

4 Brighton Road

CLIFTON, NJ 07012

2,410 SF Medical Office Sublease



Property Features

- 2,410 SF of turnkey medical office space in a professional medical office building
- Ready for immediate occupancy
- Prime sublease opportunity
- Lease expiration of June 1, 2029
- Convenient access to Route 3, Garden State Parkway, and local public transportation
- Ample on-site parking
- Surrounded by hospitals, healthcare providers, restaurants and additional amenities



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

4 Brighton Road

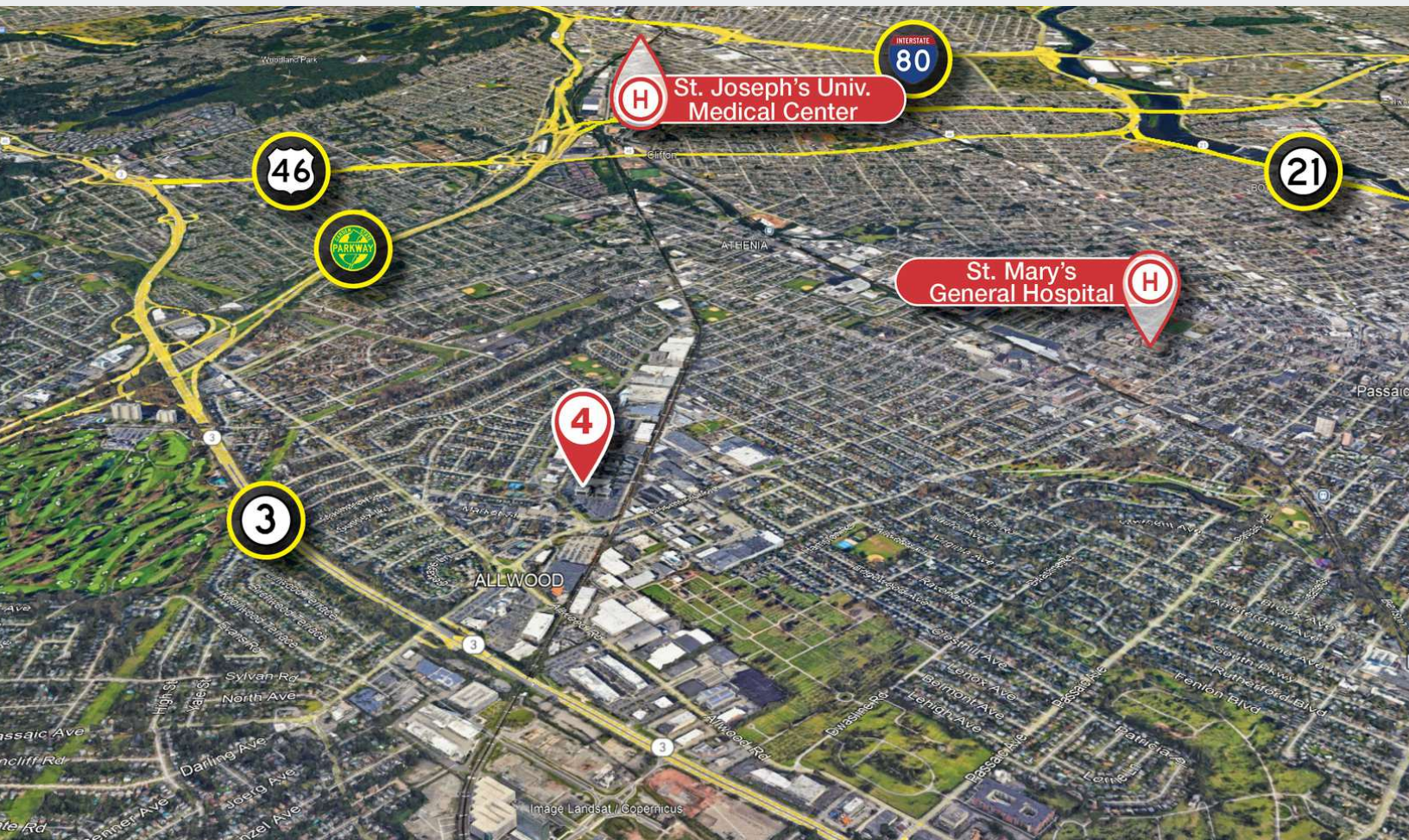
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LOCATION INFORMATION

Location Description

4 Brighton Road, Clifton, NJ, offers an exceptional opportunity for medical professionals seeking a prime location in a well-established medical office building. The building provides a professional environment ideal for medical and healthcare practices looking to serve a broad and growing patient base.

