

Building Better Communities With....



FOR SALE

PARAMUS MEDICAL CENTER
30 WEST CENTURY ROAD
PARAMUS, NJ 07652



PROPERTY OVERVIEW

Fully-leased 3 story medical office building, with stable tenancy and staggered lease rollover dates making this a solid investment opportunity, offering steady, reliable cash flow. Located near full Interchange of Route 17, in the heart of one of the busiest retail corridors in the nation.

Abundant amenities nearby with the new Valley Hospital, housing over 350 beds, just minutes away. Other hospitals in the area are Holy Name, St Joseph, Hackensack Meridian and Englewood. These provide over 2,000 additional beds.

The building features 2 elevators and plenty of on-site parking. Recent upgrades have been made to common areas and repaved/striped parking lots.

SIZE:

33,755 +/- RSF on 1.52 acres; 2 tenanted floors over covered parking, MRI facility and lobby

PARKING

128 cars, covered and uncovered

\$12,950,000.00 [6.55% CAP RATE]

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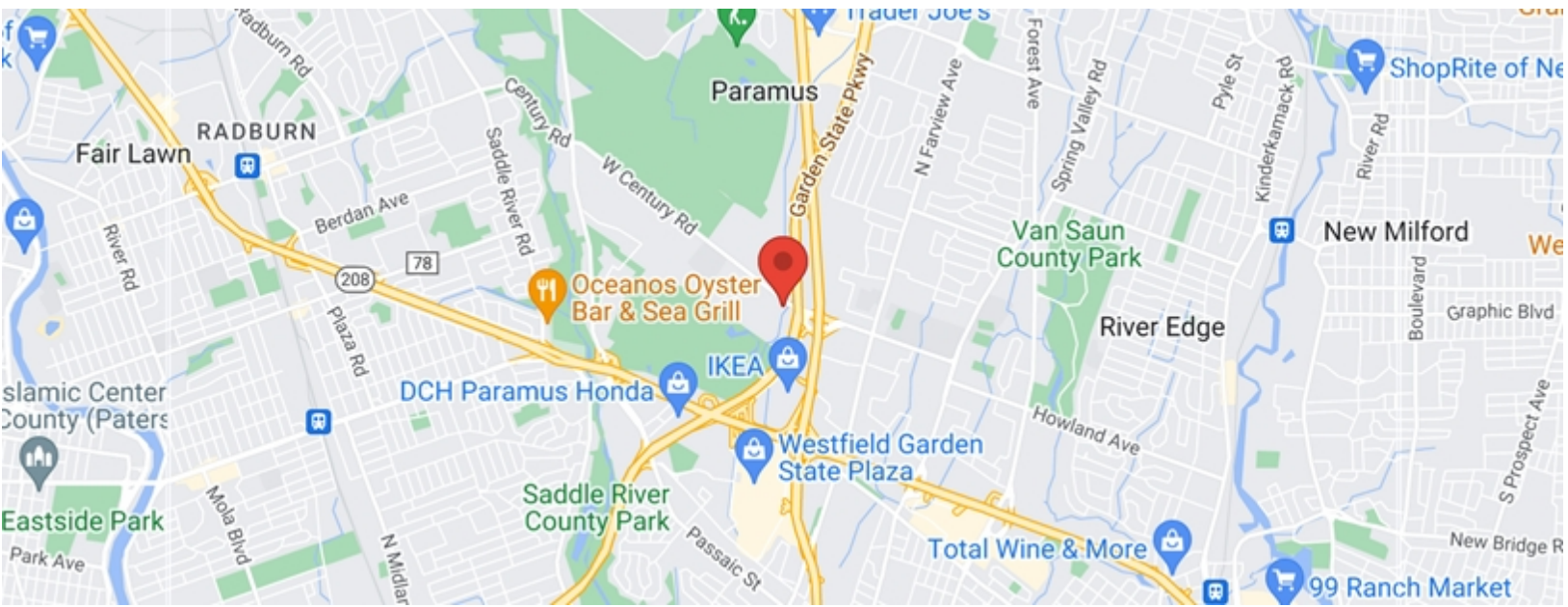


