

RETAIL SPACE

178-184 ROUTE 17 NORTH

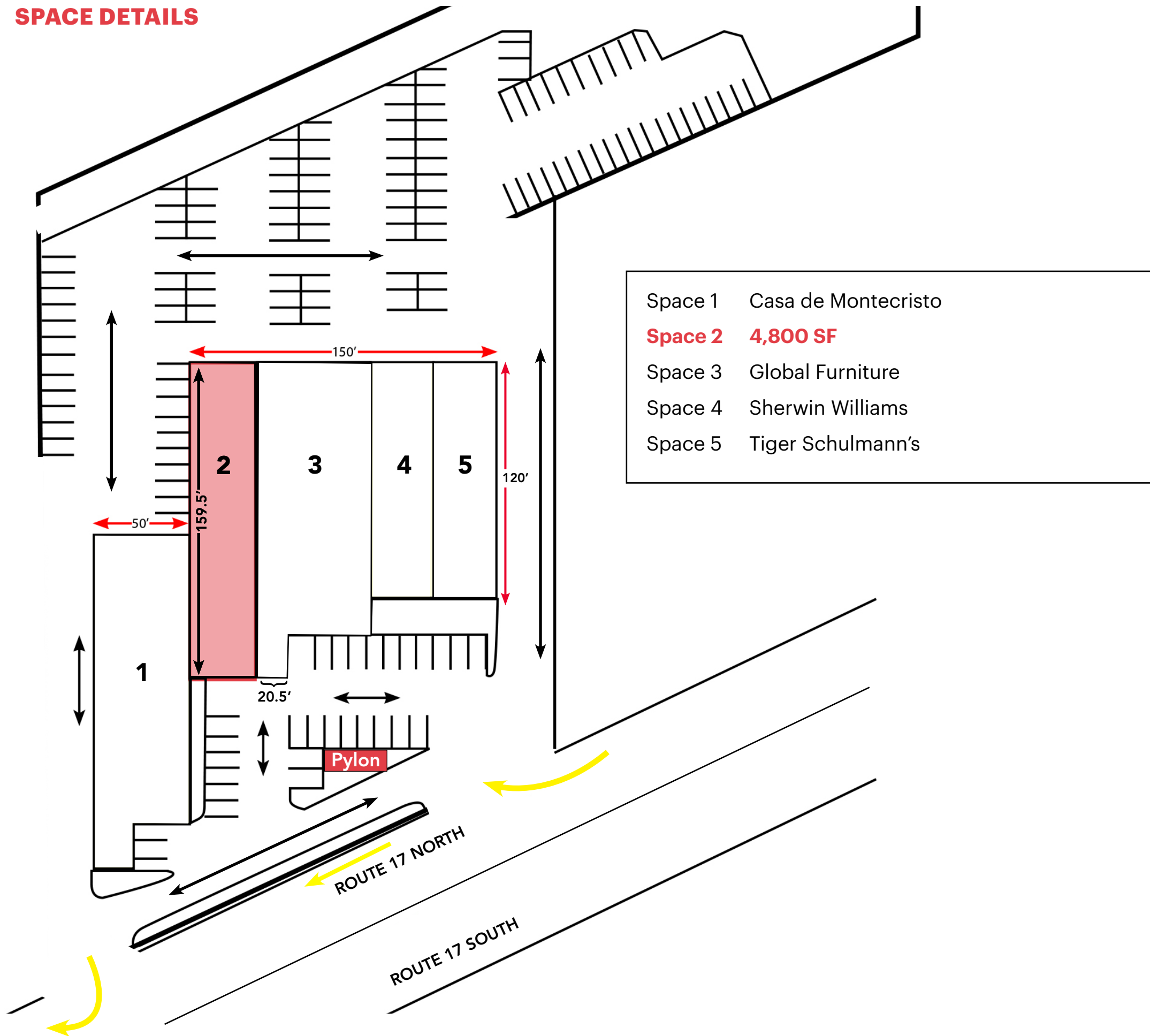
PARAMUS | NEW JERSEY

4,800 SF

Space Available



SPACE DETAILS



Space 1	Casa de Montecristo
Space 2	4,800 SF
Space 3	Global Furniture
Space 4	Sherwin Williams
Space 5	Tiger Schulmann's

LOCATION

North side of Route 17

SIZE

Space 2 4,800 SF - 159.5' x 28'

NNN

\$11.55 PSF

RENT

Negotiable

CEILING HEIGHTS

10.5'

PARKING

Approximately 140 space parking lot (30 in front and 110 in rear)

