

**PARAMUS, NJ - STRIP SHOPPING CENTER**

695 RT-17, PARAMUS, NJ 07652

\*\*\* FULLY LEASED \*\*\*



**OFFERING SUMMARY**

Sale Price: Call For Details

Building Size: 13,900 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Fully Leased Multi Tenant Strip Center For Sale on Route 17 in Paramus

**PROPERTY HIGHLIGHTS**

- Strong NOI with Long Term Tenants
- Newly Signed Feminine Urgent Care
- Prime Retail Site in the Heart of the Paramus Market
- Excellent Access and Visibility from Both Sides of Route 17
- Convenient Access to Route 4 and Garden State Parkway
- 160,000+ Daily Car Count
- 2 Miles from New Valley Hospital

FOR MORE INFORMATION CONTACT:

**MARC PALESTINA**

201.703.9700 x149  
mpalestina@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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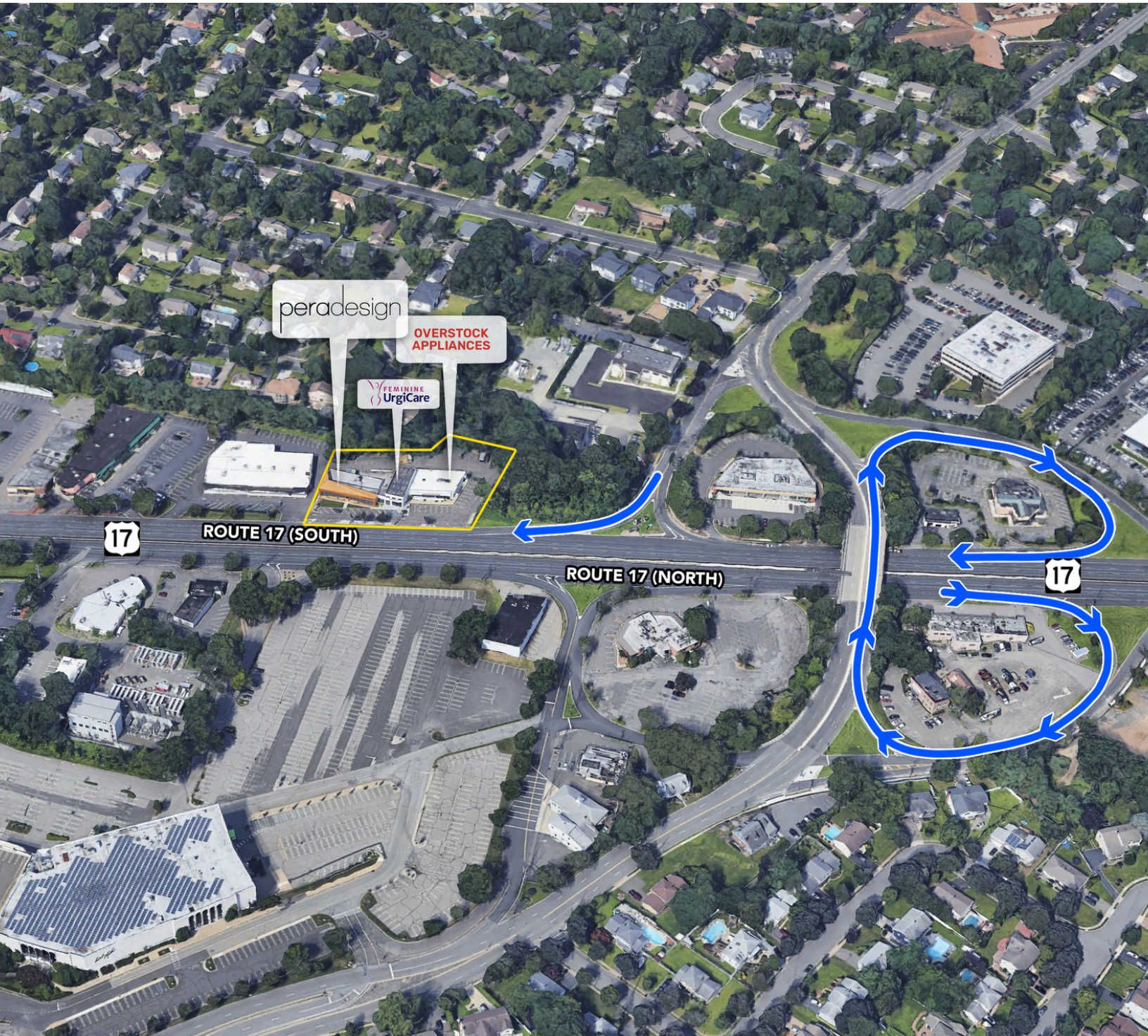
