

RETAIL SPACE

165-167 ROUTE 4 WEST

Route 17, Route 4 and Route 208

BERGEN COUNTY

PARAMUS | NEW JERSEY

7,000 SF

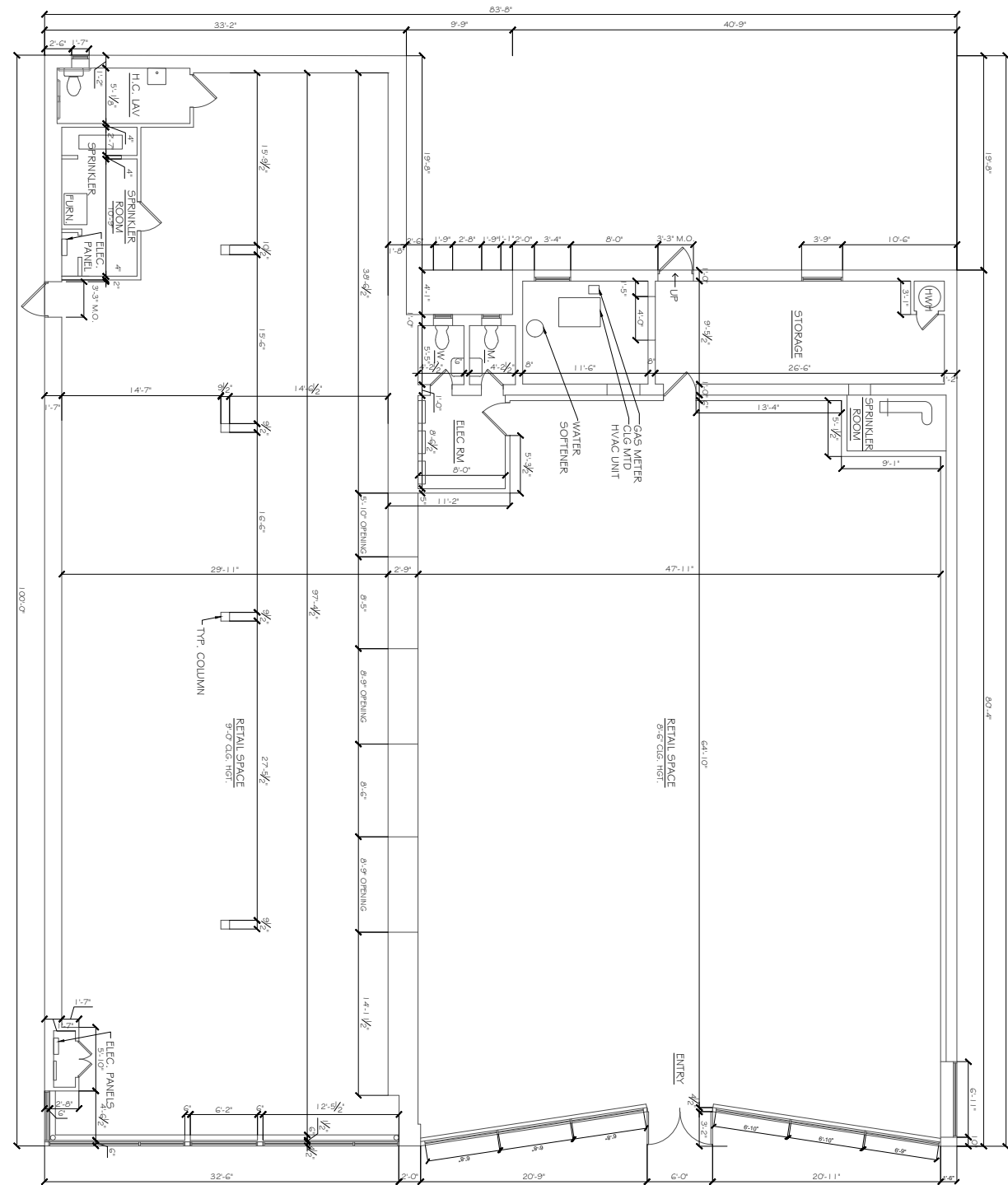
Over 80 feet of
frontage on Route 4



RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOCATION

165-167 Route 4 West

SIZE

Ground Floor 7,000 SF

NNN

\$7.15 psf

ASKING RENT

Upon Request

PYLON

Yes

PARKING

64 spaces

NEIGHBORS

Dunkin', Forte Piano Music Company, Exxon Station, Magic Moments Entertainment, Jack Daniels Audi of Paramus, DCH Paramus Honda, Chakra, Life Uniform, Dressbarn, Extreme Motorsports, C2 Education of Paramus, Tooltown, Plaza Salon, Wendy's, Paramus Sewing Center, Find @ Lord & Taylor, Carpets Unlimited

