

The Azarian Building

6 Prospect Street, Midland Park, NJ 07432



LEASING AVAILABILITY:

FULLY LEASED

PROPERTY DESCRIPTION:

- 18,000 SF three-story, elevated commercial/office building with private parking lot of 65 spaces.
- Location: At the signalized intersection of Godwin Avenue & Prospect Street. Located next to the Midland Park Municipal Building. Walking distance to downtown shopping and restaurants.
- Main glass entrance lobby on ground floor; common hallways with newly renovated restrooms on second and third floors. Two fully finished stairways with windows and central HVAC.
- Common area bathrooms completely renovated in 2022. Other recent improvements include new hallway carpeting and paved parking lot.



Kevin Pelio

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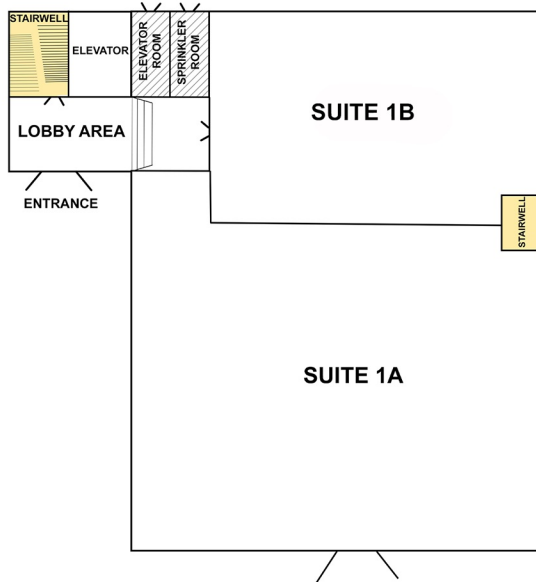
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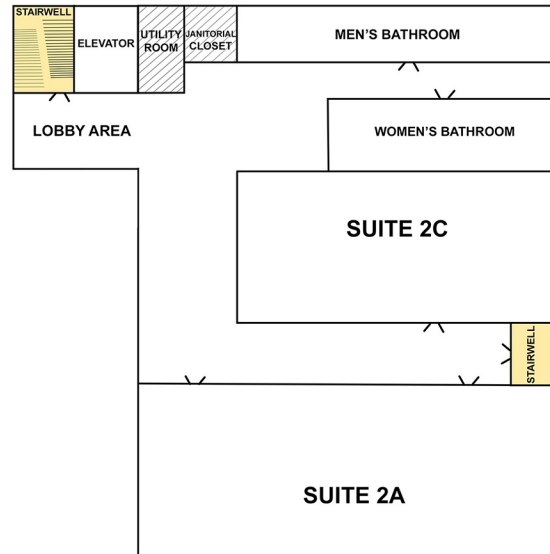
SITE PLAN

THE AZARIAN BUILDING 6 PROSPECT STREET, MIDLAND PARK, NJ 07432

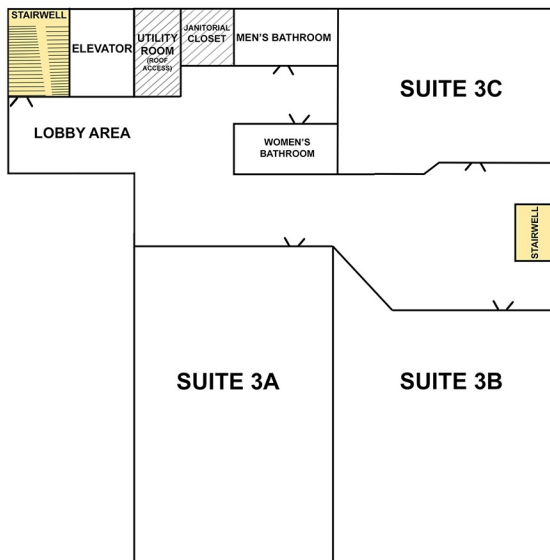
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LEGEND

FIRST FLOOR (Owned by Pediatric Dentist)

