



## MEDICAL/PROFESSIONAL OFFICE SPACE

# LINCOLN PARK, NJ

## 61 BEAVERBROOK ROAD

### SIZE

Suite 101	2,600 SF
Suite 102	1,250 SF
Suite 202	1,554 SF
Suite 203	1,400 SF

### ASKING RENT

Upon Request

### NEIGHBORS

ShopRite, Walgreens, Anthony Francos Pizza, Supercuts, FedEx, Dunkin', Lincoln Park Train Station, CVS

### COMMENTS

All floors have public restrooms, and all suites have a private bathroom (Suite 101 has two)

Elevator in building

24/7 access/Secured access

Each suite has separate utilities and HVAC

## CONTACT EXCLUSIVE AGENT

### JENNIFER CORRAO

[jcorrao@ripconj.com](mailto:jcorrao@ripconj.com)

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Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



**MARKET AERIAL**



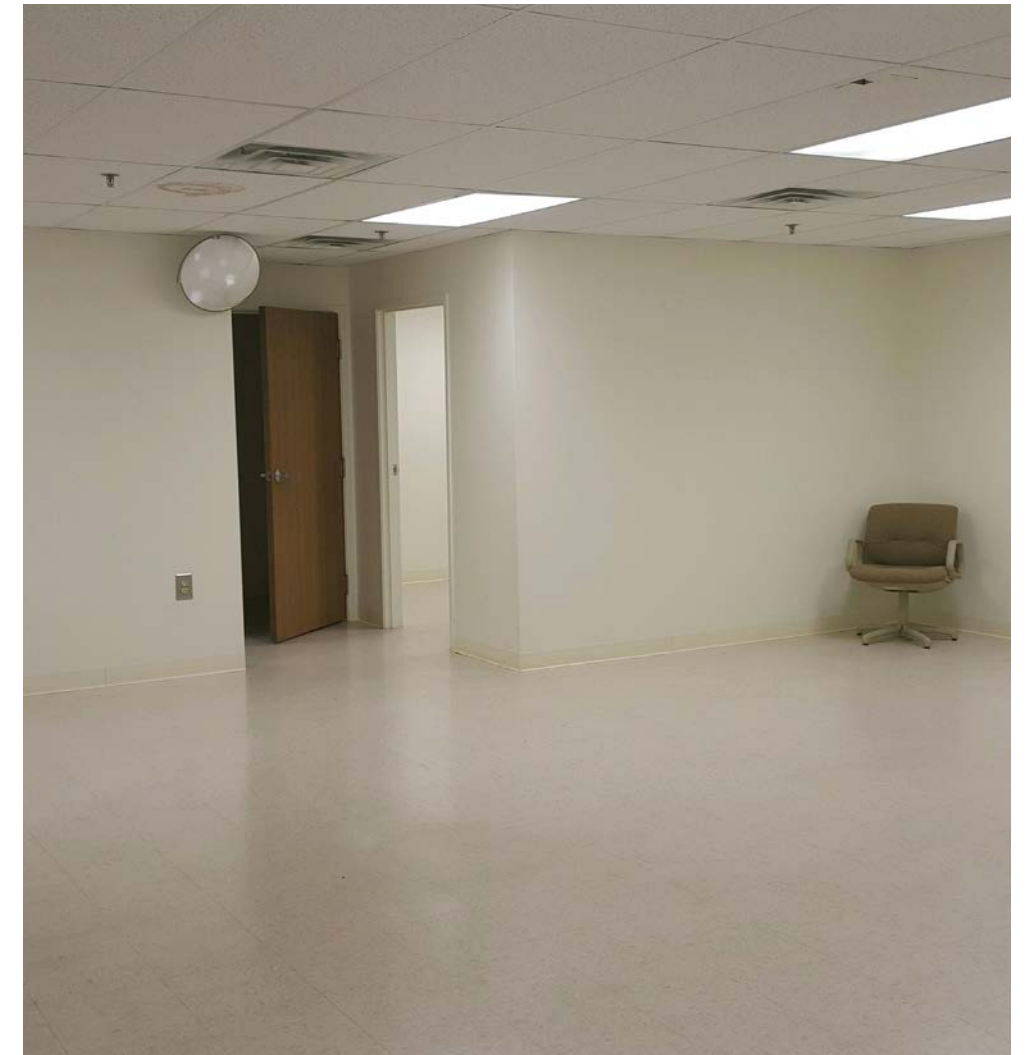
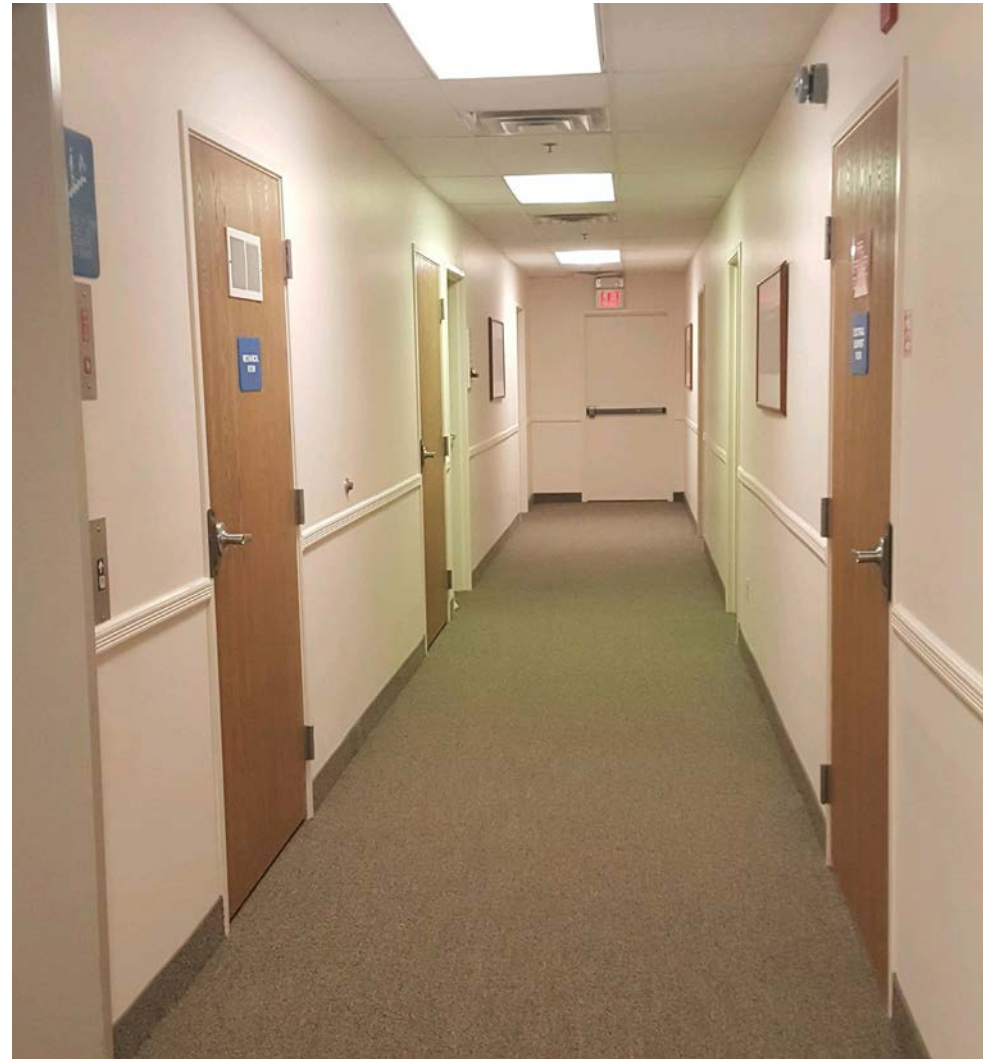