COMMENTS

Freestanding building with 90 feet of frontage on Route 4

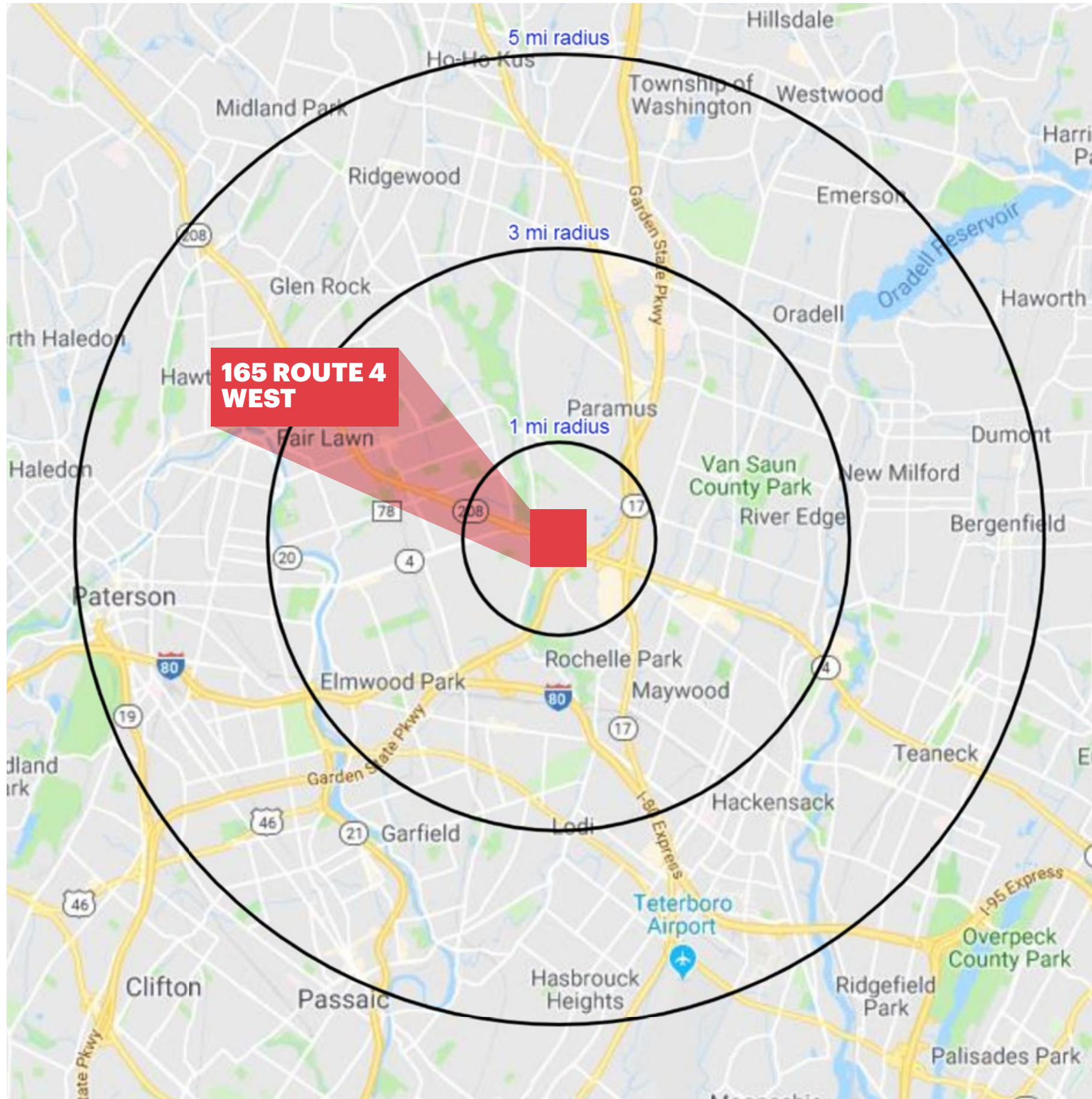
Traffic counts of 98k

1 mile from Rt 4 and Rt 17 interchange

1 mile from Garden State Plaza

1.1 mile from Garden State Parkway exit and 1 mile to the Garden state Parkway entrance

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

10,339

HOUSEHOLDS

3,775

MEDIAN AGE

43.7

COLLEGE GRADUATES (Bachelor's +)

3,367 - 45%

TOTAL BUSINESSES

1,169

TOTAL EMPLOYEES

15,365

DAYTIME POPULATION (w/ 16 yr +)

18,394

3 MILE RADIUS

POPULATION

157,747

HOUSEHOLDS

58,556

MEDIAN AGE

41.9

COLLEGE GRADUATES (Bachelor's +)

50,455 - 44.3%

TOTAL BUSINESSES

8,939

TOTAL EMPLOYEES

101,172

DAYTIME POPULATION (w/ 16 yr +)

147,963

5 MILE RADIUS

POPULATION

617,299

HOUSEHOLDS

211,279

MEDIAN AGE

37.7

COLLEGE GRADUATES (Bachelor's +)

146,458 - 35.0%

TOTAL BUSINESSES

30,254

TOTAL EMPLOYEES

307,579

DAYTIME POPULATION (w/ 16 yr +)

498,395

MARKET AERIAL



LOW LEVEL AERIAL AND ACCESS/TURNAROUNDS



CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.