



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

85 HOPPER AVENUE

WALDWICK, NJ 07463

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd

Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY SUMMARY

85 HOPPER AVENUE

WALDWICK, NJ 07463



PROPERTY DESCRIPTION

Great opportunity to lease two small offices in Waldwick. 2nd floor with elevator access and waiting room. Utilities included in rent!! Private location with ample parking. Centrally located and perfect size for today's professional. Many opportunities available!

PROPERTY HIGHLIGHTS

- Located at 85 Hopper Avenue in Waldwick, NJ within a well-regarded suburban office corridor
- Convenient commuter access via nearby Route 17 and NJ Transit rail service
- Ample on-site parking supporting tenant and visitor needs
- Class B office setting ideal for regional businesses seeking suburban presence

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	220 SF
Building Size:	3,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,009	3,894
Total Population	732	3,114	11,164
Average HH Income	\$156,833	\$170,184	\$195,846



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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

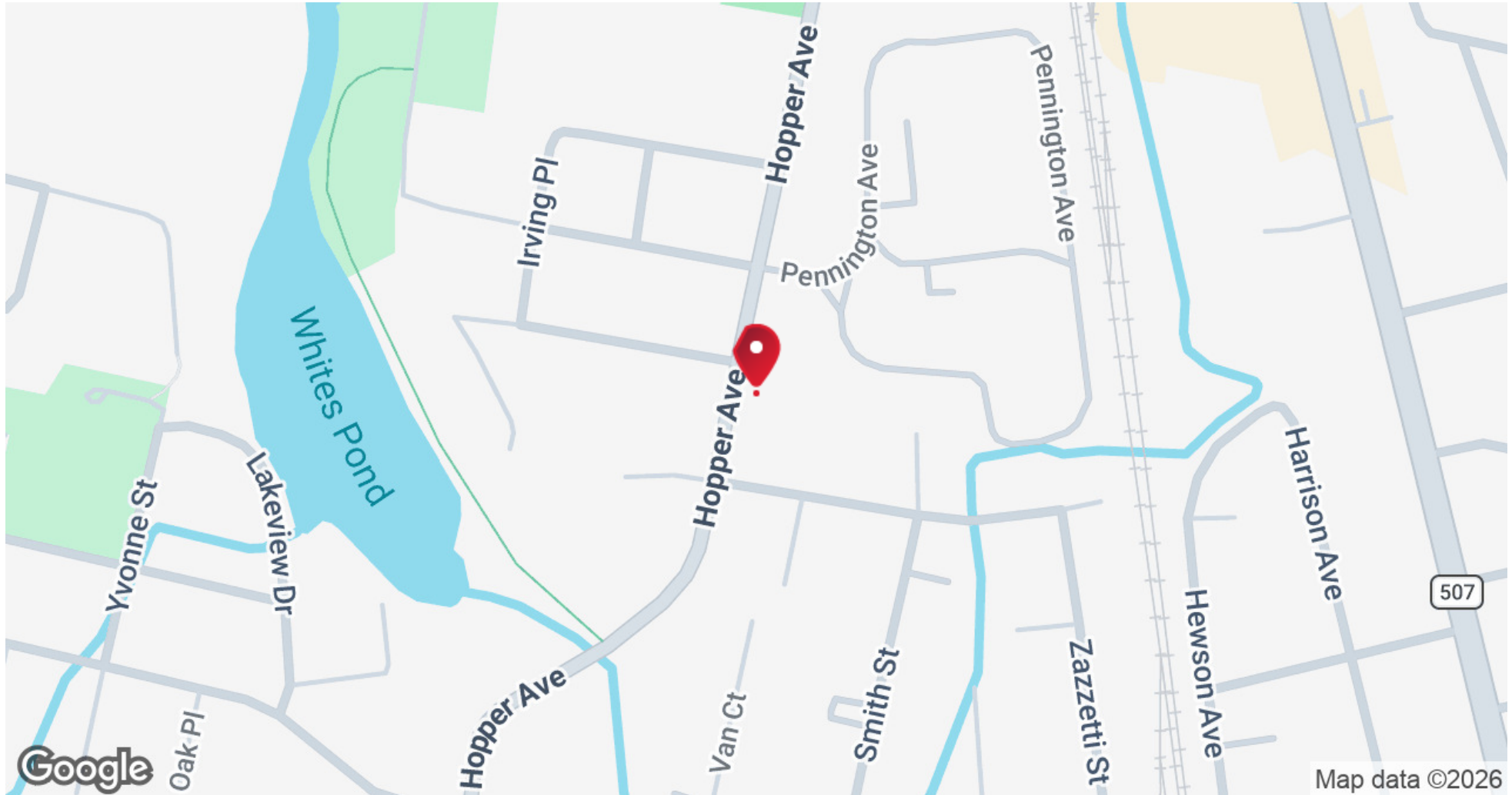
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LOCATION MAP