# LOW-LEVEL AERIAL



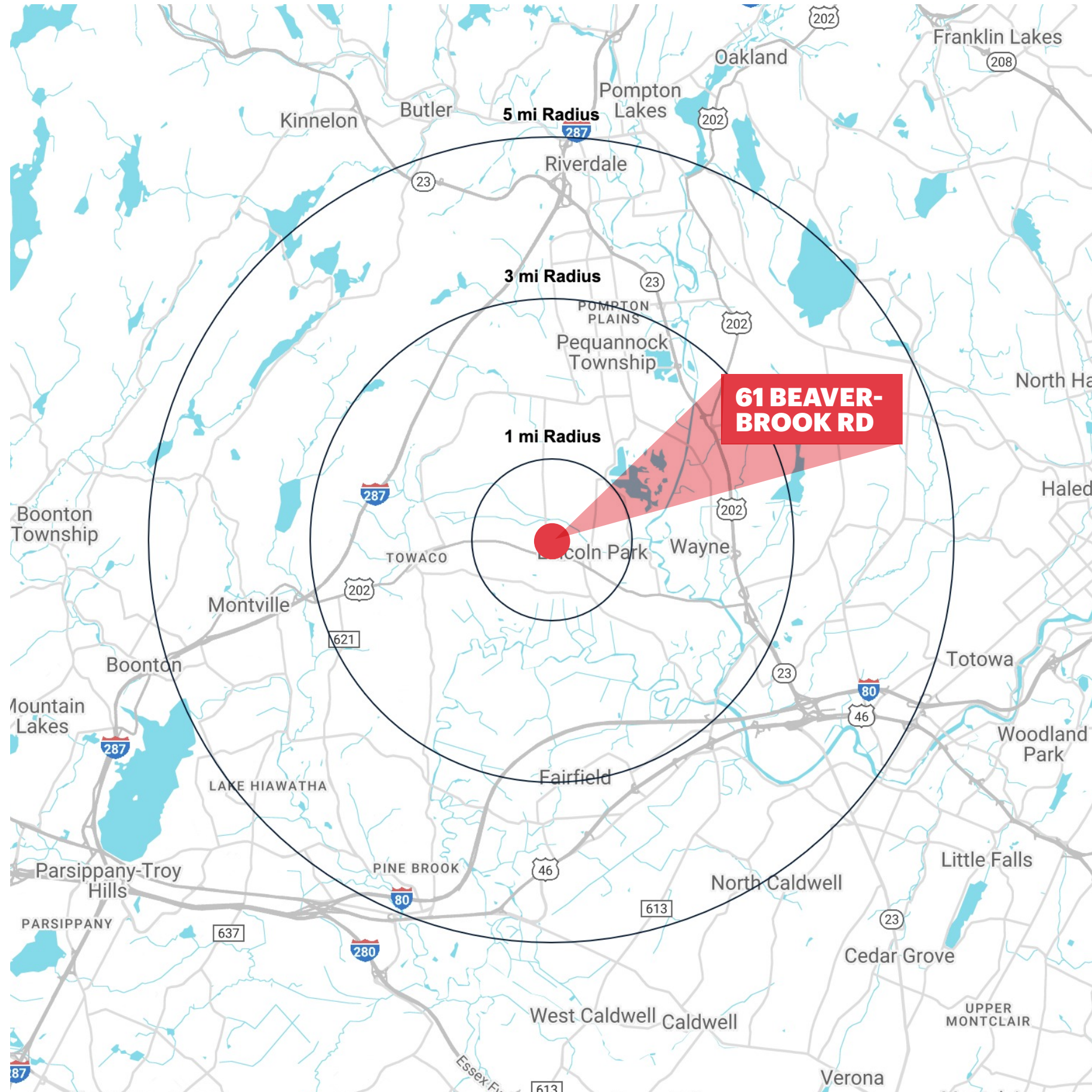


**ADDITIONAL PHOTOS**





# DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
6,745

**HOUSEHOLDS**  
2,775

**MEDIAN AGE**  
46.2

**COLLEGE GRADUATES (Bachelor's +)**  
2,644 - 51.0%

**TOTAL BUSINESSES**  
254

**TOTAL EMPLOYEES**  
1,528

**DAYTIME POPULATION**  
4,837

**AVERAGE HOUSEHOLD INCOME**  
\$140,881

## 3 MILE RADIUS

**POPULATION**  
38,827

**HOUSEHOLDS**  
13,569

**MEDIAN AGE**  
46.5

**COLLEGE GRADUATES (Bachelor's +)**  
15,851 - 55.4%

**TOTAL BUSINESSES**  
1,650

**TOTAL EMPLOYEES**  
19,387

**DAYTIME POPULATION**  
38,587

**AVERAGE HOUSEHOLD INCOME**  
\$176,698

## 5 MILE RADIUS

**POPULATION**  
130,785

**HOUSEHOLDS**  
48,262

**MEDIAN AGE**  
45.6

**COLLEGE GRADUATES (Bachelor's +)**  
54,277 - 56.4%

**TOTAL BUSINESSES**  
7,664

**TOTAL EMPLOYEES**  
99,028

**DAYTIME POPULATION**  
161,965

**AVERAGE HOUSEHOLD INCOME**  
\$177,772

\*2023 estimates