Situated in the heart of Passaic County, this property boasts easy access to major highways, including Route 3 and the Garden State Parkway, and is surrounded by a thriving community with ample amenities and nearby hospitals such as St. Mary's Hospital (1.9 miles) and St. Joseph's University Medical Center (4 miles) as well as other healthcare providers.



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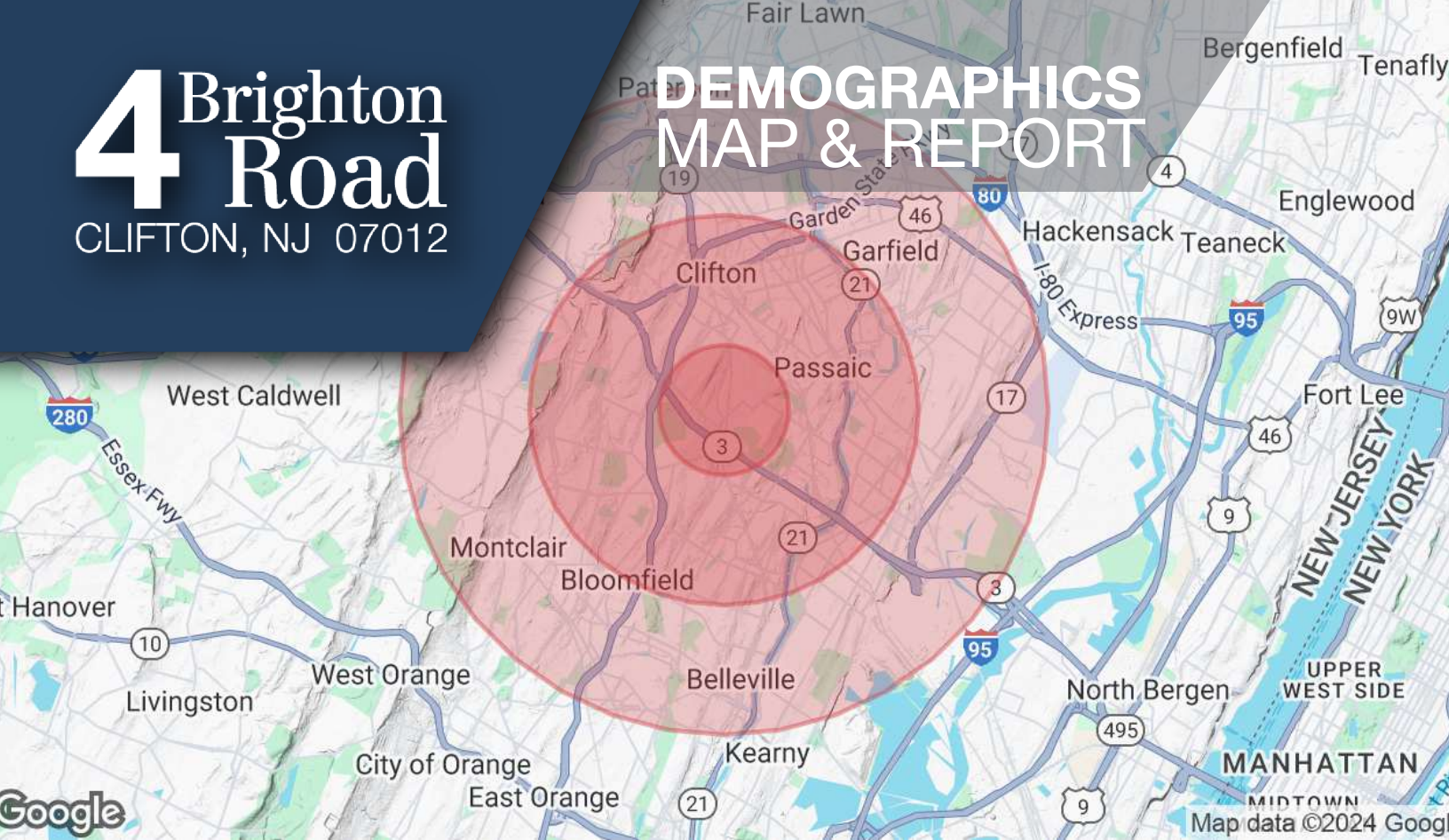
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	21,532	262,781	629,891
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,900	90,786	227,524
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$136,458	\$131,284	\$129,432
Average House Value	\$562,665	\$530,557	\$532,228

Demographics data derived from AlphaMap