



Team  
Lizzack-Horning



**1608  
LEMOINE AVE  
FORT LEE, NJ**

**ASC  
OPPORTUNITY!**

# PROPERTY INFORMATION

## 1608 LEMOINE AVENUE

Fort Lee, NJ

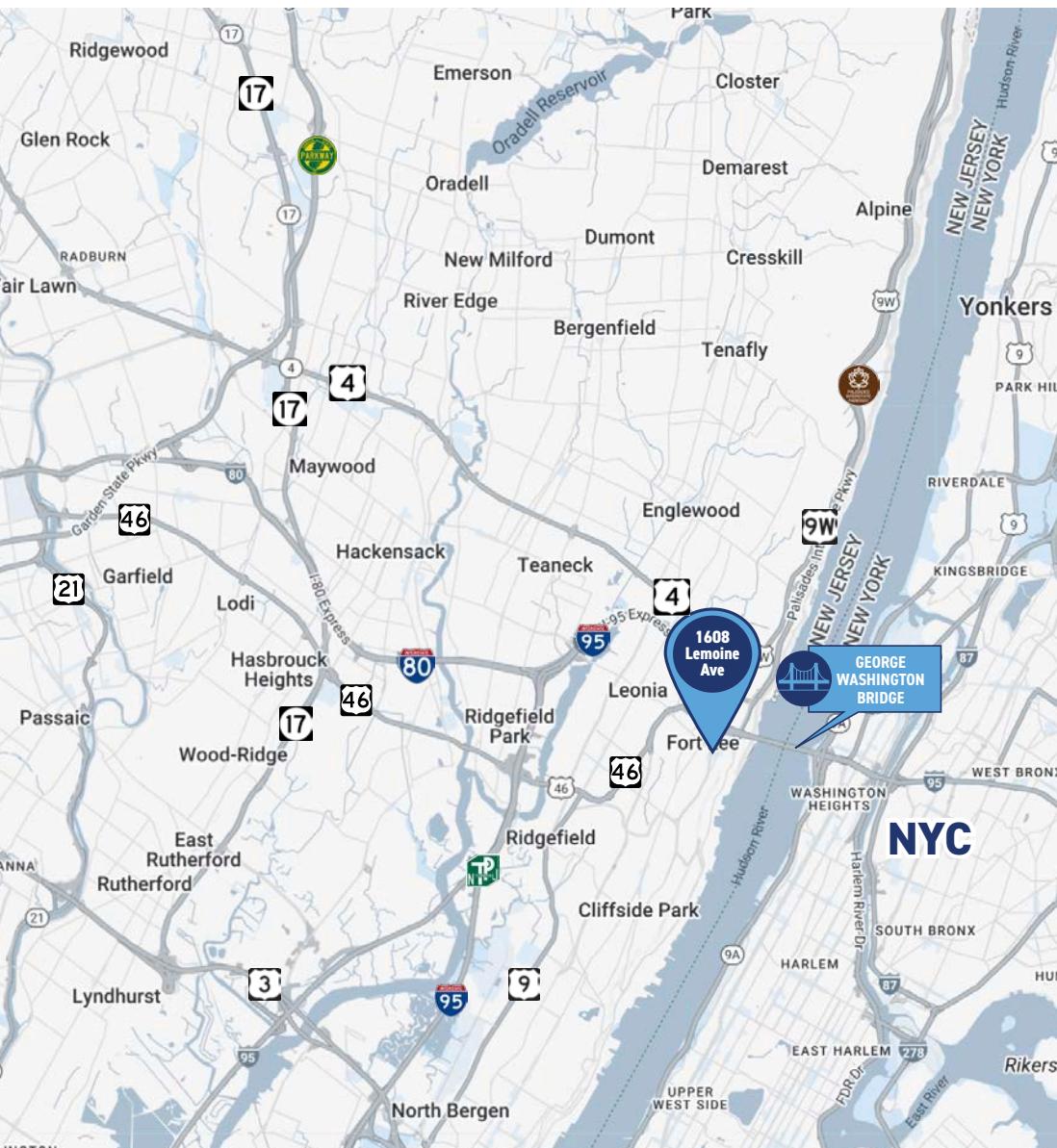
Building Size: 16,250 SF

