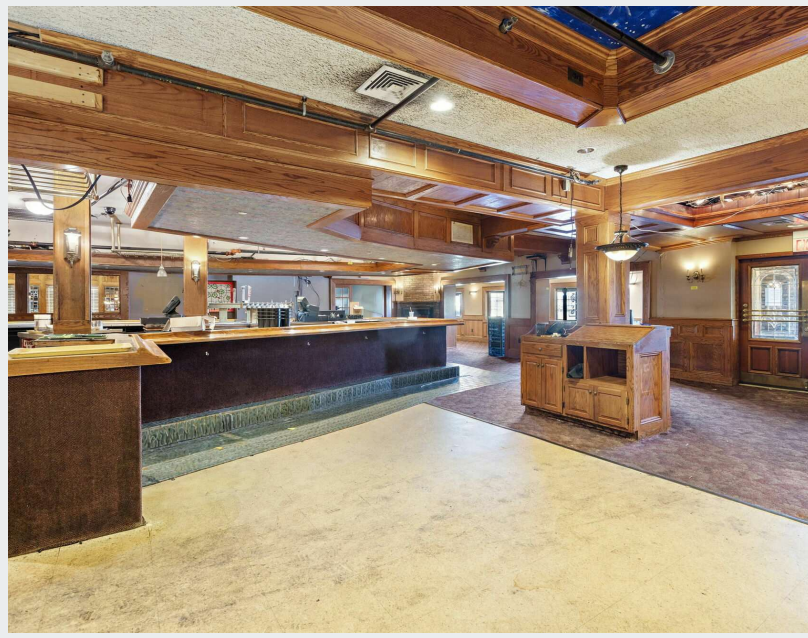
With its prominent location and rich history, this property is ready to host your next retail/medical venture.





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ADDITIONAL PHOTOS

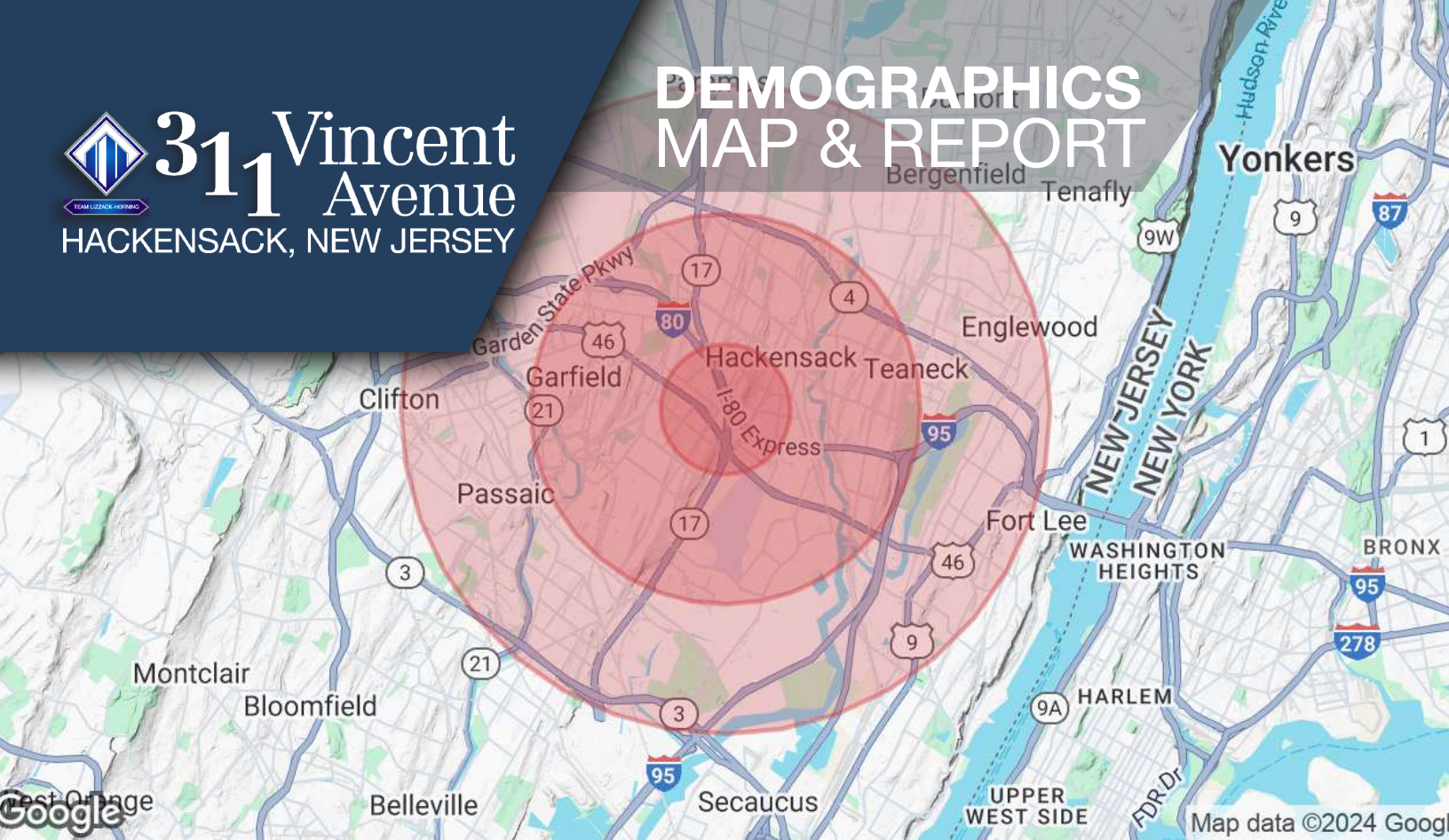




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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	30,043	238,803	587,868
Average Age	42	41	41
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	11,533	89,083	210,027
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$107,481	\$120,456	\$127,403
Average House Value	\$537,323	\$509,629	\$551,184

Demographics data derived from AlphaMap