CO-TENANTS

Casa de Montecristo, Sherwin Williams, Center Stage Dance Studio, Tiger Schulmann's, Global Furniture

COMMENTS

Prime Route 17 retail property

Ample rear parking

Strong presence of national retailers

141,786 vehicles per day on Route 17

In between Garden State Plaza and Paramus Park

Highly visible from highway traffic

Major regional retail and office hub

Affluence in Bergen County surrounding markets allow

Paramus to present a wide variety of goods that range from economical to very high end items

ACCESS & TURNAROUNDS



GARDEN STATE PLAZA

- NORDSTROM ZARA Apple H&M Neiman Marcus macy's IMAX
- GAP amc SEPHORA OLD NAVY FOREVER 21
- LE LABO BYREIDCO CHAMPS adidas COTTON-ON LOFT francesca's
- Finish Line THE CAPITAL COACH ARITZIA HOLLISTER LACOSTE
- Madwell AMERICAN EAGLE aerie Abercrombie & Fitch MCM AÉROPOSTALE
- VICTORIAS SECRET GUESS PINSTRIPES J.CREW J.Jill Dr. Martens MINI SOU
- WHITE HOUSE BLACK MARKET PANDORA free people UNDER ARMOUR KENDRA SCOTT LLADRO BANANA REPUBLIC
- UNTUCKIT UGG Kiehl's INDOCHINO Lids JANIE JACK EVERYTHING BUT WATER
- FABLETICS Wetzel's Pretzels Soma LEGO Eddie V's MADISON REED MaxMara
- Häagen-Dazs PACSUN GUCCI TILLYS alo yoga KURA
- MICHAEL KORS Clarks Timberland EXPRESS ANN TAYLOR Tommy Bahama ARCTERYX
- backstage BOSS FIVE GUYS bluemercury Seamus beard papa's claire's
- GameStop LUCKY BRAND PELOTON WINDSOR POPEYES LV
- TORY BURCH VANS "OFF THE WALL" VERSACE GARAGE FOGO DE CHÃO BRAZILIAN STEAKHOUSE Foot Locker KFC HELZBERG DIAMONDS
- RAW BONOBOB STEVE MADDEN TAG HETTER Sam Edelman KAY JEWELERS DIESEL
- SPERRY BURBERRY HANDLES Aēsop SKECHERS LUSH
- TOUS HOTTOPIC SHAKE SHACK drybar CHARLEYS Wetzel's Pretzels

DICK'S SPORTING GOODS **Guitar Center** **LA FITNESS**

GOLF GALAXY **FIVE BELOW** **MUSIC & ARTS**

Starbucks **Bassett** **Michaels**

Raymour & Flanigan FURNITURE

176-184 Route 17 North

Casa MONTECRISTO

Global Furniture **SHERWIN-WILLIAMS**

FedEx Office **circa LIGHTING** **KOHLER**

Pediatrics URGENT CARE **FB** **BOB'S FURNITURE**

GOLFTEC **chairking**

BERGEN TOWN CENTER

- NORDSTROM rack ULTA WHOLE FOODS GAP SEPHORA HomeGoods target
- CHOPT Sarku's Japan Middle East blink Marshalls
- RUTH'S STEAK HOUSE TORRY HILFER Jaki's 15TH SPERRY'S OLD NAVY U.S. POLO ASSN. THE CHILDREN'S PLACE
- GameStop EXPRESS BANANA REPUBLIC NIKE Burlington villa Belgium Kitchen
- GUESS EUROPEAN WAX CENTER Splendid J.CREW KAY JEWELERS claires Slickys
- Häagen-Dazs PERRY ELLIS OSHKOSH Bigsoft CHARLEYS SKECHERS perfumania
- Bohanna's Island Breeze CVS pharmacy CAVA PANDORA CHASE Olive Garden

PARAMUS PLACE

- KOHL'S** Raymour & Flanigan Furniture **Panera** BREAD
- LANE BRYANT bareMinerals
- DAVID'S BRIDAL **MATTRESS Warehouse** **DOLLAR TREE**

