



200 FT from Lighted Intersection



## OFFICE/MEDICAL SPACE

# RIDGEWOOD, NJ

### 74 OAK STREET

#### SIZE

First Floor	2,000 SF
Second Floor	2,000 SF
Third Floor	2,000 SF

#### ASKING RENT

Upon Request

TOTAL	6,000 SF
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#### NEIGHBORS

Valley Bank, Starbucks, TD Bank, Ben & Jerry's, Wax and Glam Bar, Caldwell Banker Realty, East Coast Burger Company, Eere Auto Repair, Joy Dew Foundation, Kumo Japanese Restaurant, Namaste Organic Spa, Paris Baguette, Sakura Bana Restaurant, Hiro's Hair Creations

#### COMMENTS

- Built in 2006
- 12 FT Ceilings
- 3 Stories
- 22 Parking Spaces
- 6,000 total SF available for Sub Lease
- The space was previously occupied by Optum Health Care
  - The first and second floors have 9 exam rooms and two bathrooms, with storage.
  - The 3rd floor is an open space with no bathrooms.
  - There is an elevator that goes to each floor
- The building is available for sub lease through March 31st, 2030
- Zoned- T-1 Transition District Principal uses and structures. The following principal uses and structures shall be permitted:[Amended 2-8-2017 by Ord. No. 3579] (1) Business and professional offices. [Amended 6-12-2024 by Ord. No. 4002] (2) Residential uses and structures as permitted and regulated in the residential zone which is adjacent to the particular T Transition Zone within which the property is located. (3) Office and residential uses permitted herein and located in the same building as a mixed use. (4) Child-care centers. (5) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes. (6) Institutional uses, as defined by § 190-3. (7) Medical offices, not including medical spas, which may be located in the same building as dwelling units as a mixed use.

