

PARAMUS, NJ - RETAIL BUILDING

255 STATE RT 4, PARAMUS, NJ 07652

15,000 SF - WILL DIVIDE



OFFERING SUMMARY

Available: 15,000 SF
 Building Size: 15,000 SF
 Lease Rate: Call for Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Possible Redevelopment for Pad Site Restaurant w/ Drive Thru

PROPERTY HIGHLIGHTS

- 15,000 SF Freestanding Building
- Will Divide
- Prime Retail Site In The Heart Of The Paramus Retail Corridor
- Affluent Demographics with Strong Day Time Population
- Excellent Highway Access & Exposure
- 160,000+ Daily Car Count
- Pylon Signage Available

FOR MORE INFORMATION CONTACT:

CHUCK LANYARD

201.703.9700 x115
 clanyard@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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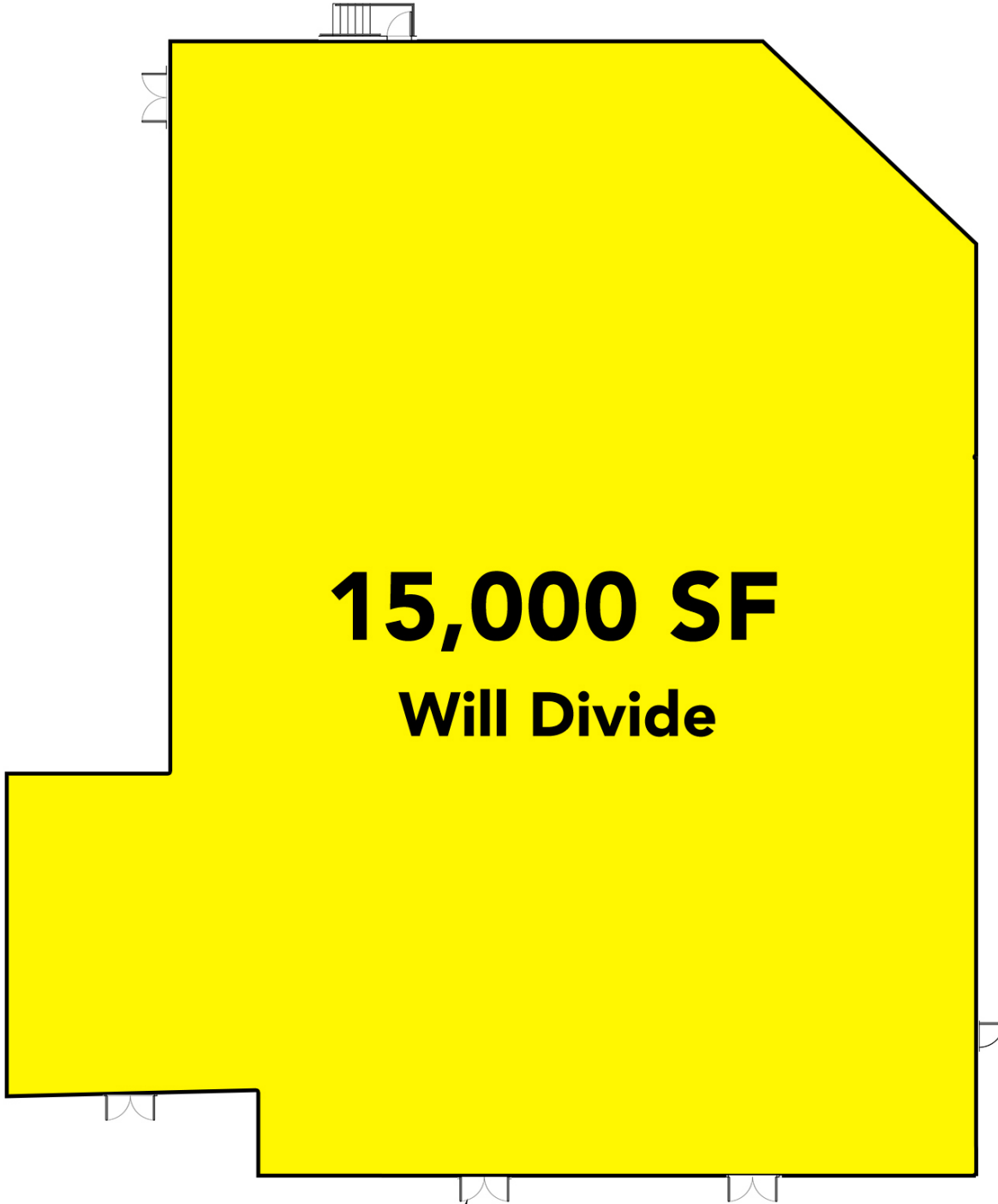
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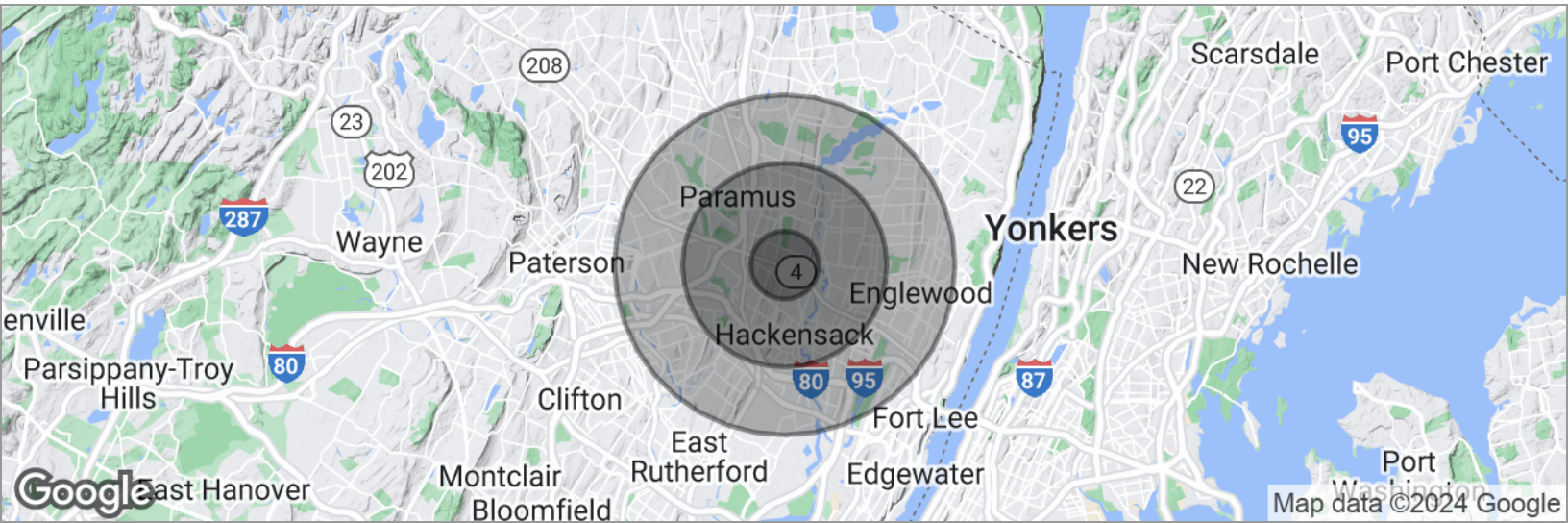
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,994	185,726	502,106
Median age	41.6	39.5	40.0
Median age (Male)	40.6	38.3	38.4
Median age (Female)	42.8	40.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,779	67,749	179,412
# of persons per HH	2.7	2.6	2.7
Average HH income	\$129,334	\$120,323	\$118,410
Average house value	\$419,169	\$415,992	\$430,518

* Demographic data derived from 2020 ACS - US Census

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