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

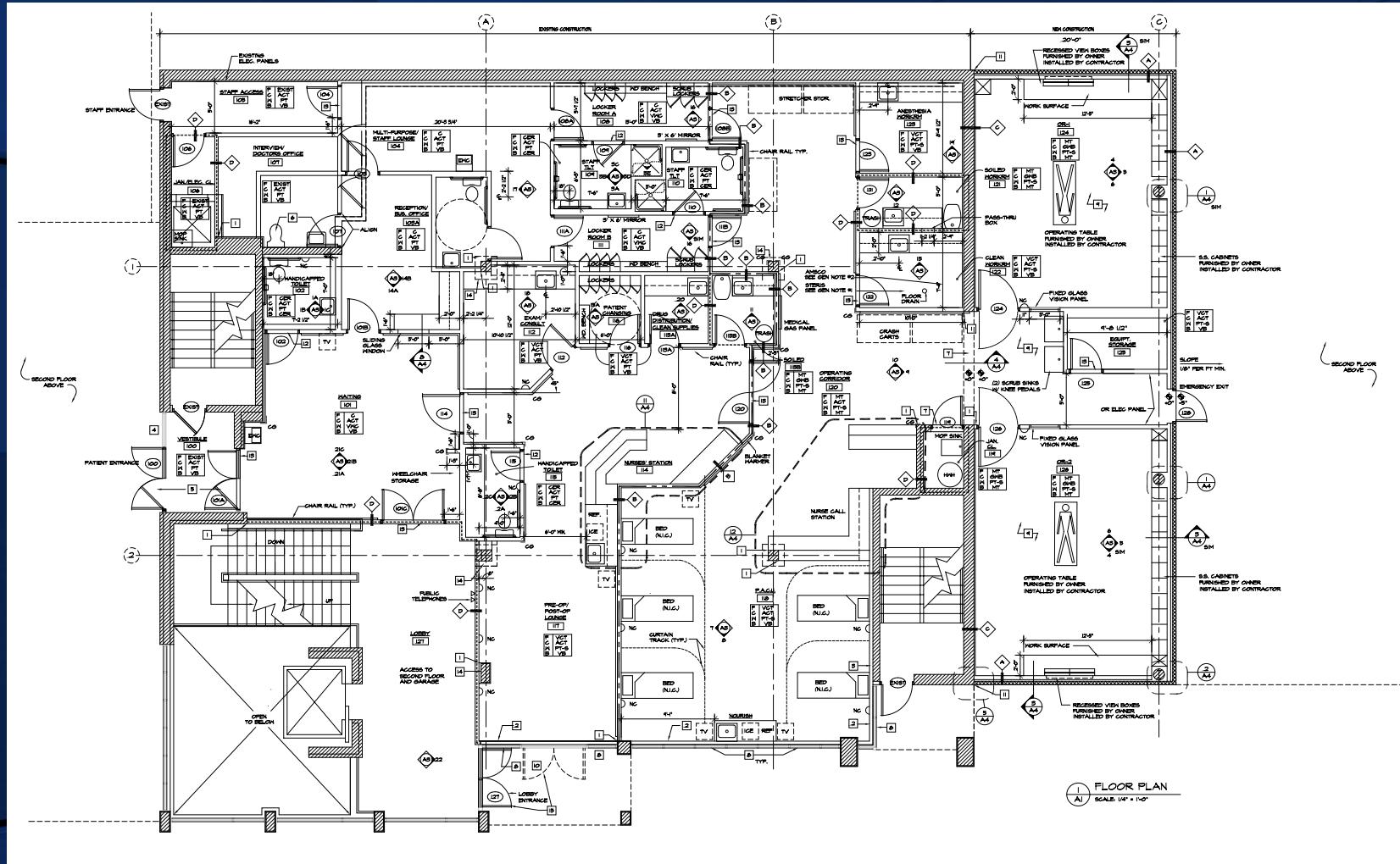


Total Population  
29,778

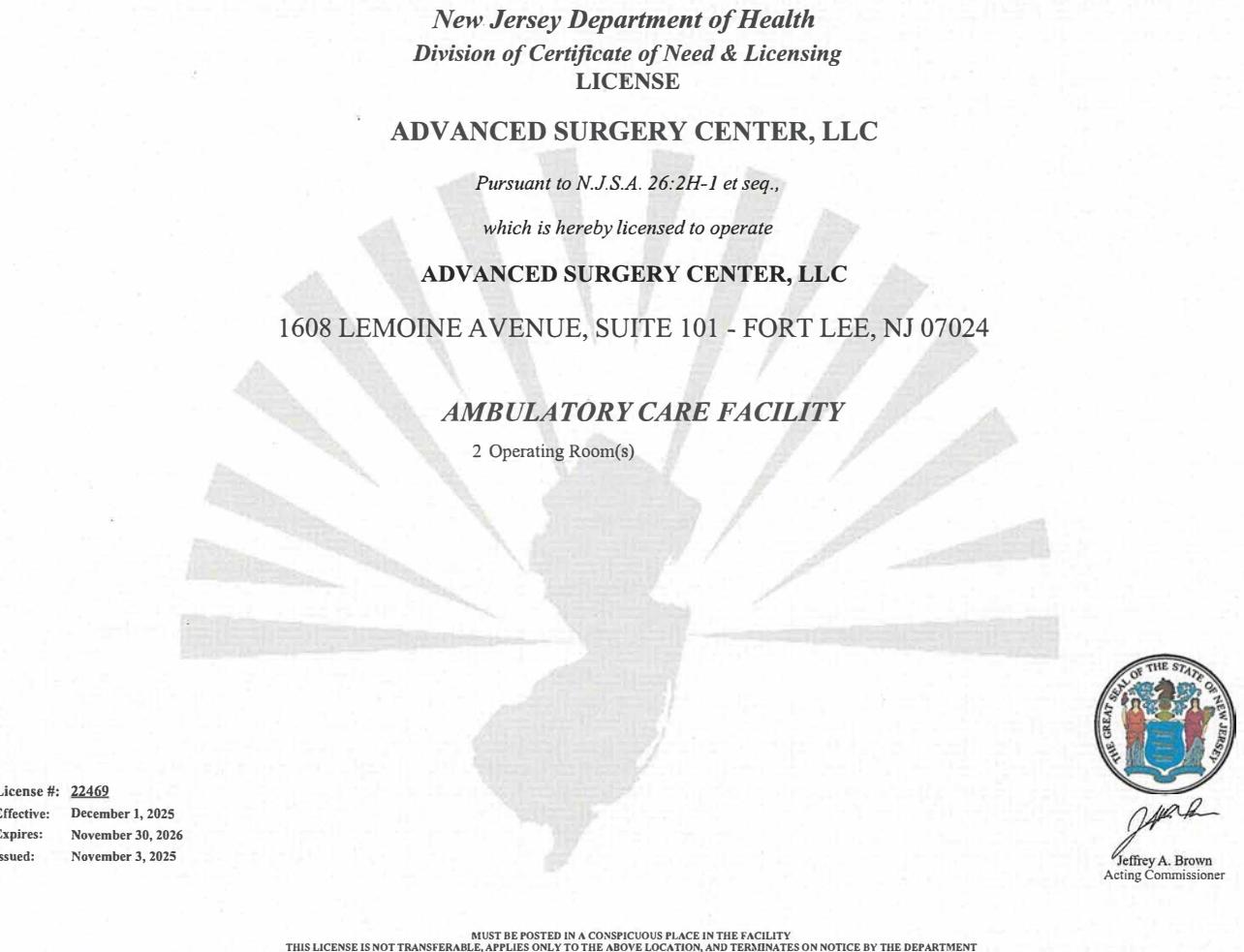


Average HH Income  
\$124,302

