



MEDICAL/OFFICE SPACE

MORRISTOWN, NJ

THE MEDICAL CENTER @ JAMES ST

261 James Street

SIZE

1,571 SF

- includes a large, open Waiting and Reception area
- 2 Private Offices
- 3-4 Exam Rooms
- 2 Private Baths

ASKING RENT

Upon Request

CO-TENANTS

area leading Physicians, Surgeons, Dentists, and other Health Professionals

COMMENTS

Less than 2 miles from the renowned Morristown Medical Center and a Thriving Downtown

Ground Floor Lobby Entrance

Plenty of on-site parking

Maintained by a professional management company

CONTACT EXCLUSIVE AGENTS

THERESE O'BRIAN

tob@ripconj.com

201.249.6616

FLORIAN SUSERMAN

fsuserman@ripconj.com

201.777.2301

RIPCO
REAL ESTATE

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3rd Floor
Elmwood Park, NJ 07407
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Please visit us at 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.

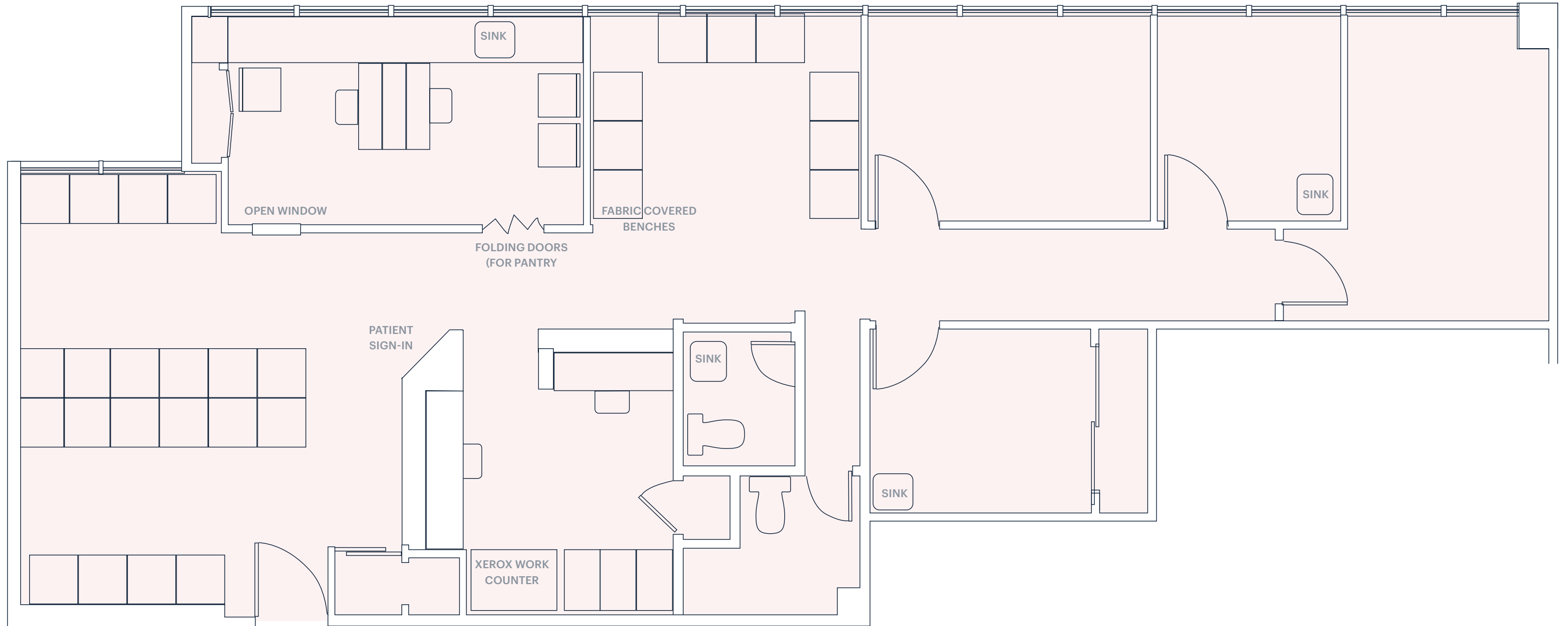
REGIONAL MAP



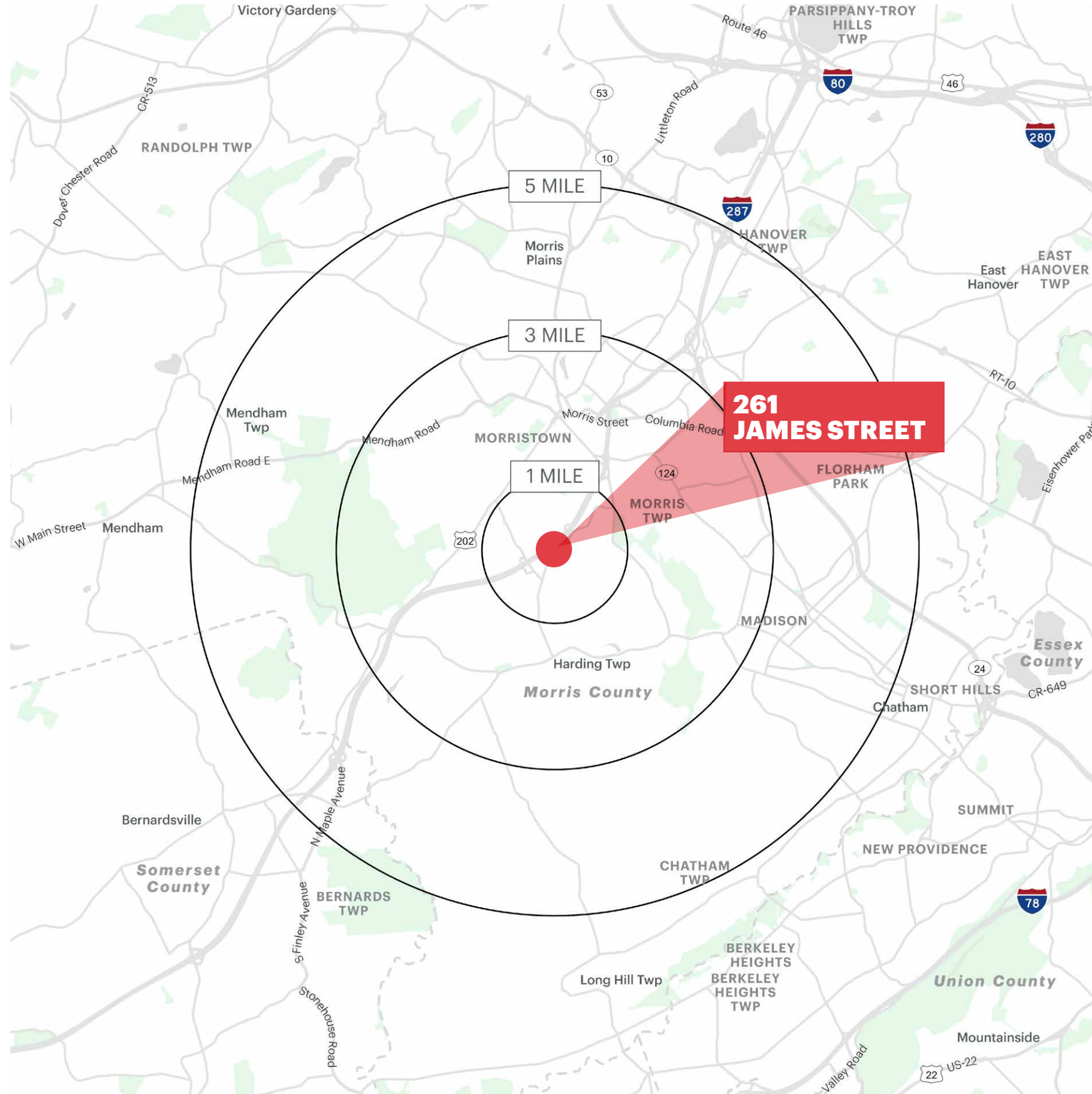
SURROUNDING RETAIL MAP



FLOOR PLAN



DEMOGRAPHICS



261 JAMES STREET

1 MILE RADIUS

POPULATION

3,045

HOUSEHOLDS

1,174

MEDIAN AGE

48.8

COLLEGE GRADUATES (Bachelor's +)

1,743 - 82%

TOTAL BUSINESSES

164

TOTAL EMPLOYEES

7,791

TOTAL DAYTIME POPULATION

9,380

AVERAGE HOUSEHOLD INCOME

\$287,842

3 MILE RADIUS

POPULATION

43,420

HOUSEHOLDS

16,277

MEDIAN AGE

39.7

COLLEGE GRADUATES (Bachelor's +)

20,175 - 67%

TOTAL BUSINESSES

2,567

TOTAL EMPLOYEES

41,965

TOTAL DAYTIME POPULATION

61,667

AVERAGE HOUSEHOLD INCOME

\$206,613

5 MILE RADIUS

POPULATION

100,161

HOUSEHOLDS

37,837

MEDIAN AGE

41.9

COLLEGE GRADUATES (Bachelor's +)

47,065 - 69%

TOTAL BUSINESSES

5,205

TOTAL EMPLOYEES

89,720

TOTAL DAYTIME POPULATION

137,315

AVERAGE HOUSEHOLD INCOME

\$152,422

*2023 estimates