



1608
LEMOINE AVE
FORT LEE, NJ

ASC
OPPORTUNITY!

PROPERTY INFORMATION

1608 LEMOINE AVENUE *Fort Lee, NJ*

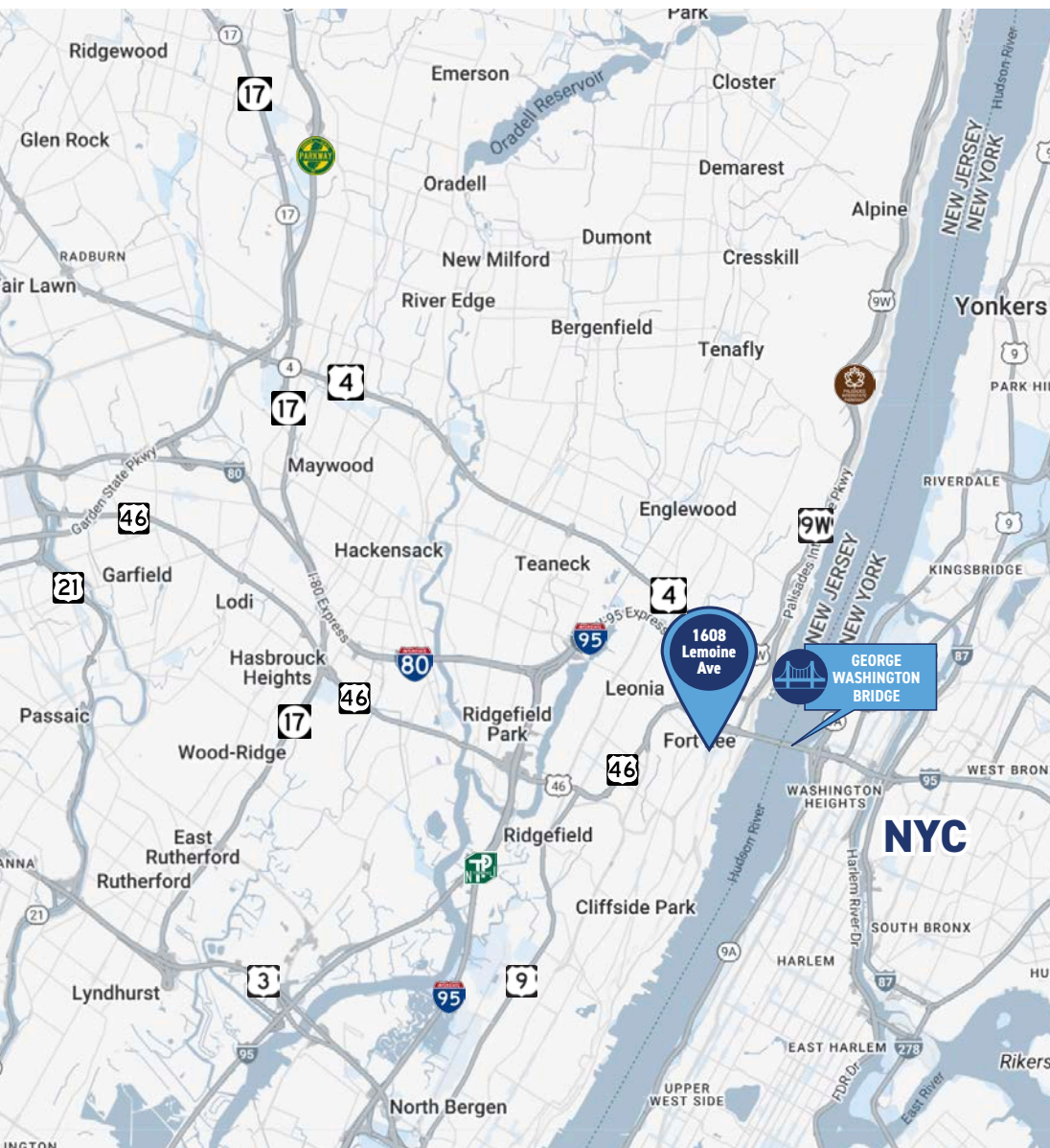
Building Size: 16,250 SF

ASC Size: 8,125 SF

- Ambulatory Surgery Center (ASC) license for sale
- Two (2) operating rooms included in license
- 8,125 SF turnkey surgery center with infrastructure available for *sublease*
- Sublease agreement expires 4/30/2032 with two (2), five year options available
- Located on the ground floor of a two-story building
- Private covered + uncovered parking
- Elevatored building



MAP & LOCATION HIGHLIGHTS



 **IMMEDIATE ACCESS:** George Washington Bridge, Route 4, Route 46, and I-95

Prime Fort Lee location at the gateway to New York City

- Dense, affluent residential population supporting outpatient medical demand
- Strong physician referral base with proximity to major hospital systems and medical networks
- High visibility corridor with daily traffic exposure along Lemoine Avenue (26,700 VPD)
- Convenient access for patients from Bergen County,

DEMOGRAPHICS 1 MILE RADIUS



Total Households
14,555



Total Population
29,778



Average HH Income
\$124,302

[illegible]

FLOOR PLAN

*New Jersey Department of Health
Division of Certificate of Need & Licensing
LICENSE*


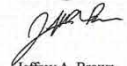
ADVANCED SURGERY CENTER, LLC

*Pursuant to N.J.S.A. 26:2H-1 et seq.,
which is hereby licensed to operate*

ADVANCED SURGERY CENTER, LLC
1608 LEMOINE AVENUE, SUITE 101 - FORT LEE, NJ 07024

AMBULATORY CARE FACILITY
2 Operating Room(s)

License #: **22469**
Effective: December 1, 2025
Expires: November 30, 2026
Issued: November 3, 2025



Jeffrey A. Brown
Acting Commissioner

MUST BE POSTED IN A CONSPICUOUS PLACE IN THE FACILITY
THIS LICENSE IS NOT TRANSFERABLE, APPLIES ONLY TO THE ABOVE LOCATION, AND TERMINATES ON NOTICE BY THE DEPARTMENT

PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - INTERIOR





👤 For more information

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