



The CLINICAL Group

FOR SALE

FULLY BUILT-OUT MEDICAL/OFFICE

5,000 SF

10

FRANKLIN TPKE.

MAHWAH, NJ

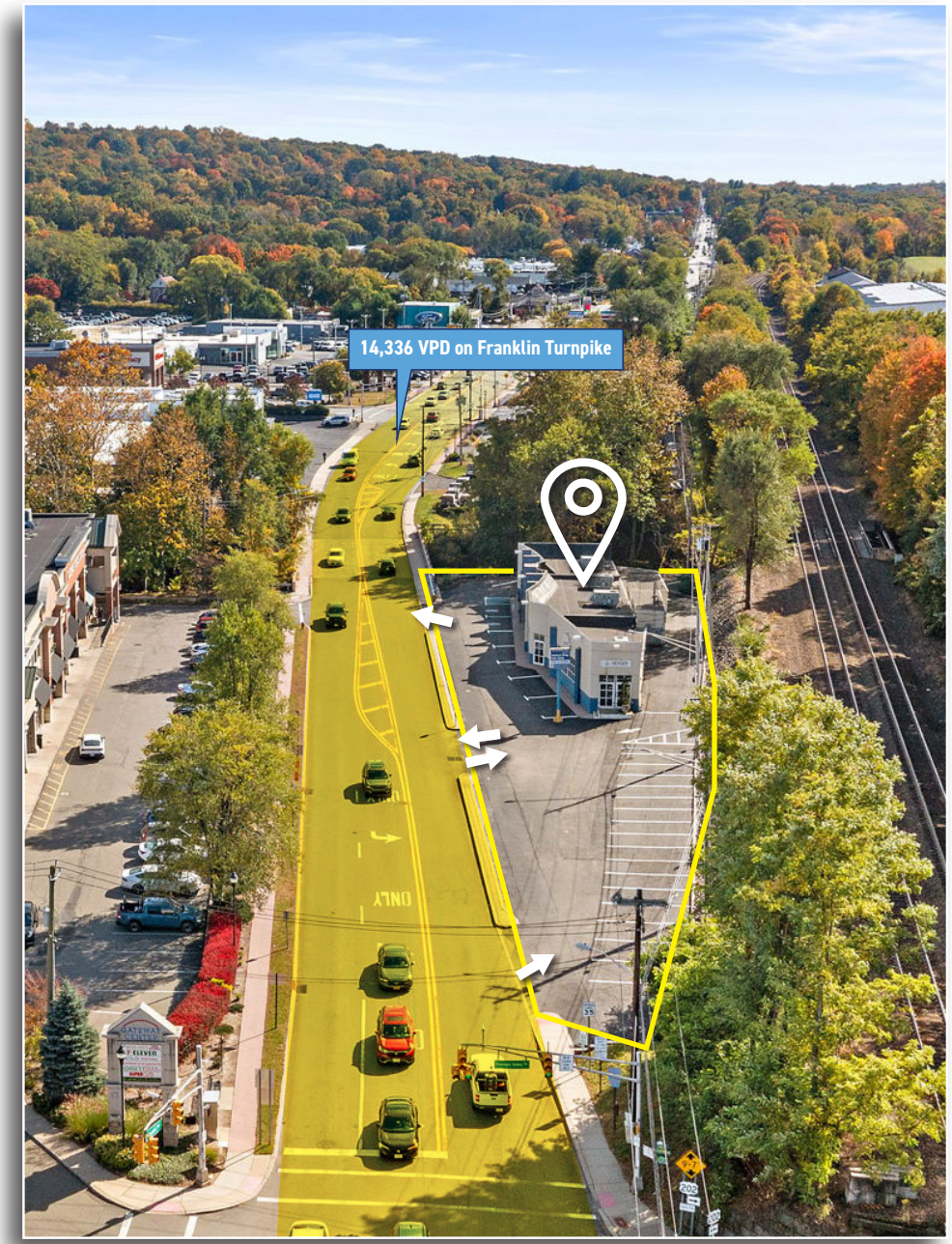
Lizzack Horning

PROPERTY INFORMATION

10 FRANKLIN TURNPIKE, MAHWAH, NJ

- 5,000 SF medical office building for sale
- Single story building
- Turnkey Medical Buildout Featuring:
  - 9 exam rooms
  - 10 private offices
  - 1 x-ray room
  - Laboratory
  - Reception/waiting area
  - 5 bathrooms
- Ample on-site private parking
- Flexible occupancy: Multiple entrances for multi-tenant potential





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LOCATION HIGHLIGHTS



Highly Accesssible/Strategically Positioned in Northern Bergen County

- *1Prime Franklin Turnpike Frontage - Excellent visibility along an established commercial corridor.*
- *Excellent Highway Access - Convenient to Route 17, I-287 and the NYS Thruway.*
- *Strategic Bergen County Location - Near Ramsey, Upper Saddle River and the NY border.*
- *Established Healthcare Market - Close to Valley Hospital and Good Samaritan Hospital.*
- *Strong Regional Connectivity - Easy access to residential communities, employment hubs and NJ TRANSIT.*

