



Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

393 RAMAPO VALLEY ROAD

OAKLAND, NJ 07436

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

// TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FLOOR PLANS	12
DEMOGRAPHICS	13
DEMOGRAPHICS MAP & REPC	14



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1

PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime opportunity in Oakland’s Central Business District! 393 Ramapo Valley Road offers a fully occupied two-story office/medical building with private parking and separate utilities for each unit. Positioned along one of the town’s busiest corridors—averaging over 14,000 cars daily—this property benefits from exceptional visibility and accessibility. Oakland’s thriving business community, convenient access to Route 287, and strong local support make this an ideal investment or owner-occupant opportunity in one of Bergen County’s most business-friendly towns.

PROPERTY HIGHLIGHTS

- -Strong location on RT 202 close to I-287/RT-208
- -Multi-tenant
- -Parking on site

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OFFERING SUMMARY

Sale Price:	\$1,677,777
Number of Units:	3
Lot Size:	11,108 SF
Building Size:	+/- 5,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	175	743	2,153
Total Population	476	2,060	6,161
Average HH Income	\$151,342	\$166,276	\$185,633

PROPERTY DESCRIPTION



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Prime opportunity in Oakland's Central Business District! 393 Ramapo Valley Road offers a fully occupied two-story office/medical building with private parking and separate utilities for each unit. Positioned along one of the town's busiest corridors—averaging over 14,000 cars daily—this property benefits from exceptional visibility and accessibility. Oakland's thriving business community, convenient access to Route 287, and strong local support make this an ideal investment or owner-occupant opportunity in one of Bergen County's most business-friendly towns.

LOCATION DESCRIPTION

Terrific location on RT 202 in Oakland's central business district. Near I-287/RT 208 junction. Prominent location on RT 202 with approximately 14,000VPD traffic counts.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

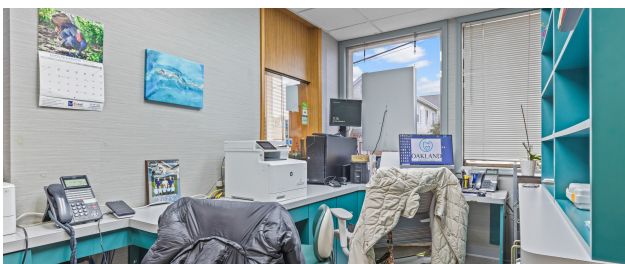
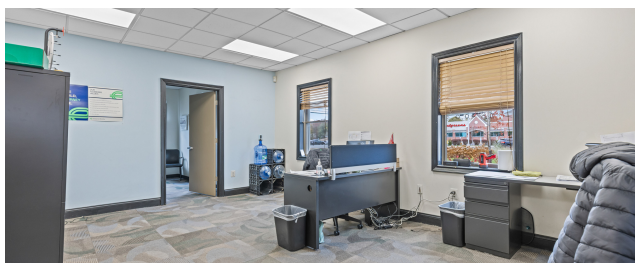
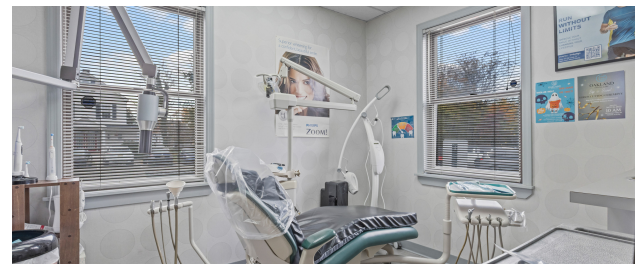
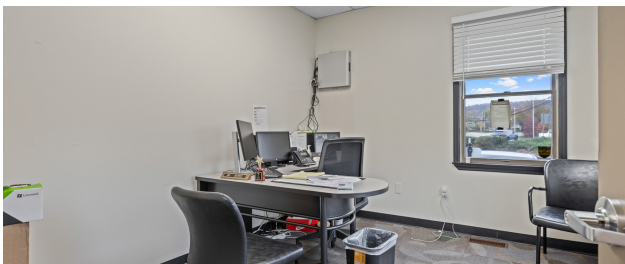
- -Strong location on RT 202 close to I-287/RT-208
- -Multi-tenant
- -Parking on site
- -Many uses available
- -Longtime Tenants
- -Central Business District