# FLOOR PLAN



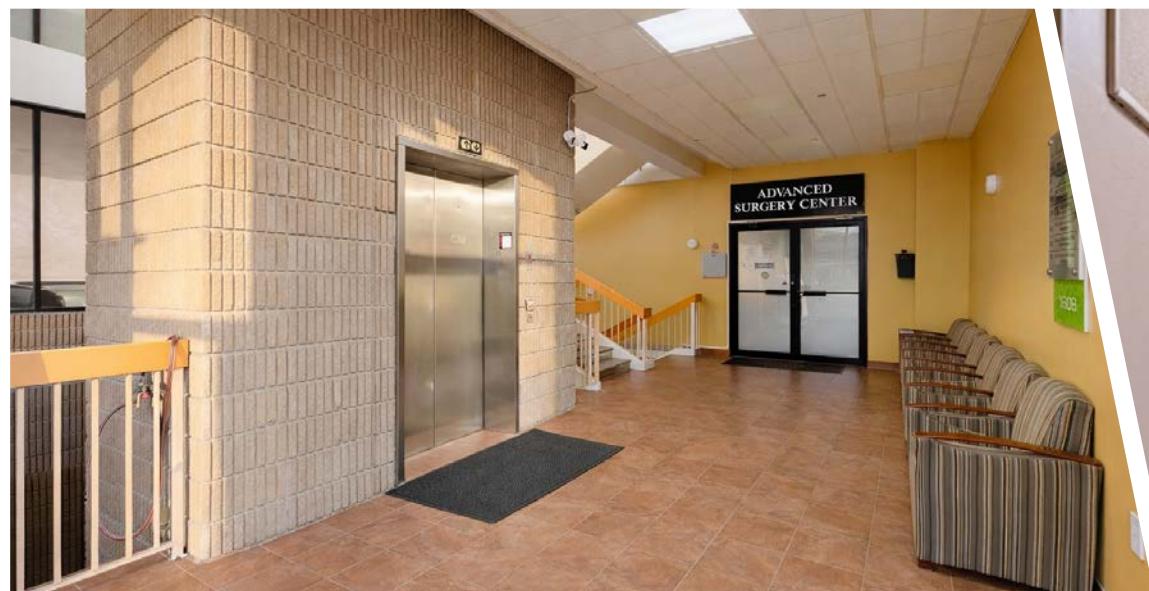
# FLOOR PLAN



# PROPERTY PHOTOS - EXTERIOR



# PROPERTY PHOTOS - INTERIOR



# PROPERTY PHOTOS - INTERIOR





## For more information

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