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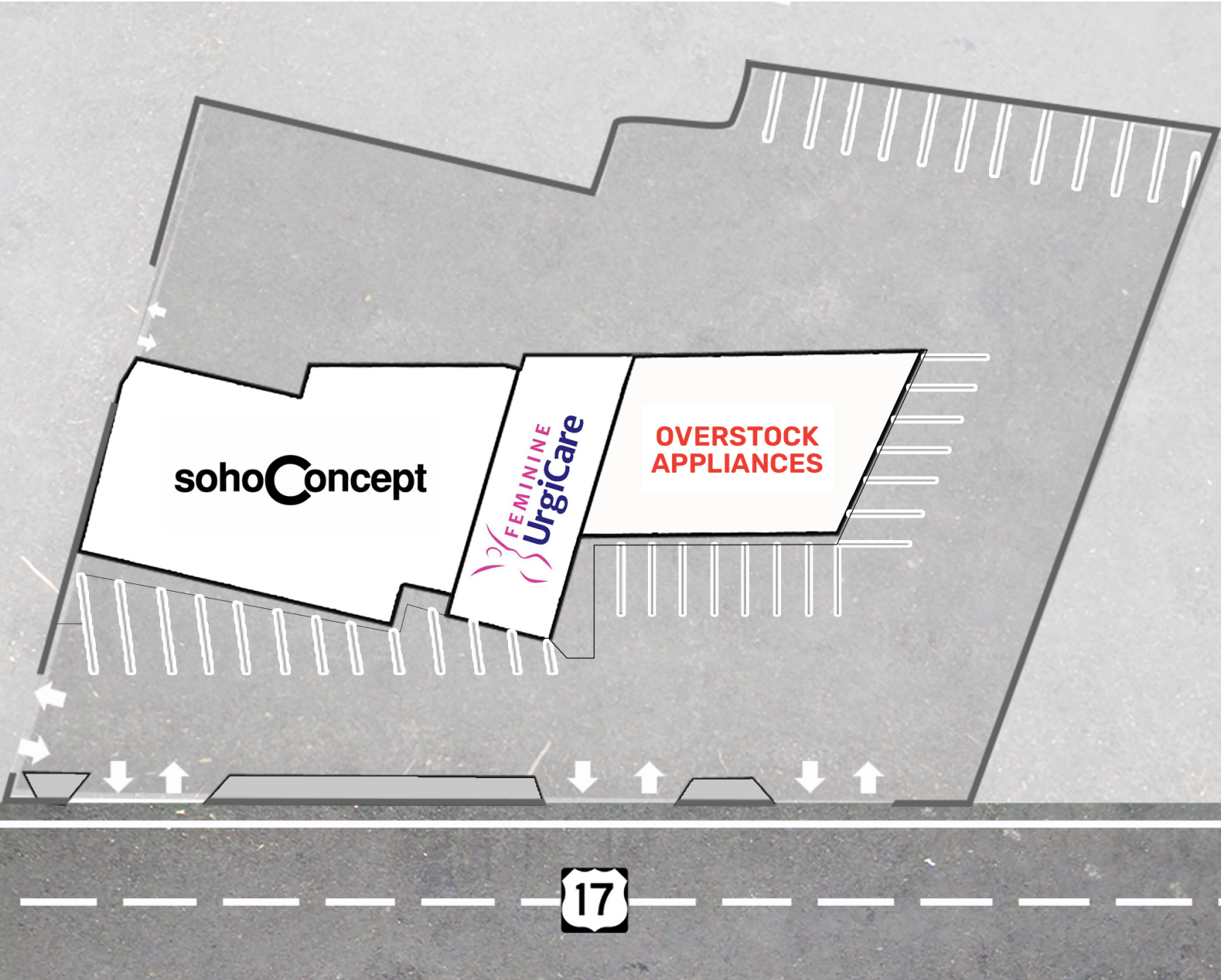
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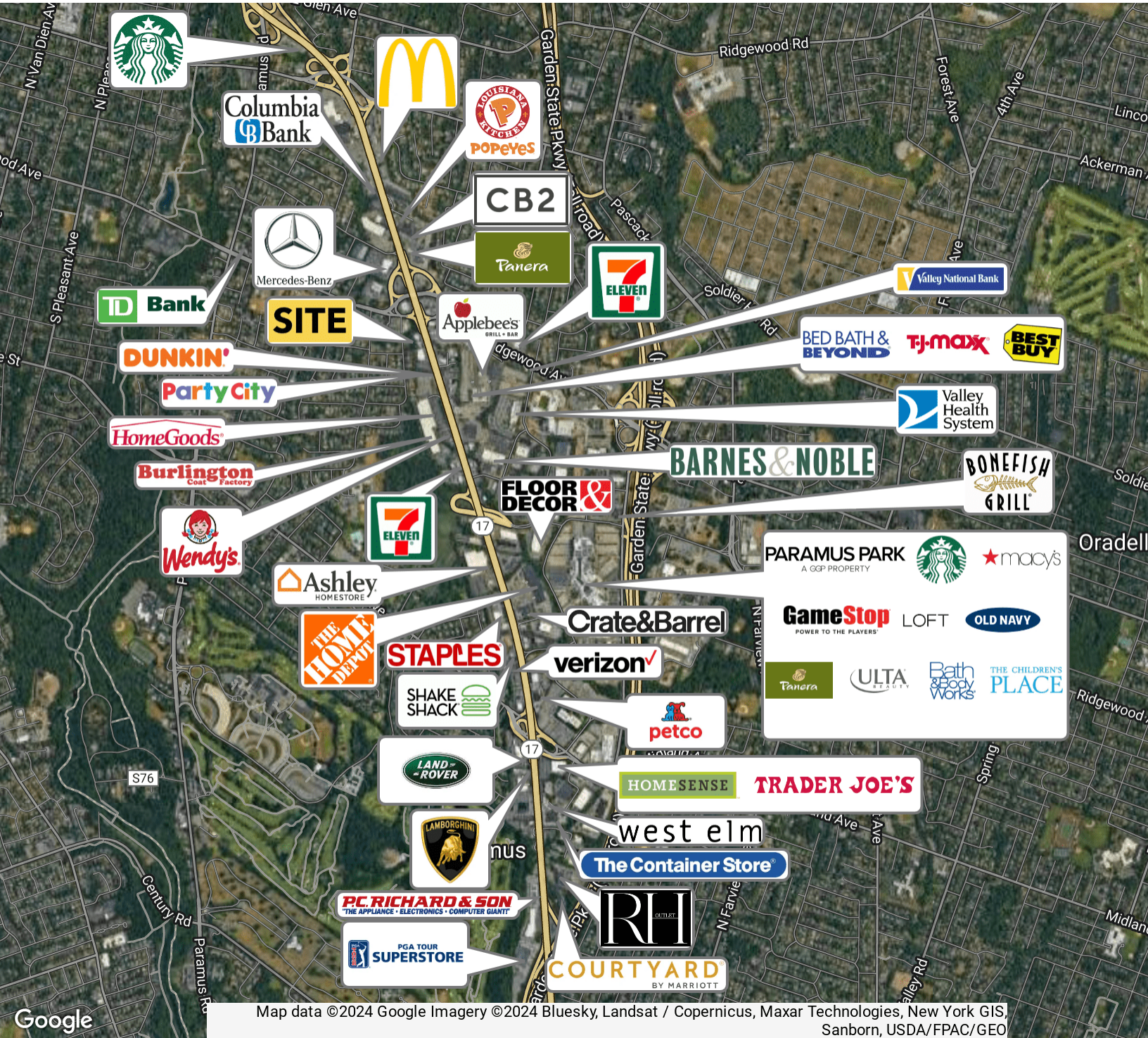
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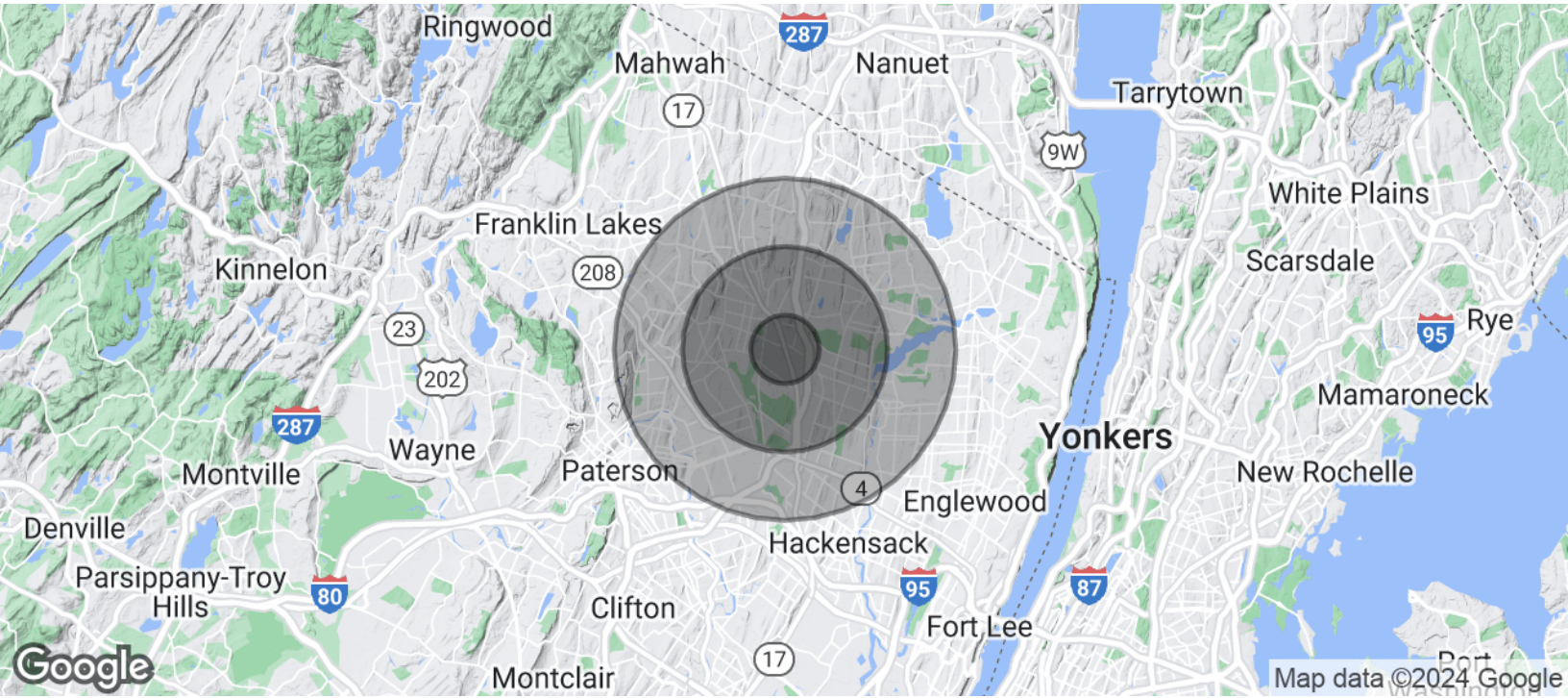
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,006	93,077	299,424
Average age	46.2	43.5	42.3
Average age (Male)	45.6	43.0	41.4
Average age (Female)	46.4	43.7	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,714	31,266	105,563
# of persons per HH	3.3	3.0	2.8
Average HH income	\$135,491	\$141,809	\$127,229
Average house value	\$602,040	\$629,367	\$558,307

\* Demographic data derived from 2020 ACS - US Census

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