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,404	139,016	529,009
2010 Population	6,217	141,418	533,535
2023 Population	6,316	148,484	569,771
2028 Population	6,176	147,040	571,666
2023-2028 Growth Rate	-0.45 %	-0.2 %	0.07 %
2023 Daytime Population	17,728	166,669	539,521

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	97	3,197	16,421
\$15000-24999	80	2,174	10,680
\$25000-34999	77	2,412	11,576
\$35000-49999	169	3,797	16,537
\$50000-74999	169	6,319	27,775
\$75000-99999	228	6,257	22,926
\$100000-149999	442	11,093	36,179
\$150000-199999	291	7,120	22,063
\$200000 or greater	625	12,564	36,196
Median HH Income	\$ 125,523	\$ 110,875	\$ 92,489
Average HH Income	\$ 168,403	\$ 153,440	\$ 135,688

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,820	52,745	188,187
2010 Total Households	2,203	53,338	187,617
2023 Total Households	2,177	54,932	200,352
2028 Total Households	2,147	55,015	203,485
2023 Average Household Size	2.87	2.67	2.81
2023 Owner Occupied Housing	1,720	37,777	114,242
2028 Owner Occupied Housing	1,730	38,175	117,018
2023 Renter Occupied Housing	457	17,155	86,110
2028 Renter Occupied Housing	418	16,840	86,466
2023 Vacant Housing	57	2,238	9,162
2023 Total Housing	2,234	57,170	209,514

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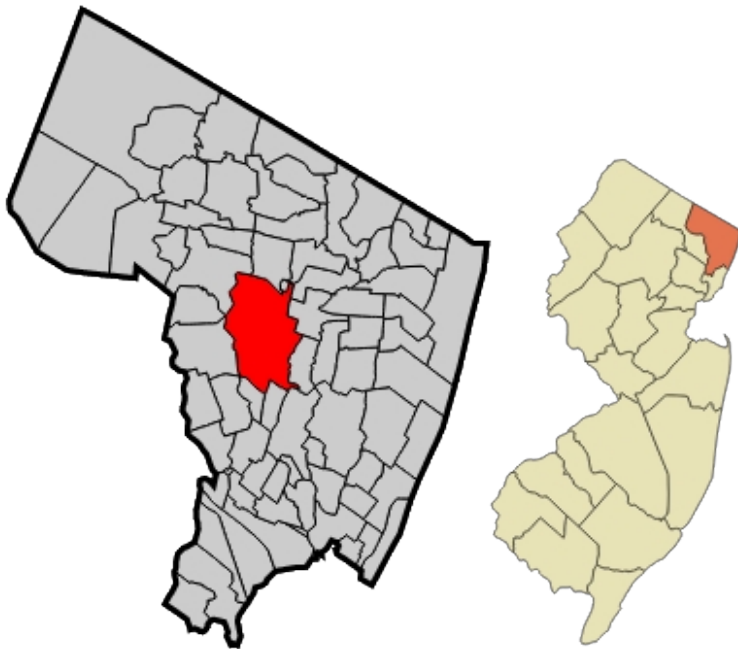


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ABOUT PARAMUS

Paramus is a borough in the central portion of Bergen County, in the U.S. state of New Jersey. A suburban bedroom community of New York City, Paramus is located 15 to 20 miles (24 to 32 km) northwest of Midtown Manhattan and approximately 8 miles (13 km) west of Upper Manhattan. The Wall Street Journal characterized Paramus as "quintessentially suburban".



CITY OF PARAMUS

County	Bergen
Incorporated	4/3/1922

AREA

City	10.5 sq mi
Land	10.4 sq mi
Water	0.1 sq mi
Elevation	49 ft

POPULATION

Population	26,698
Estimate (2022)	26,359
Rank	95
Density	2,556.10 sq mi

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