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ADDITIONAL PHOTOS



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2

LOCATION INFORMATION

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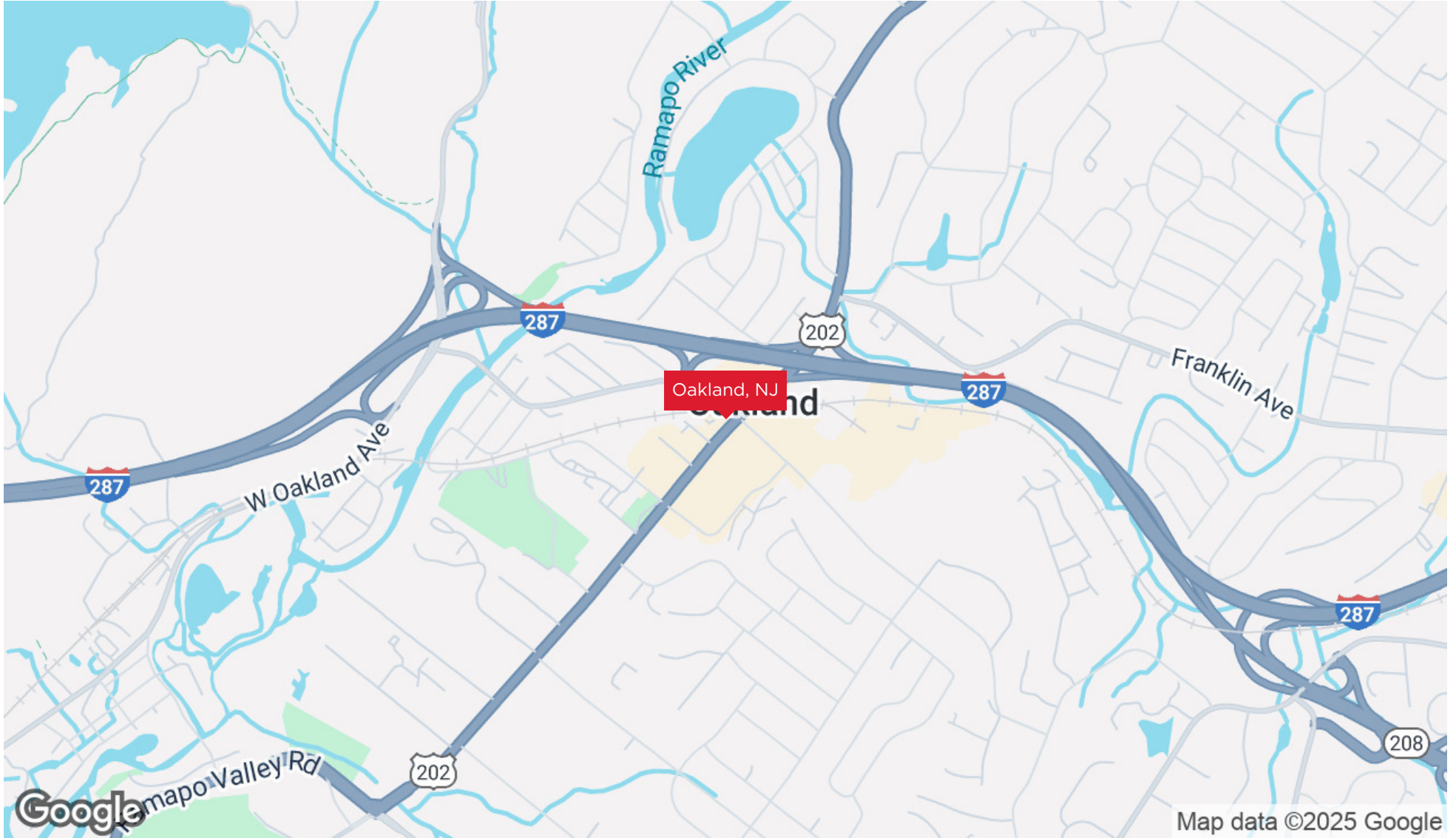
REGIONAL MAP

