

CLIFTON, NJ

Crooks Avenue Redevelopment Site

247 Crooks Avenue

*redevelopment site
for ground lease*

11,000 sf Building

0.33 Acre of Land

Prime Retail Site

**Convenient Access
To I-80, Route 46
And The Garden
State Parkway**

**Available
Immediately**



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	32,351	340,759	642,971
Daytime Pop.	11,524	119,559	286,310
Households	10,450	110,668	224,649
Avg HH. Income	\$75,316	\$74,193	\$82,106

Neighboring Tenants

Drug Fair
Wachovia
McDonald's
Clifton Savings
Paterson Farm Market

Exclusive Brokers

Lew Finkelstein

201.703.9700 ext. 22
lfinkelstein@thegoldsteingroup.com

Chuck Lanyard

201.703.9700 ext. 15
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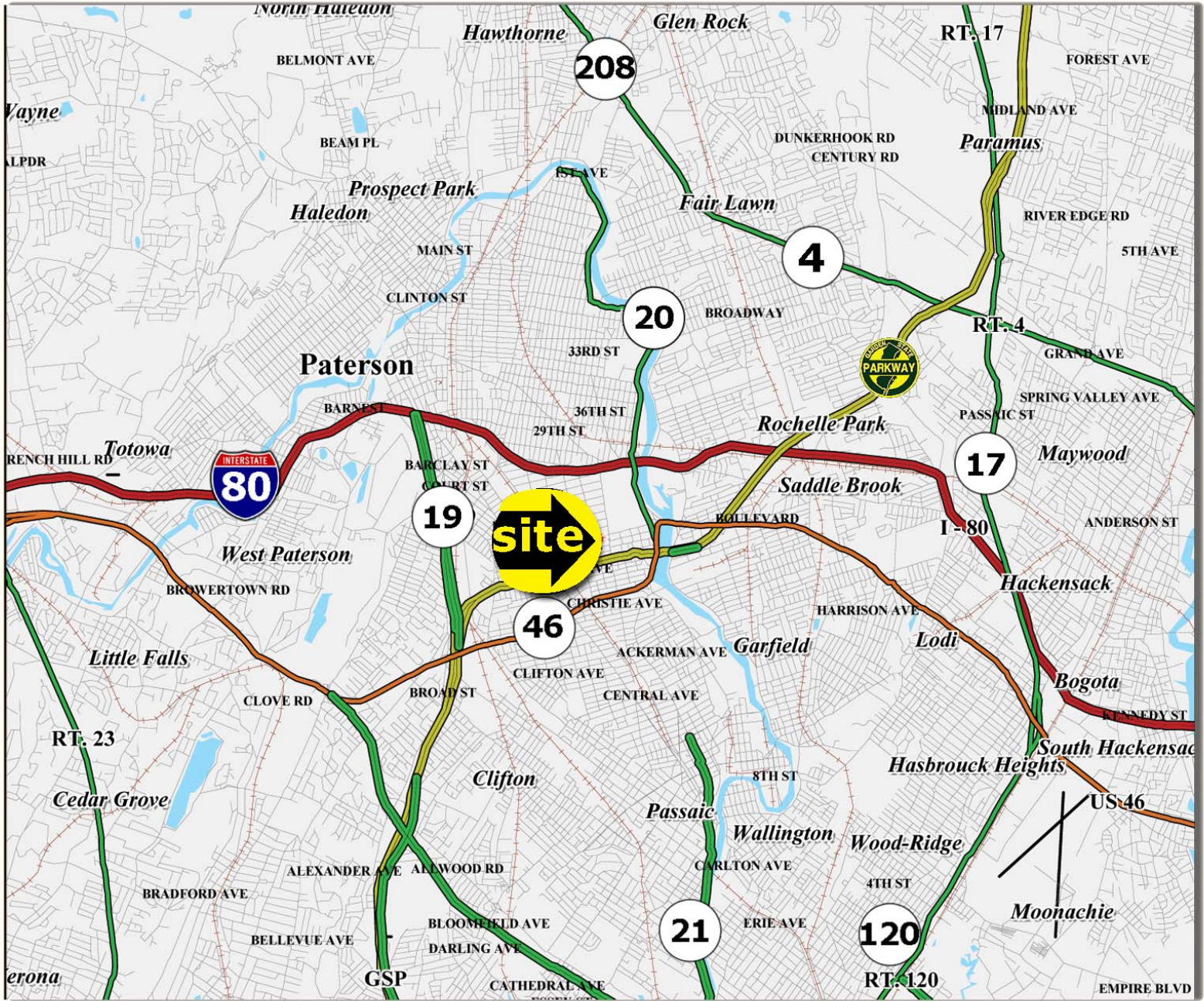
 **THE
GOLDSTEIN GROUP**

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