

Fair Lawn Medical Arts Building

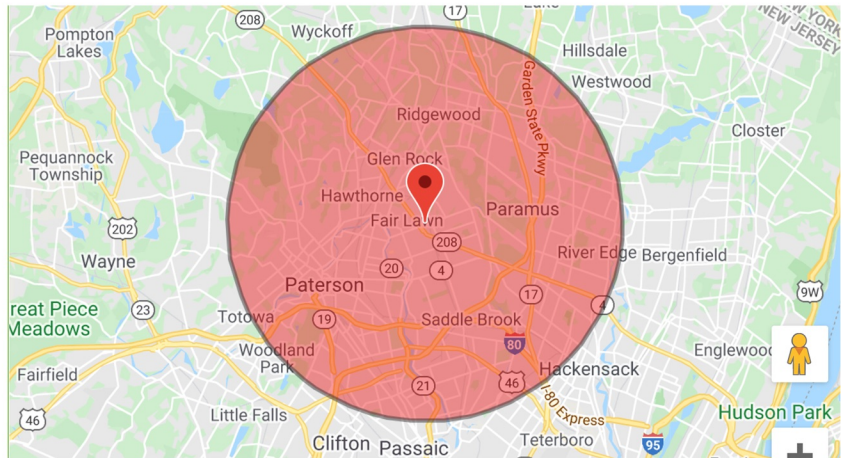
19-21 Fair Lawn Avenue, Fair Lawn, New Jersey 07410



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:



Population	Median HH Income	Median Age
35,200	\$ 147,952	39

*Data from 2023 from datausa.io

TENANTS INCLUDE:



Family health clinic
Mobile Healthcare family Clinic

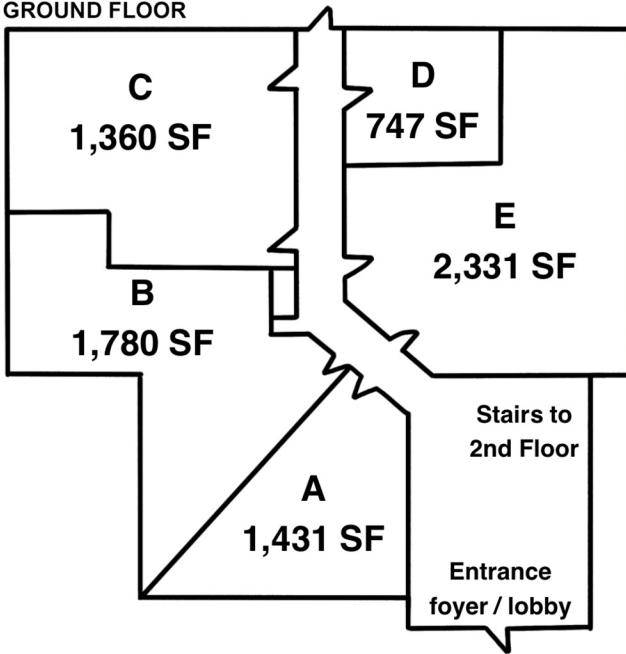


AZARIAN REALTY CO.
6 Prospect Street, Suite 2A
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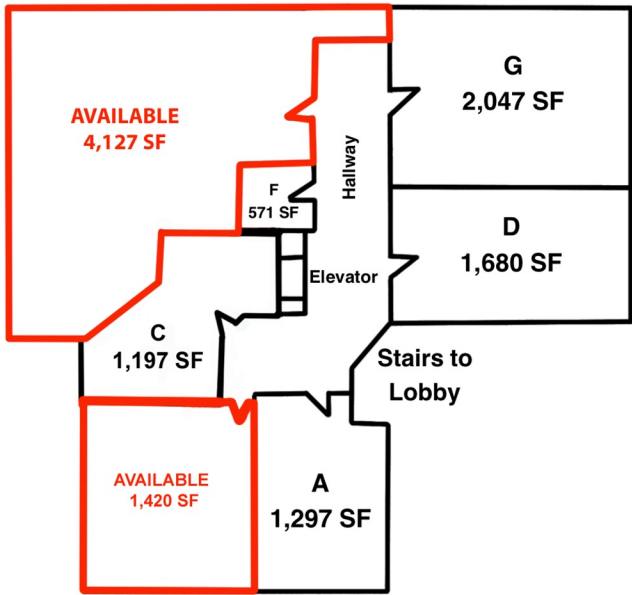
Kevin R. Pelio
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SITE PLAN:

GROUND FLOOR



SECOND FLOOR



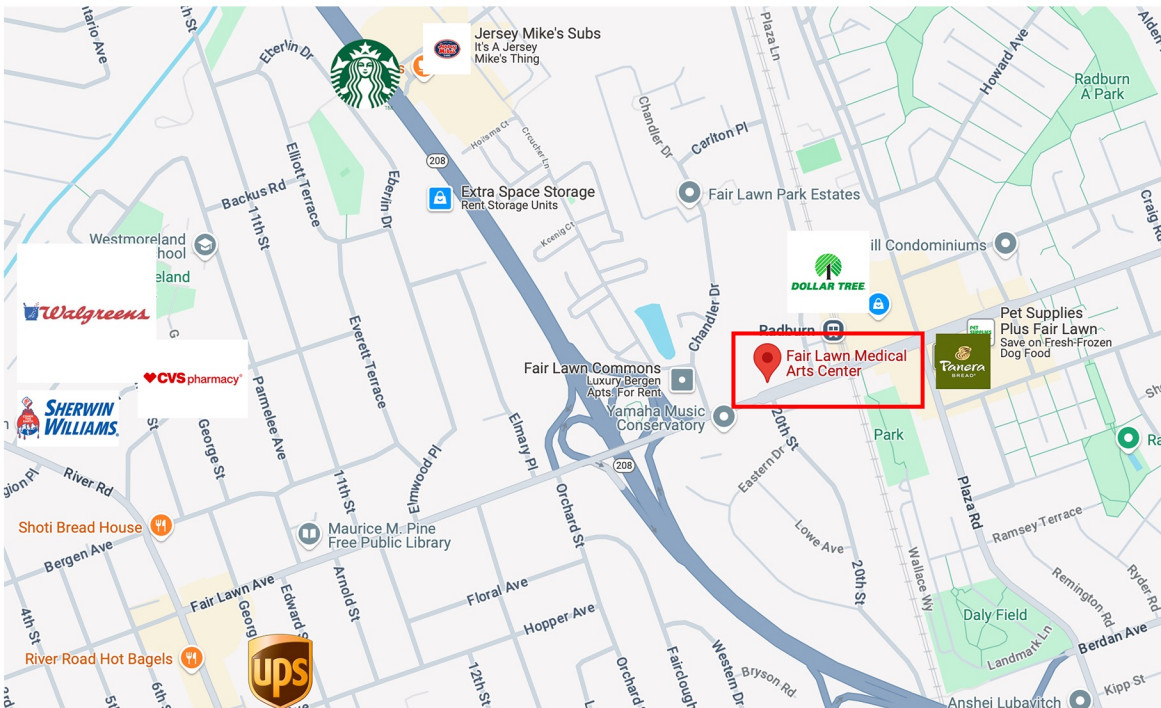
First Floor

- 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 (1,420 SF)
- C - Mobile Health Care Family Clinic
- D- Dr. Aliona Rudys & Dr. Isabella Sperling
- E - Available (4,127 SF)
- F- Craft Textile Printing Co.
- G- Dr. Jerald N. Rosenberg, DMD

NEIGHBORING TENANTS:



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