

**Specifications**

±400 – 4,000 SF  
AVAILABLE SPACE

Ideal for Medical or Professional Use  
Open Canvas – Build to Suit  
Reception / Conference Room /  
Kitchenette  
Multiple Entrances  
Handicap Accessible  
Onsite Parking

PROPERTY HIGHLIGHTS

Short Walk to Restaurants, Banks,  
Retail Stores

NEARBY AMENITIES

Directly Off Route 202  
Convenient to I-80  
Approx. 3 Miles to I-287

ACCESSIBILITY

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

Juan Disla

Director

973.379.6644 x 226

JD@blauberg.com

**FOR LEASE | 63 BEAVER BROOK ROAD | LINCOLN PARK, NJ**

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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.





### 5 MILES

- Total Population: 128,007
- Households: 48,777
- Median Household Income: \$145,211
- Average Household Size: 2.6
- Transportation to Work: 69,885
- Labor Force: 105,295

### 10 MILES

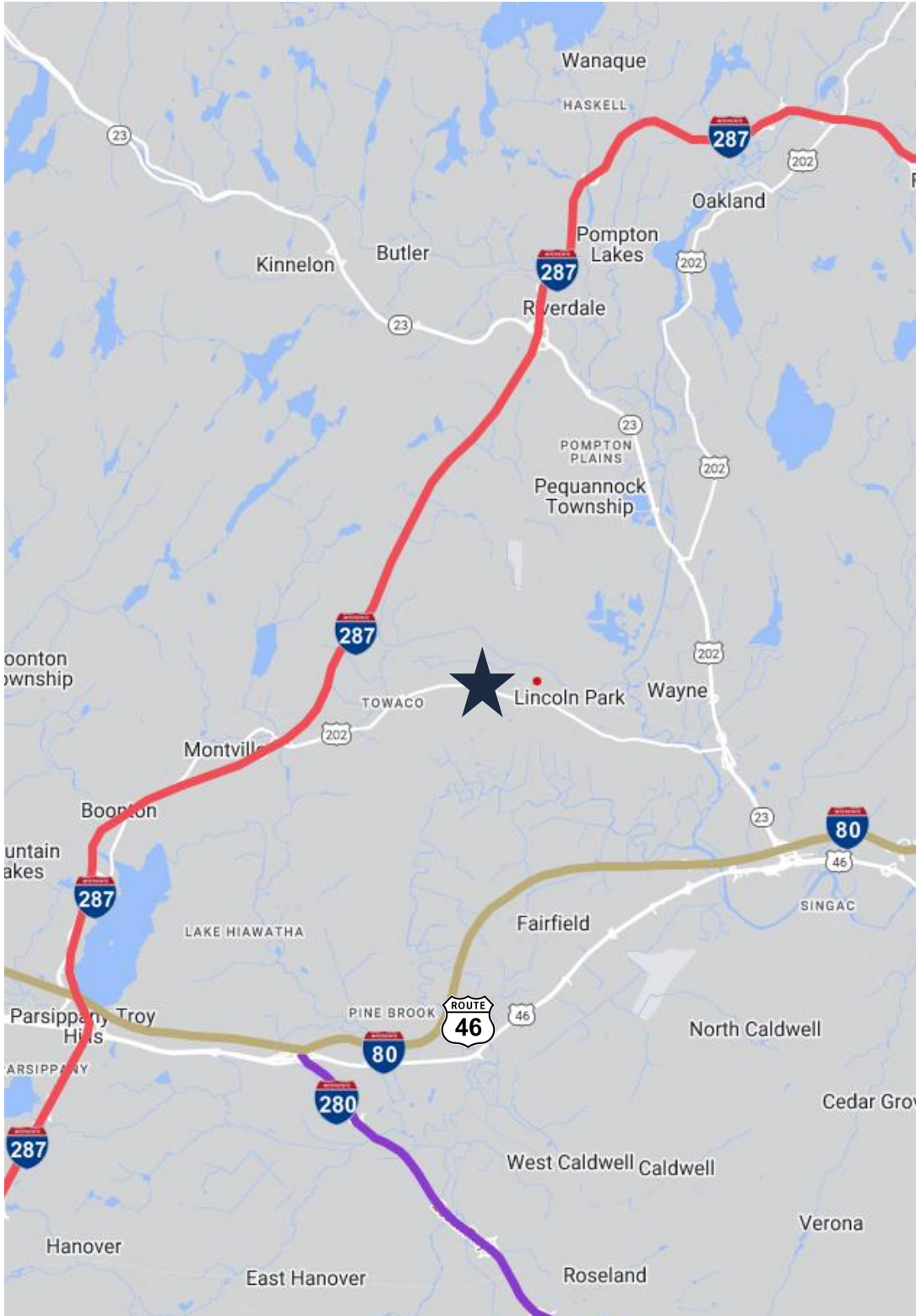
- Total Population: 688,867
- Households: 247,918
- Median Household Income: \$128,628
- Average Household Size: 2.7
- Transportation to Work: 362,129
- Labor Force: 555,587

### 15 MILES


- Total Population: 1.94M
- Households: 716,928
- Median Household Income: \$123,714
- Average Household Size: 2.7
- Transportation to Work: 1.03M
- Labor Force: 1.57M

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### ACCESSIBILITY

 0.3 Miles  
Route 202

 3.7 MI  
Route 46

 3.7 MI  
I-80

 4.0 MI  
I-287

 11.8 MI  
I-280

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