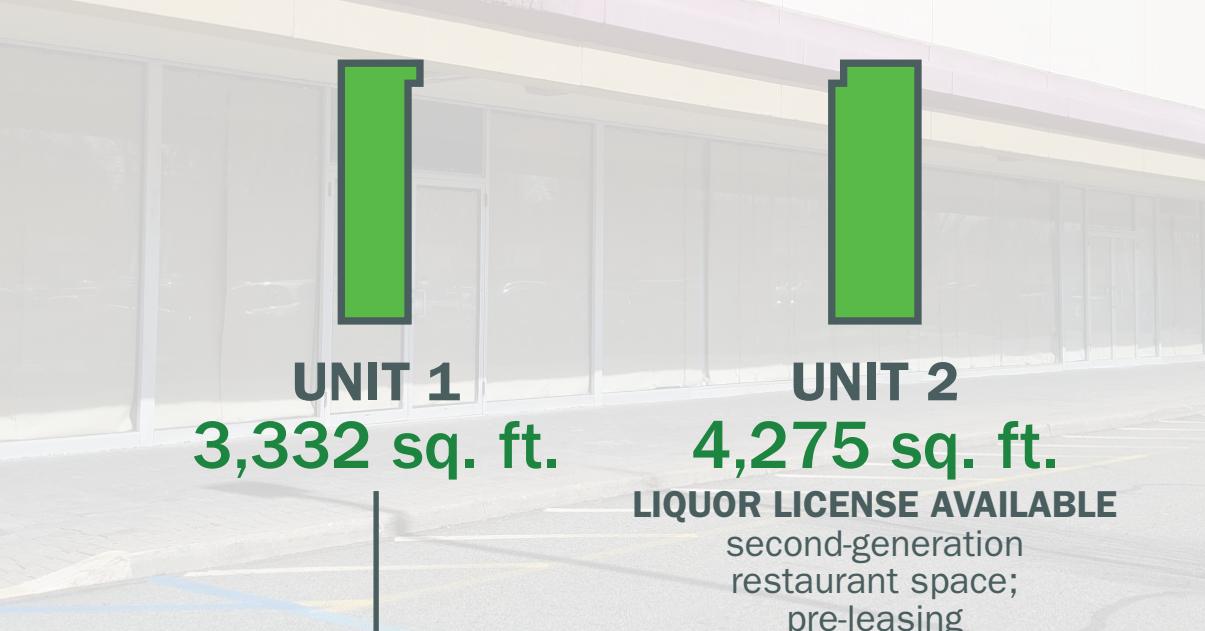




SHOPPES AT

275 ROUTE 4 WEST | PARAMUS, NEW JERSEY

AVAILABILITIES AT



UNIT 1

3,332 sq. ft.

UNIT 2

4,275 sq. ft.
LIQUOR LICENSE AVAILABLE
second-generation
restaurant space;
pre-leasing

**CAN BE COMBINED
7,607 sq. ft.**

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HIGHLIGHTS AT

Parking	561 spaces available (4.89/1,000 sq. ft.)
Frontage	720' along Route 4 West
Asking Rent	Upon request
Co-Tenants	Chuck E. Cheese, Macy's Furniture, Dollar Tree, Paramus Jewelers Exchange, Creative Furniture and Cruise Holidays
NNN	\$8.05 per sq. ft.
Features	<ul style="list-style-type: none">• Liquor license available• Excellent access & exposure• Glass storefronts• Recent capital improvements• New pylon installed in 2020

DEMOGRAPHICS AT

10,924
1 mile

155,899
3 miles

606,170
5 miles

4,577 • 55.8%
1 mile

53,129 • 46.5%
3 miles

151,038 • 36.4%
5 miles

4,095
1 mile

57,738
3 miles

207,801
5 miles

\$116,495
1 mile

\$103,049
3 miles

\$81,023
5 miles

Source: CBRE Research, 2022.

SHOPPES AT IV

 **macy's** furniture gallery

 **CHUCK E. CHEESE'S**

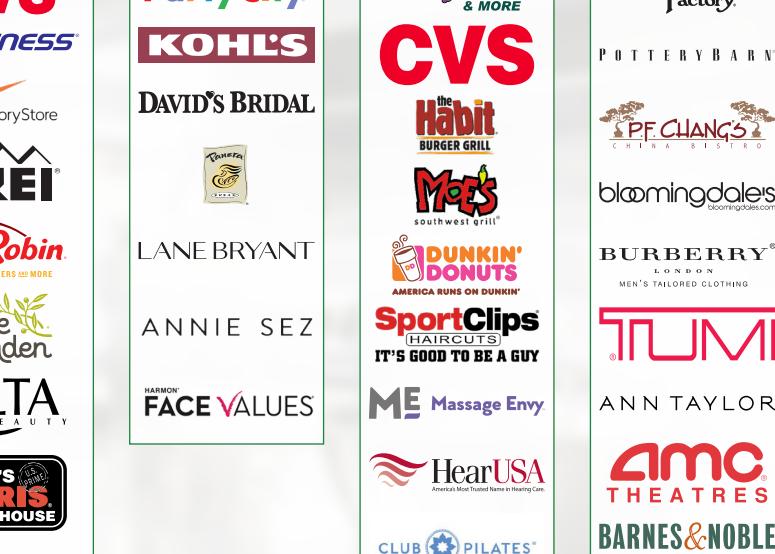
 **DOLLAR TREE**

AVAILABLE

**Cruise
Holidays**

**Jewelers
Exchange**

**Creative
Furniture**



NEIGHBORS AT

GARDEN STATE PLAZA
macy's
NORDSTROM
Neiman Marcus
GRAND LUX CAFE
THE CAPITAL
ARENA THEATRES
AMC THEATRES
J. CREW
GUCCI
Seasons 52
COMING SOON

PLAZA 35
HOUЛИHAN'S
Bank of America
ROADRUNNER
TURNING POINT
COMING SOON

BERGEN OUTLETS CENTER
LOVE'S
TARGET
Marshalls
WHOLE FOODS
Ovaltine 21
department store
NORDSTROM
T J MAXX
OFF 5TH
SAKS FIFTH AVENUE OUTLET
BALENO
ISLAND GOURMET
BURLINGTON

PARAZIA'S
Party City
Kohl's
David's Bridal
David's
Lane Bryant
ANNIE SEZ
FACE VALUES

NEW BRIDGE RIVER EDGE
Total Wine & More
CVS
The Habit Burger Grill
Moes
DUNKIN'
Sport Clips
HAIR CUTS
ME
Hear USA
CLUB PILATES

AT THE RIVERSIDE
Factory
POTTERY BARN
CHAMPS
bloomingdale's
BURBERRY
TUMI
ANN TAYLOR
AMC THEATRES
BARNES & NOBLE
Booksellers
Brooks Brothers
True Food
sweetgreen

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SHOPPES AT IV

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