

Fair Lawn Medical Arts Building

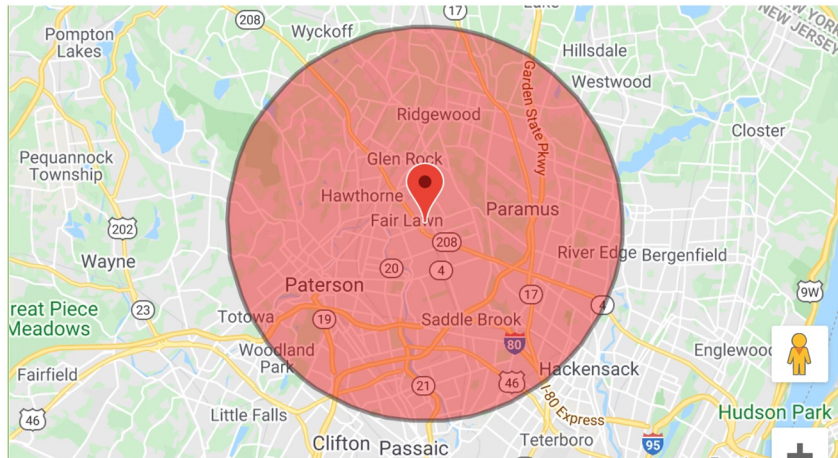
19-21 Fair Lawn Avenue, Fair Lawn, New Jersey 07410



PROPERTY HIGHLIGHTS:

- GLA: 22,000 SF
- Layout: Two-story medical, dental, and professional office building.
- Parking: 80 spaces, with private underground parking.
- Neighborhood: Mixed commercial and residential. One block to train station and downtown restaurants and shops.
- Location: Highly visible, convenient location near Route 208.

DEMOGRAPHICS:



Radius	Population	Median HH Income	Median Age
3 mile	214,000	\$ 67,000.00	37
5 mile	544,000	\$ 70,000.00	37
8 mile	1,103,000	\$ 81,000.00	38

TENANTS INCLUDE:



SUMMIT
MEDICAL
GROUP

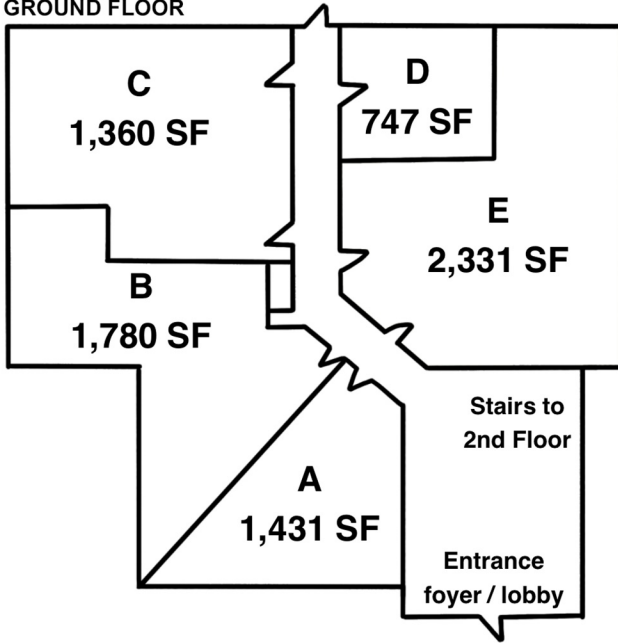


AZARIAN REALTY CO.
 6 Prospect Street, Suite 2A
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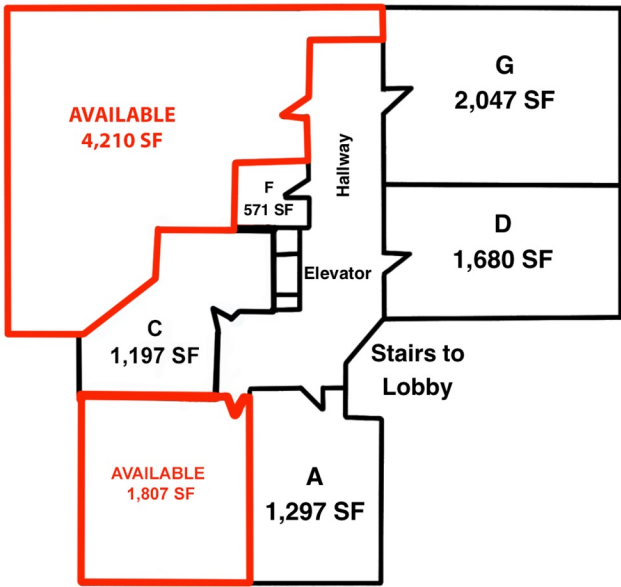
Kevin R. Pelio
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SITE PLAN:

