

## PARAMUS, NJ - RETAIL BUILDING

255 STATE RT 4, PARAMUS, NJ 07652

NEW RETAIL REDEVELOPMENT ON ROUTE 4 - COMING SUMMER OF 2026



### OFFERING SUMMARY

Available: 2,935 - 13,195 SF  
Building Size: 13,195 SF  
Lease Rate: Call for Details

### NEIGHBORING TENANTS



### PROPERTY OVERVIEW

Route 4 New Retail Redevelopment

### PROPERTY HIGHLIGHTS

- 13,195 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

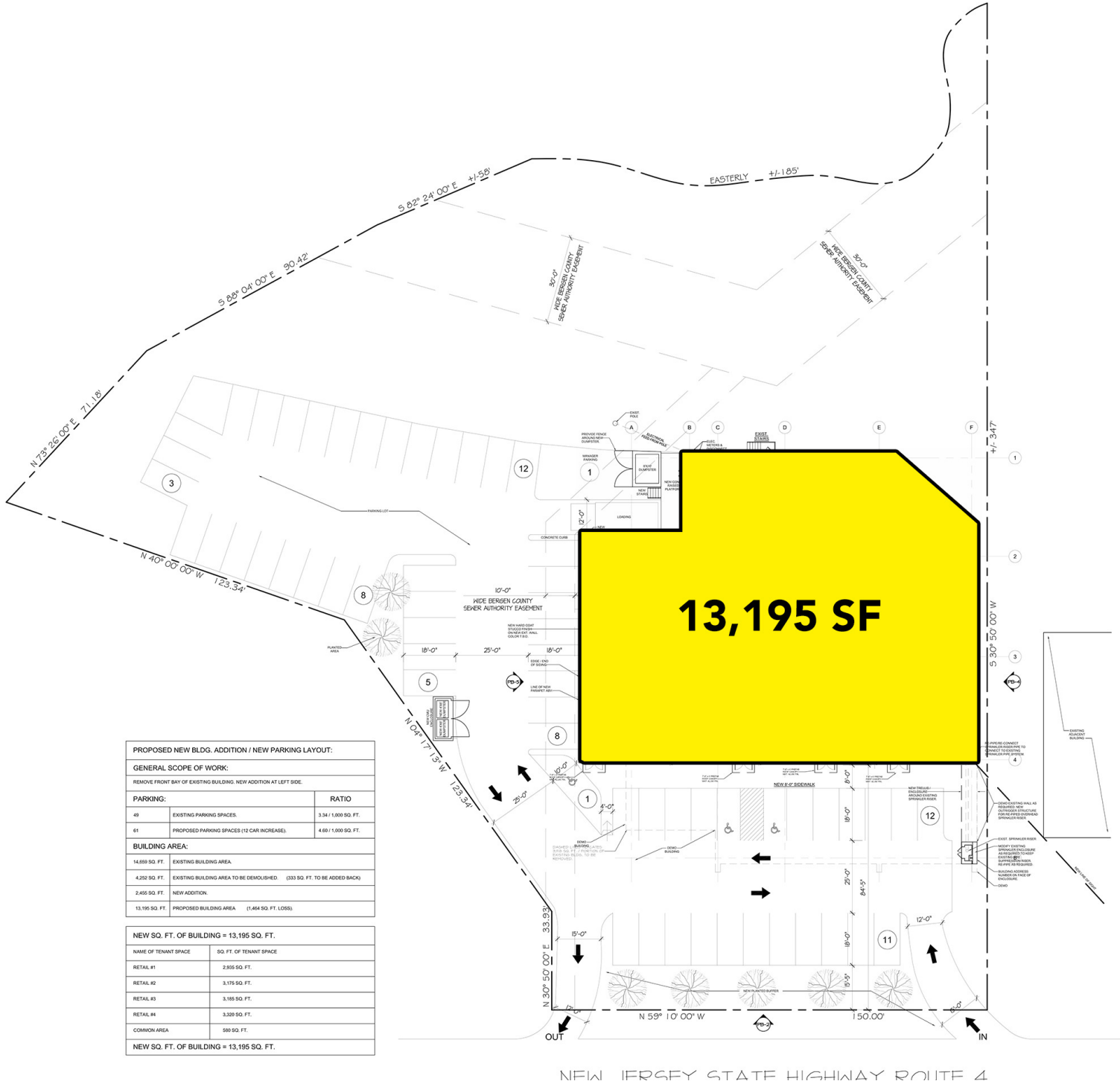
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NEW JERSEY STATE HIGHWAY ROUTE 4