## CONTACT EXCLUSIVE AGENT

**SETH POLLACK**

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201.636.7507

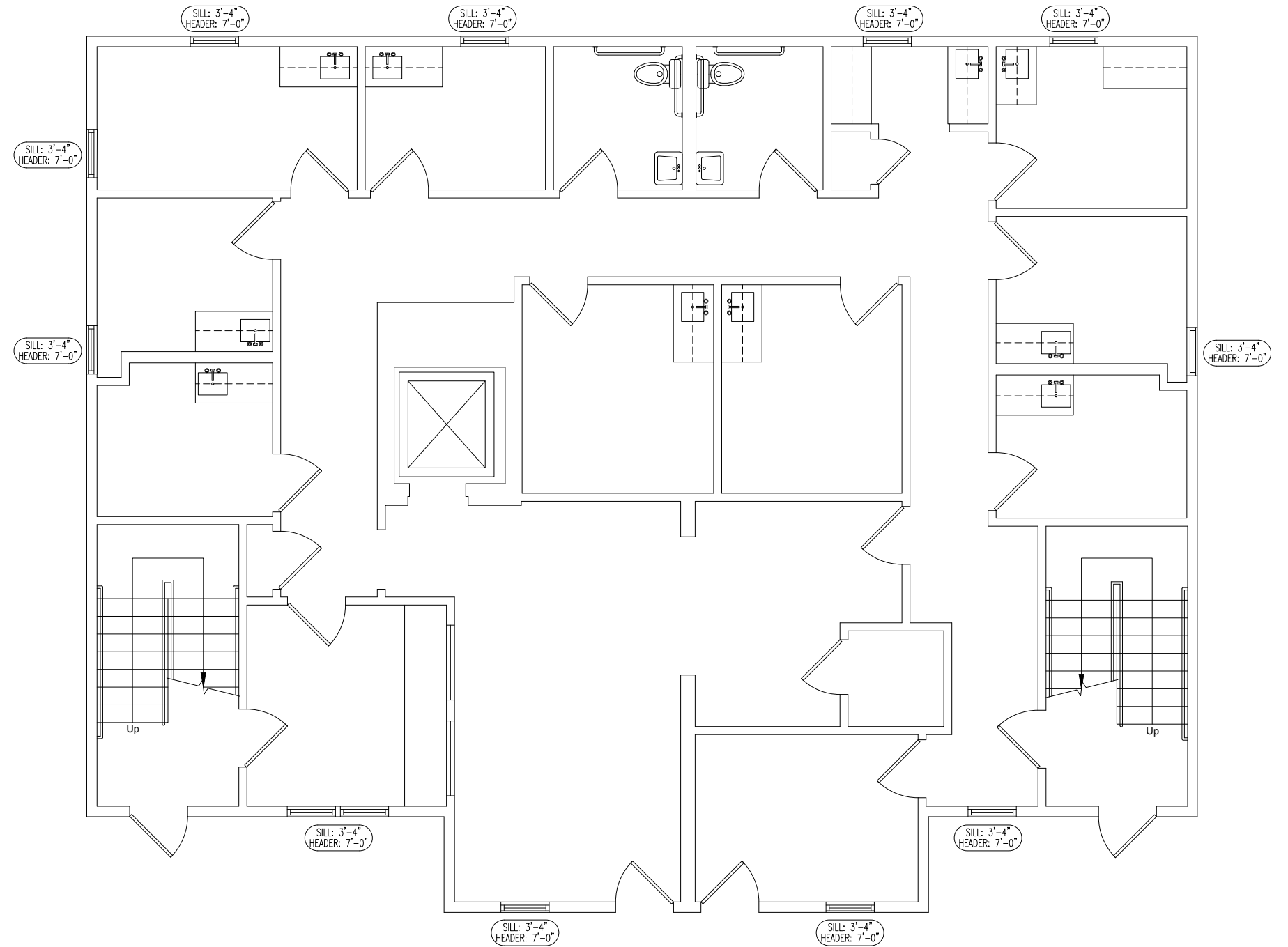


611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

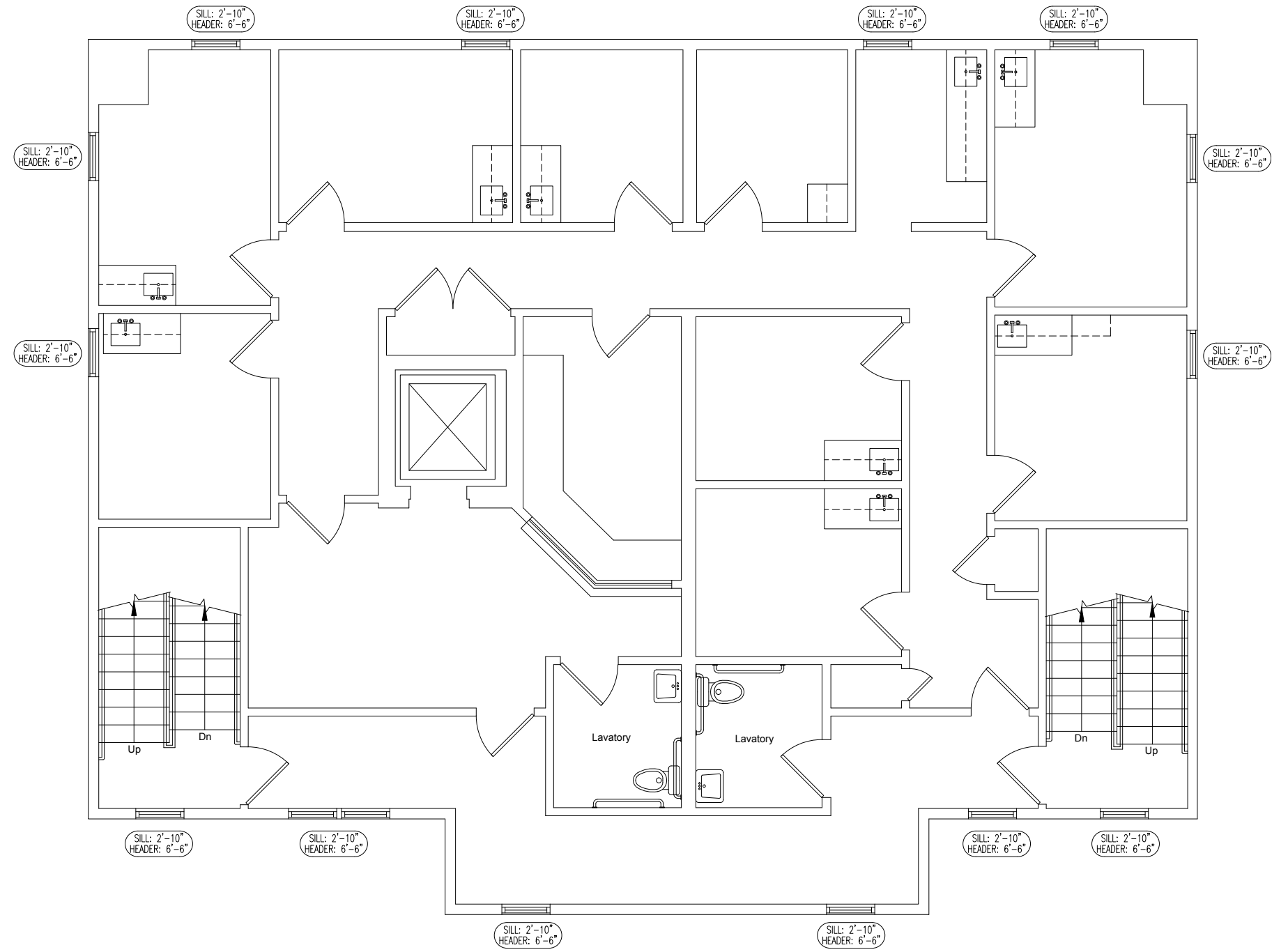
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any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