LOCATION MAP

AERIAL MAP

FLOOR PLANS

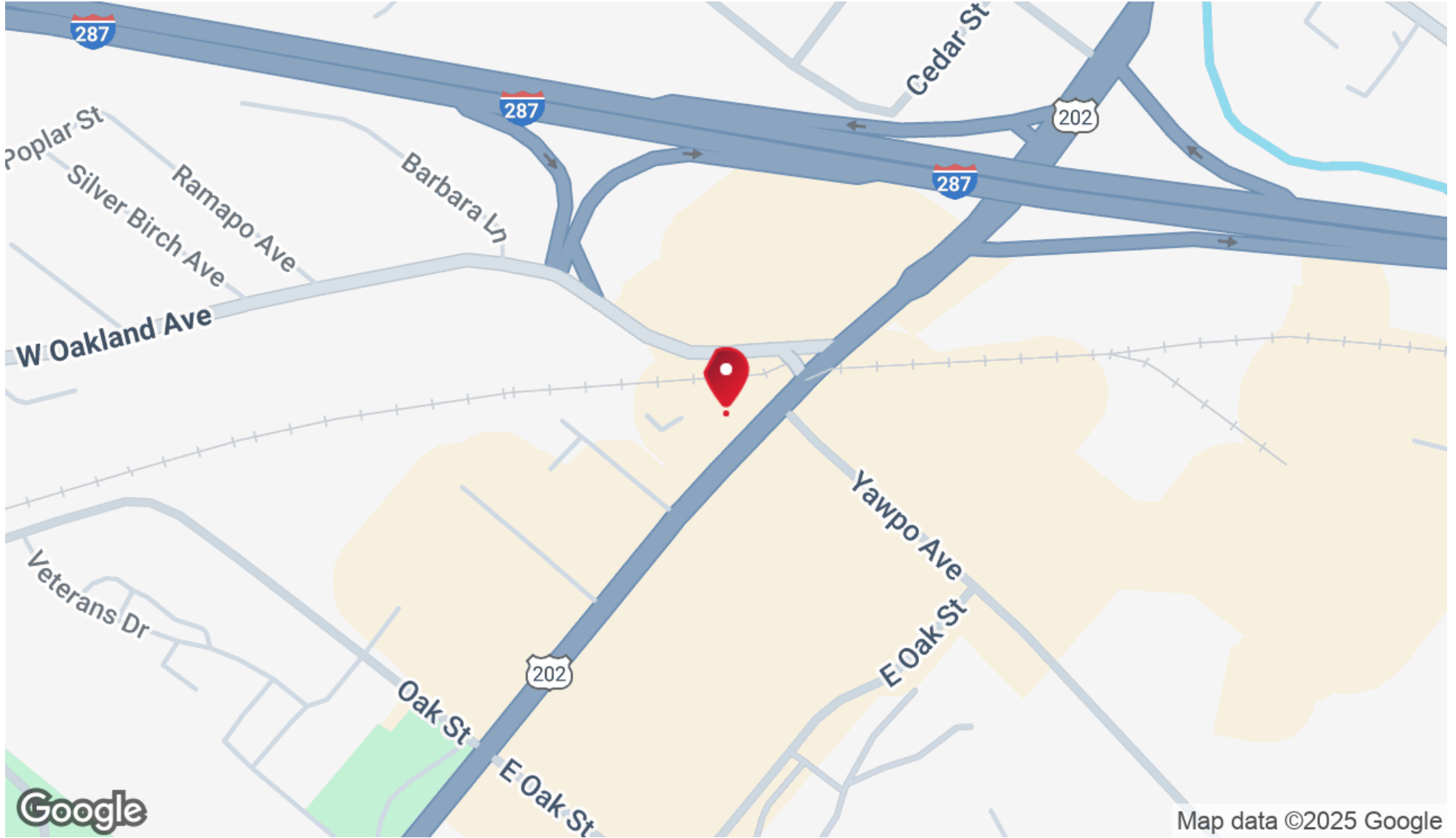
REGIONAL MAP



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LOCATION