SUITE 1A - PEDIATRIC DENTISTRY OF MIDLAND PARK

SUITE 1B - CARMAR HOLDINGS

SECOND FLOOR

SUITE 2A - THE AZARIAN GROUP, LLC

SUITE 2C - NOBLE KLASS ACADEMY

THIRD FLOOR

SUITE 3A - LOTA & BERNARD, LLC

SUITE 3B - DUNCAN FINANCIAL GROUP

SUITE 3C - THERAPY GROUP



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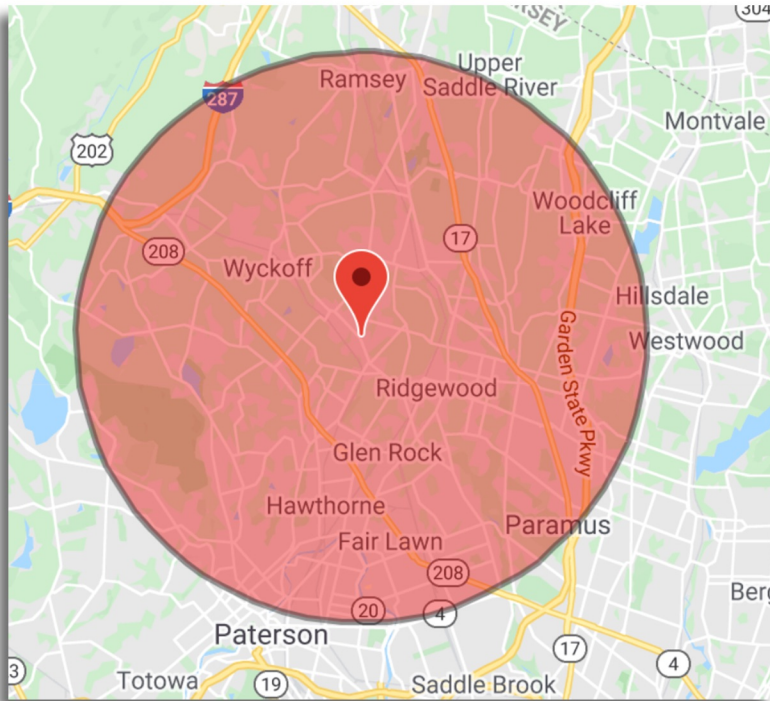


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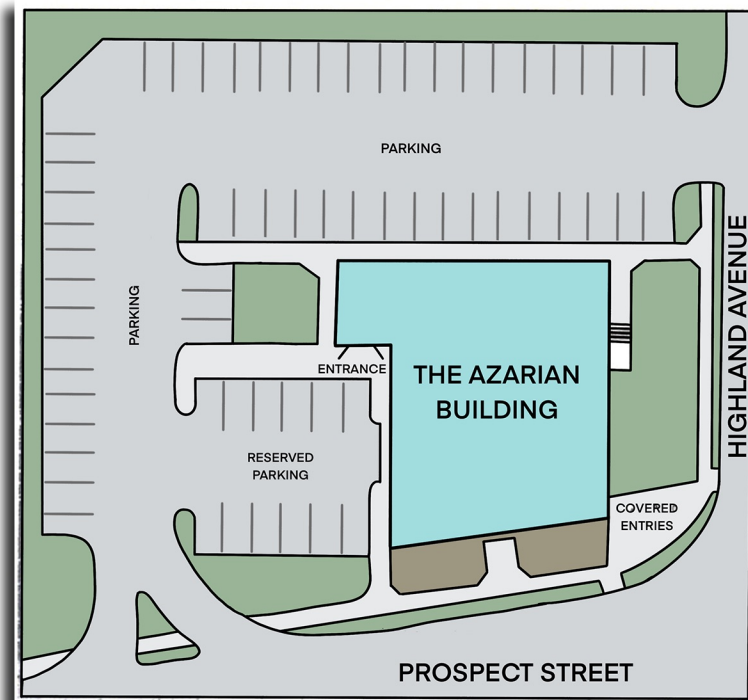
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DEMOGRAPHICS:



SITE PLAN:



Area	Population	Median HH Income	Median Age
Midland Park, NJ	7,000	\$ 121,000.00	43
Ridgewood, NJ	25,000	\$ 184,000.00	41
Hawthorne, NJ	19,000	\$ 97,692.00	40
Wyckoff, NJ	17,000	\$ 162,000.00	46
Waldwick, NJ	10,000	\$ 125,000.00	41
Allendale, NJ	7,000	\$ 171,000.00	45



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