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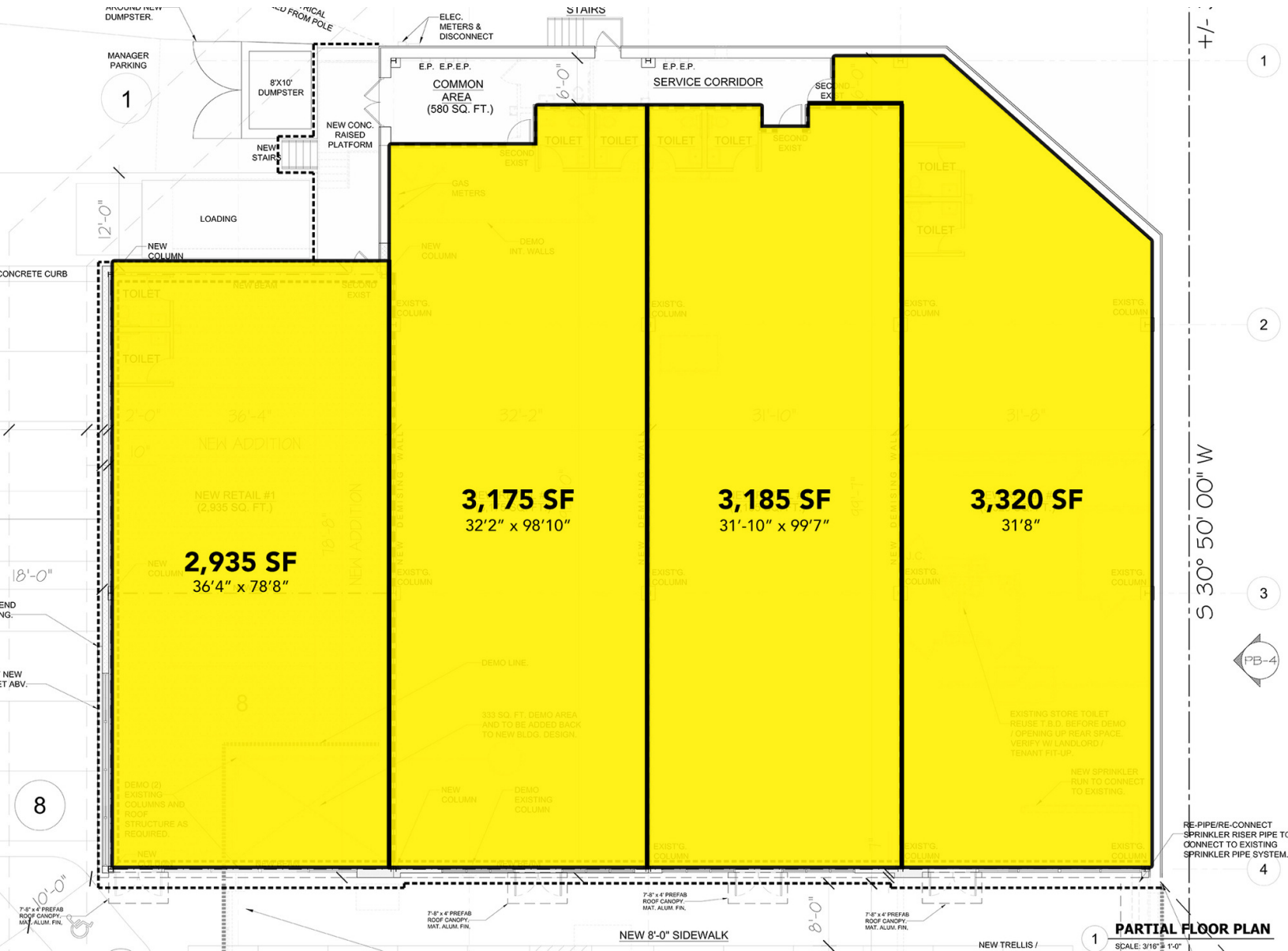
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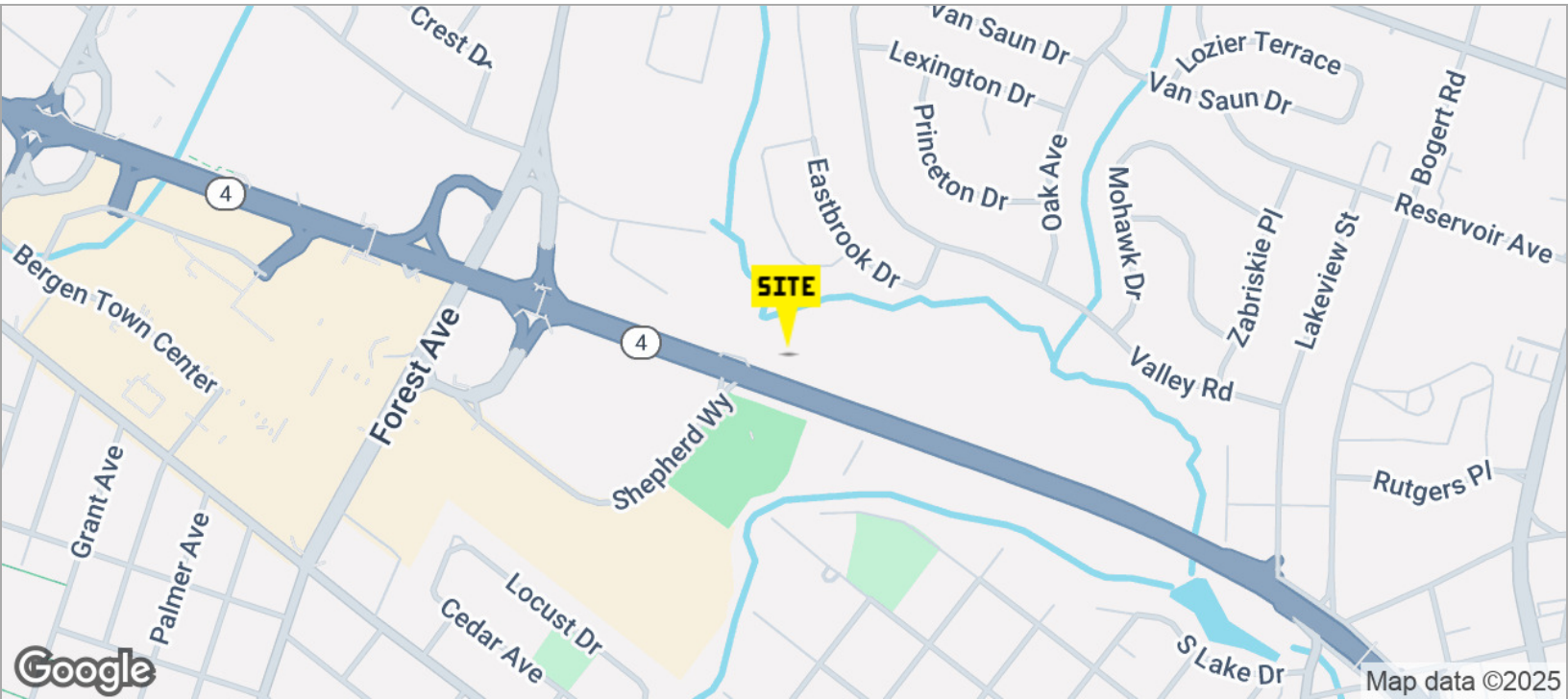