GROUND FLOOR



SECOND FLOOR



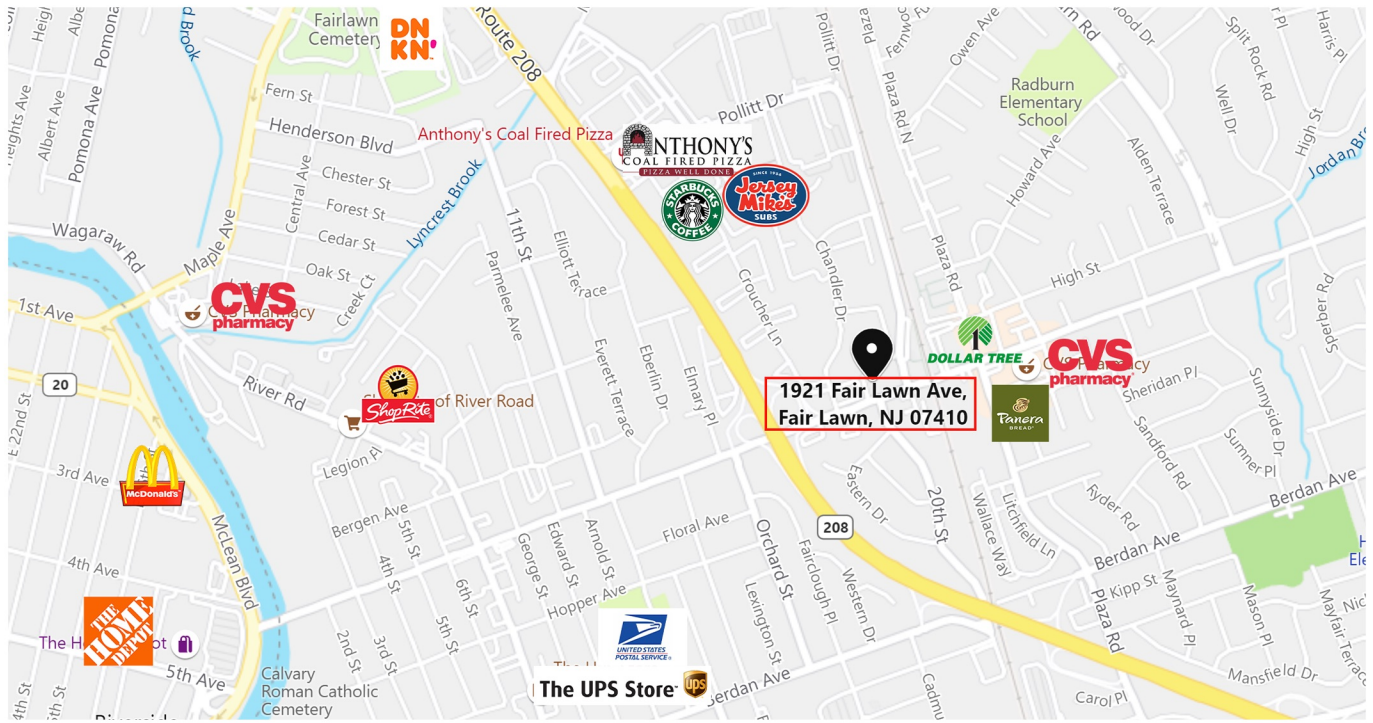
First Floor

- A- Labcorp
- B- Academy Spine and Physical Therapy
- C- Academy Spine and Physical Therapy
- D- Apple Dentistry, P.C.
- E- Kaleidoscope ABA Therapy

Second Floor

- A- Dr. Cella- Foot and Ankle
- B - Available (1,807 SF)
- C - Mobile Health Care Family Clinic
- D- Dr. Aliona Rudys & Dr. Isabella Spering
- E - Available (4,210 SF)
- F- Craft Textile Printing Co.
- G- Dr. Jerald N. Rosenberg, DMD

NEIGHBORING TENANTS:



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