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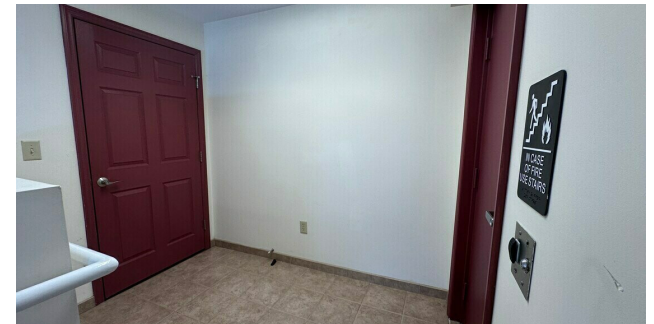
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

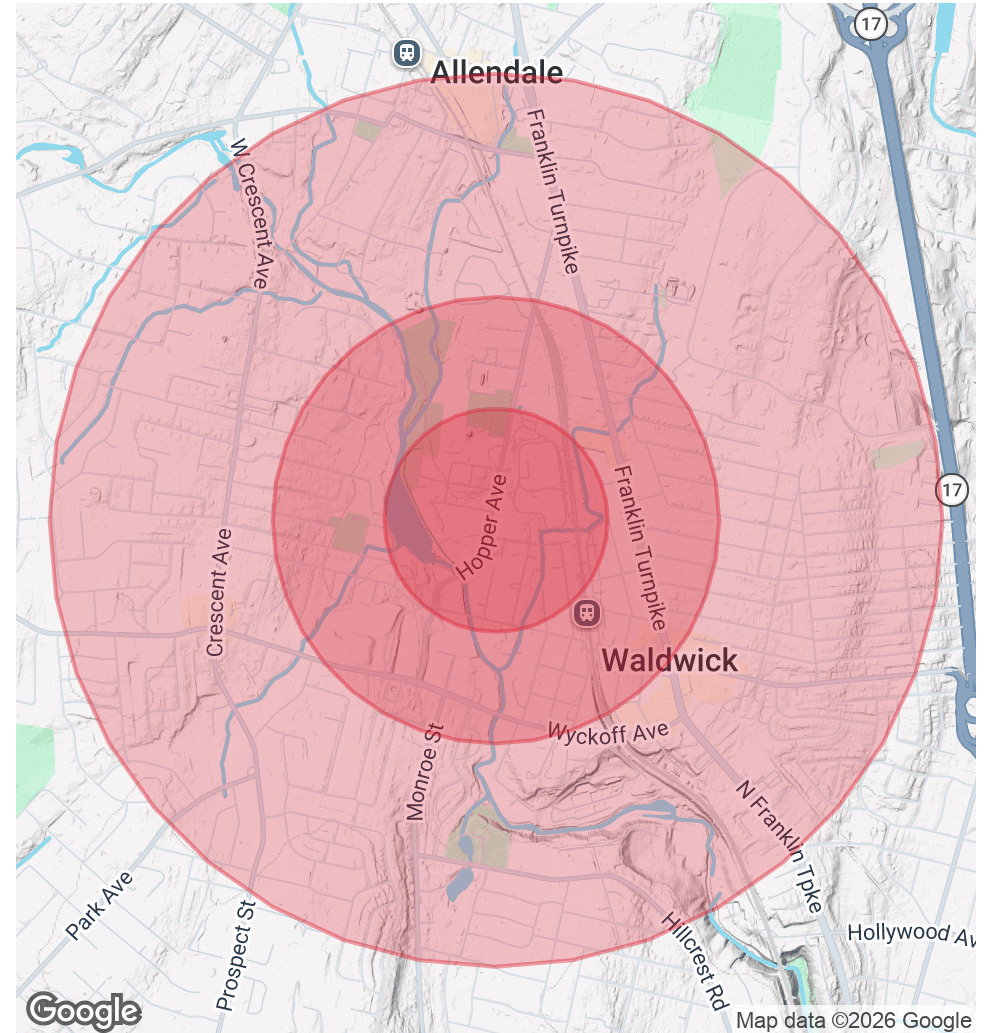
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	732	3,114	11,164
Average Age	40.8	41.8	42.8
Average Age (Male)	37.8	39.2	41.0
Average Age (Female)	38.4	40.0	42.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,009	3,894
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$156,833	\$170,184	\$195,846
Average House Value	\$600,810	\$587,413	\$685,609

2023 American Community Survey (ACS)



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