MAP



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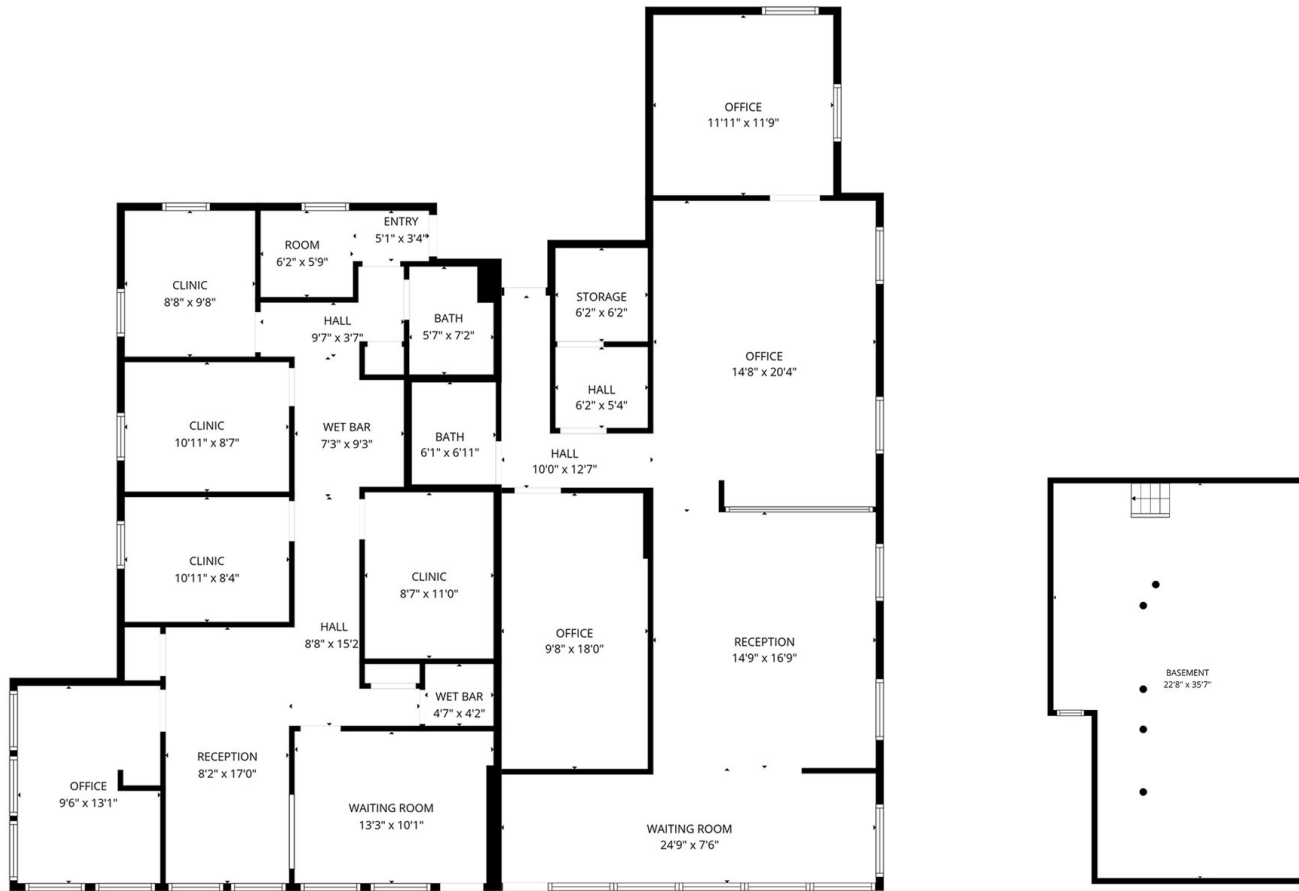
//AERIAL MAP