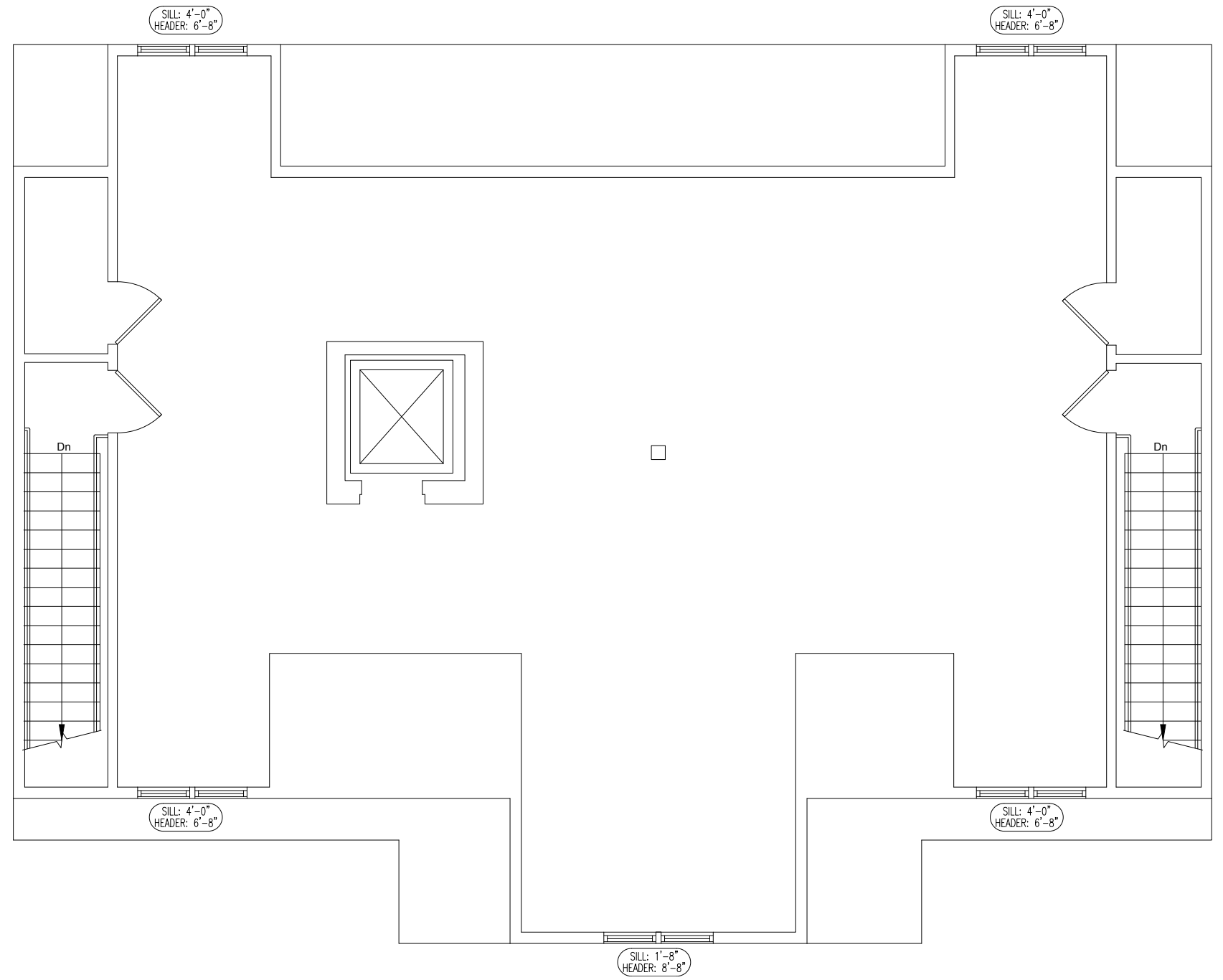
# INTERIOR PHOTOS AND FIRST FLOOR PLAN



# INTERIOR PHOTOS AND SECOND FLOOR PLAN

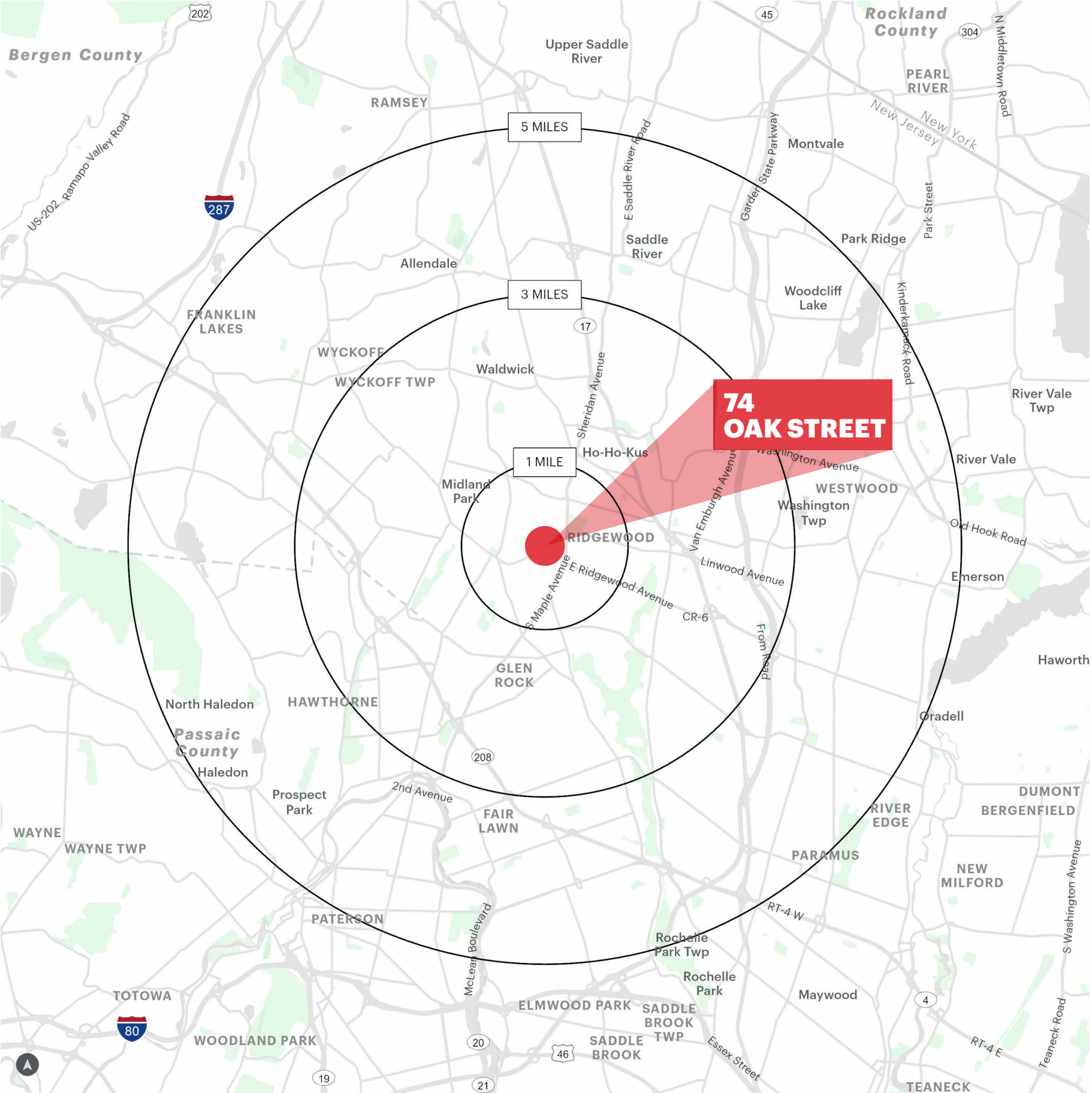


# INTERIOR PHOTOS AND THIRD FLOOR PLAN





# DEMOGRAPHICS



### 1 MILE RADIUS

<b>POPULATION</b>	16,021	<b>TOTAL BUSINESSES</b>	991
<b>HOUSEHOLDS</b>	5,510	<b>TOTAL EMPLOYEES</b>	13,962
<b>MEDIAN AGE</b>	41.7	<b>TOTAL DAYTIME POPULATION</b>	21,822
<b>COLLEGE GRADUATES (Bachelor's +)</b>	8,366 - 79%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$256,895

### 3 MILE RADIUS

<b>POPULATION</b>	108,735	<b>TOTAL BUSINESSES</b>	4,530
<b>HOUSEHOLDS</b>	38,225	<b>TOTAL EMPLOYEES</b>	55,120
<b>MEDIAN AGE</b>	43.2	<b>TOTAL DAYTIME POPULATION</b>	107,763
<b>COLLEGE GRADUATES (Bachelor's +)</b>	49,699 - 66%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$165,011

### 5 MILE RADIUS

<b>POPULATION</b>	321,904	<b>TOTAL BUSINESSES</b>	12,129
<b>HOUSEHOLDS</b>	110,261	<b>TOTAL EMPLOYEES</b>	144,367
<b>MEDIAN AGE</b>	41.5	<b>TOTAL DAYTIME POPULATION</b>	307,478
<b>COLLEGE GRADUATES (Bachelor's +)</b>	114,460 - 52%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$182,601

\*2025 estimates