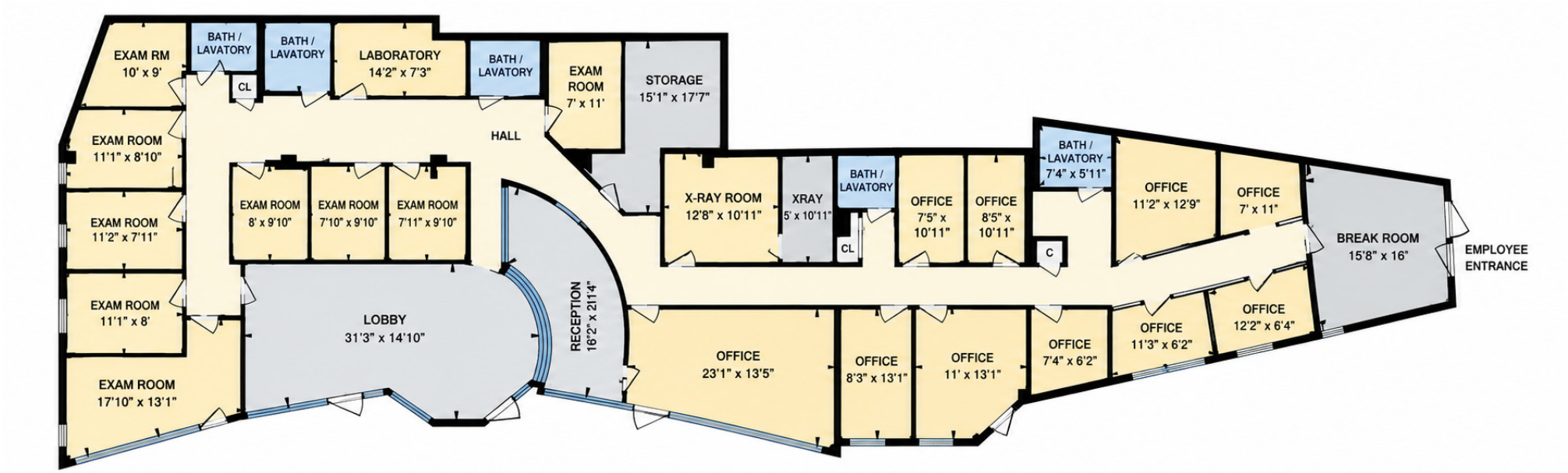
DEMOGRAPHICS

5 MILE RADIUS

Total Households	Total Population	Average HH Income
43,971	136,763	$149,792

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FLOOR PLAN



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AERIAL



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PROPERTY PHOTOS - AERIAL









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PROPERTY PHOTOS - EXTERIOR









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PROPERTY PHOTOS - INTERIOR





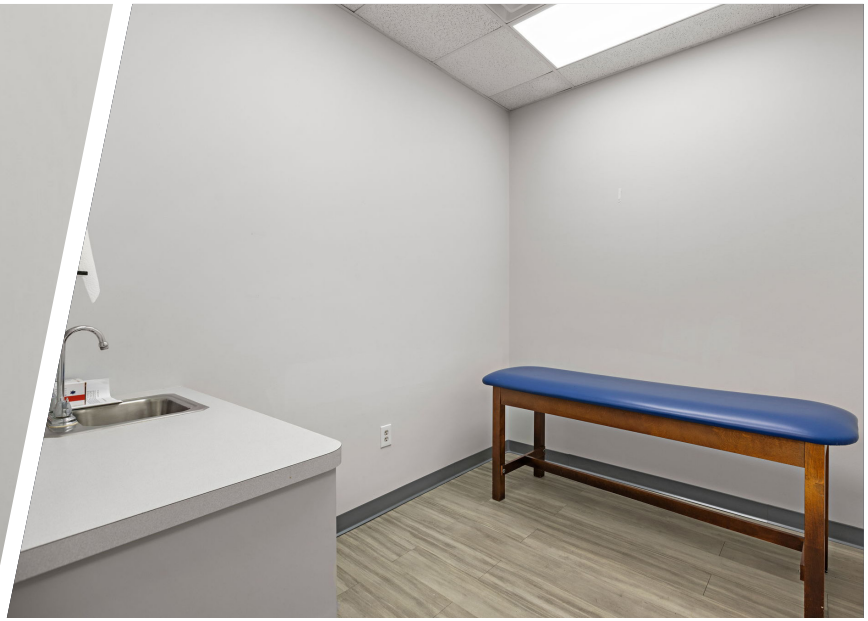




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PROPERTY PHOTOS - INTERIOR









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