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FLOOR PLANS



Floor 1

Basement

TOTAL: 3,347 sq. ft

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3

DEMOGRAPHICS

IN THIS SECTION

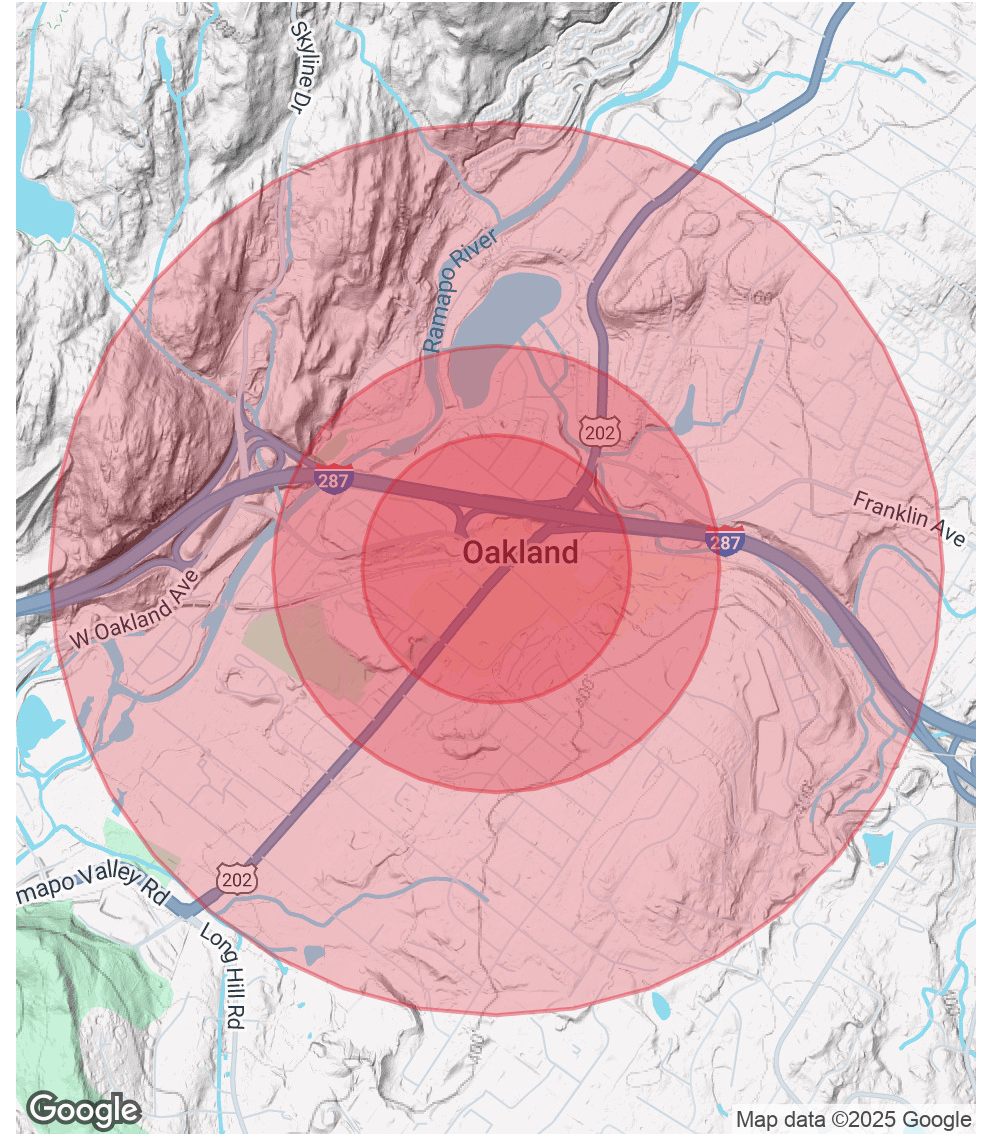
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	476	2,060	6,161
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	175	743	2,153
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$151,342	\$166,276	\$185,633
Average House Value	\$606,533	\$619,079	\$663,995

Demographics data derived from AlphaMap



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