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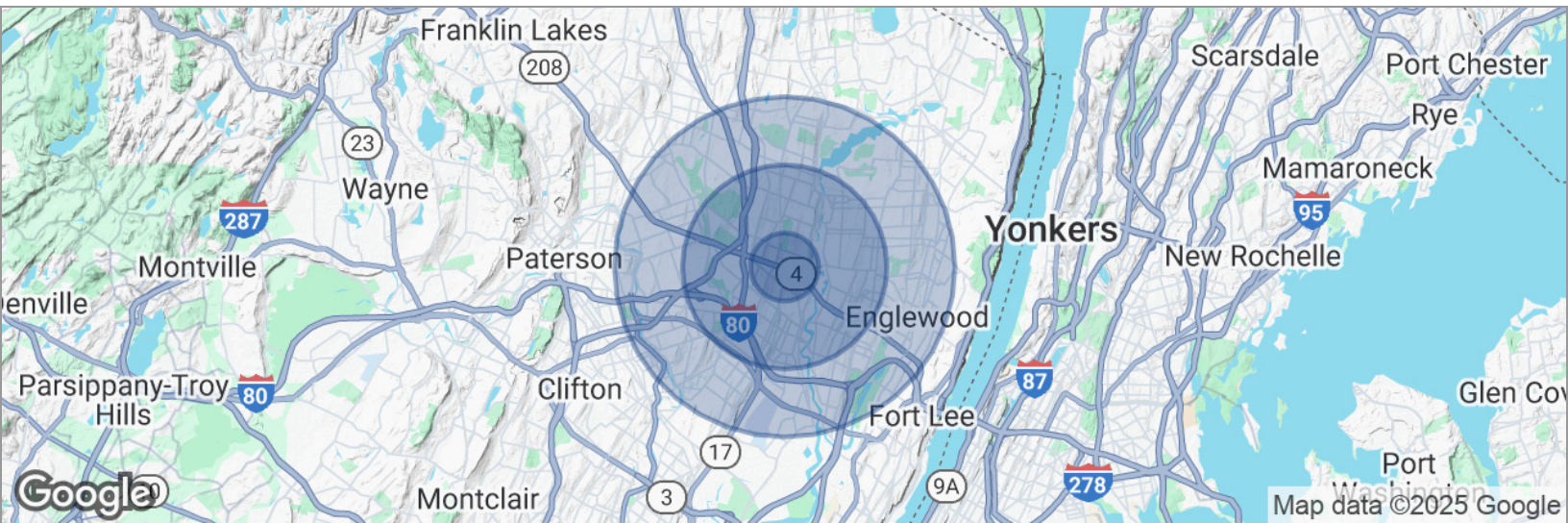
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	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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