



1027 Pompton Ave Medical & Professional Office Center



\$25.50/SF All-In



Office Space



Built in 2000



3,500 SF Space

1027 Pompton Ave, Cedar Grove, New Jersey

3,500 SF Second-Floor Office Space
\$20.00/SF Base Rent + \$5.50/SF CAM

Presented by

Bruce Elia Jr.

Managing Director | Fort Lee
O: 201.917.5884 x701 | C: 201.315.1223
operations@ergteam.com
NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024





Space Description

Available for lease at 1027 Pompton Ave in Cedar Grove, this approximately 3,500 SF second-floor office/medical space offers excellent visibility along Route 23 with convenient access to surrounding communities and major roadways. The property features approximately 25 on-site parking spaces, providing strong accessibility for employees, patients, and clients. The space is well suited for professional, medical, or administrative users and also benefits from prominent signage opportunities and a well-established commercial location. Asking rent is \$20.00/SF plus \$5.50/SF CAM.

Space Highlights

- ±3,500 SF Second-Floor Office/Medical Space
- Approximately 25 On-Site Parking Spaces
- Elevator Access to Second Floor
- Prominent Route 23 Visibility
- Ideal for Medical, Professional, or Administrative Users
- \$20.00/SF Base Rent + \$5.50/SF CAM

Offering Summary

Lease Rate:	\$20 SF/yr (NNN)
Common Area Maintenance:	\$5.50 SF/yr (NNN)
All In Monthly Cost:	\$7,437
Available SF:	3,500 SF
Offices:	11
Restrooms:	4
Additional Rooms:	2
Halls/Common Areas	6
Elevator	Yes

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	306	814	3,577
Total Population	858	2,265	9,607
Average HH Income	\$170,491	\$174,528	\$184,860







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	858	2,265	9,607
Average Age	50	48	45
Average Age (Male)	47	46	43
Average Age (Female)	52	50	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	306	814	3,577
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$170,491	\$174,528	\$184,860
Average House Value	\$665,643	\$679,033	\$732,620

2020 American Community Survey (ACS)





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Steven Muller

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Bruce Elia Jr

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(917) 750-9787



Stevenmuller@kw.com



(201) 315-1223



BruceJr@kw.com



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