TURNING POINT **ROADRUNNER**

HOULIHAN'S **BLAZE PIZZA** **BLICK art materials**

citibank **NetCost**

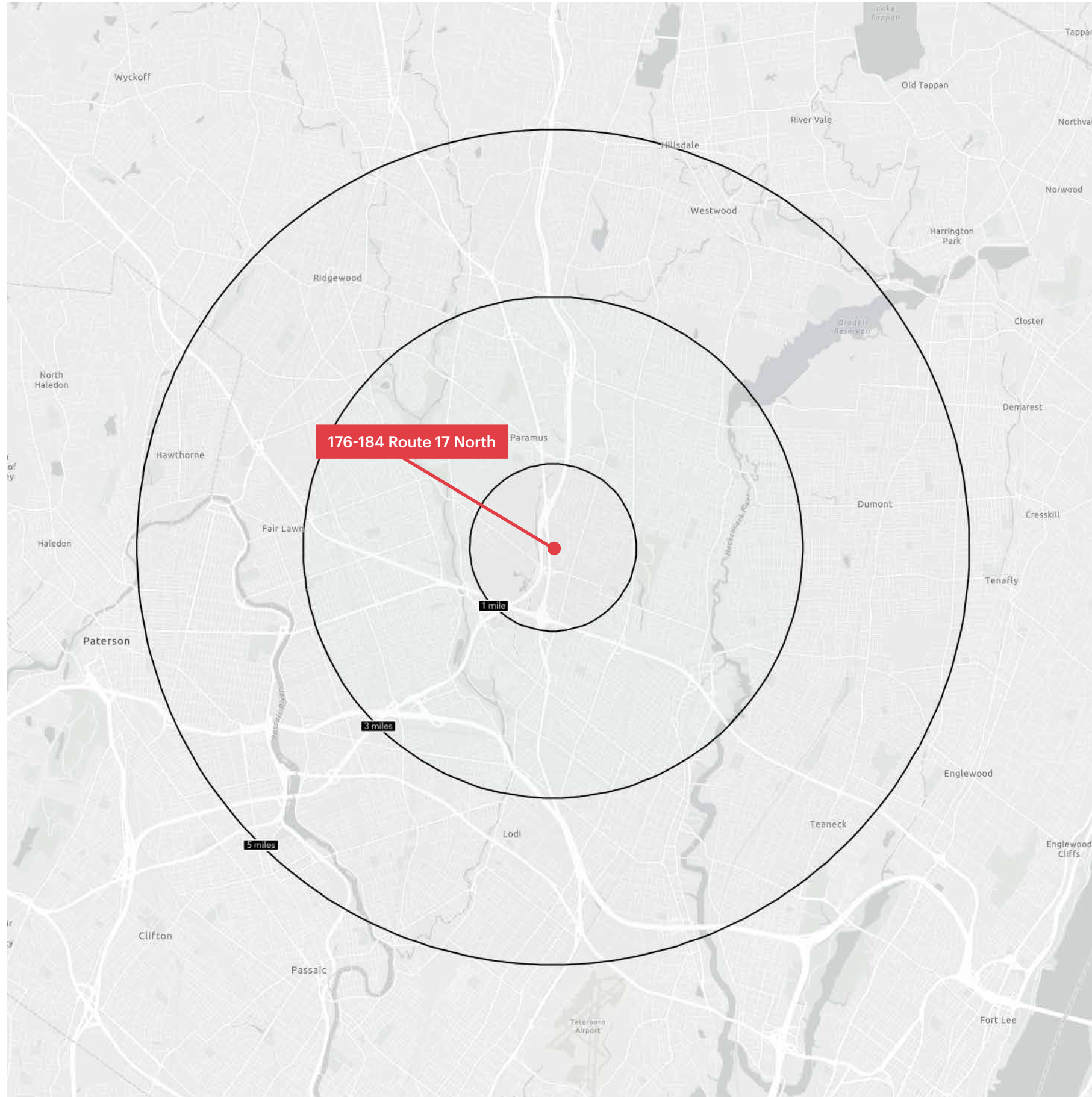
DOLLAR TREE **Phenix** **macy's**

CHUCK E. CHEESE **MATTRESS FIRM**

LOW LEVEL AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

15,651

HOUSEHOLDS

5,780

MEDIAN AGE

45.3

COLLEGE GRADUATES (Bachelor's +)

5,3590 - 45%

TOTAL BUSINESSES

1,171

TOTAL EMPLOYEES

14,363

TOTAL DAYTIME POPULATION

21,745

AVERAGE HOUSEHOLD INCOME

\$152,206

3 MILE RADIUS

POPULATION

198,506

HOUSEHOLDS

75,006

MEDIAN AGE

31.4

COLLEGE GRADUATES (Bachelor's +)

64,260 - 45%

TOTAL BUSINESSES

9,598

TOTAL EMPLOYEES

117,006

TOTAL DAYTIME POPULATION

212,137

AVERAGE HOUSEHOLD INCOME

\$141,141

5 MILE RADIUS

POPULATION

641,943

HOUSEHOLDS

225,387

MEDIAN AGE

39.7

COLLEGE GRADUATES (Bachelor's +)

169,650 - 37%

TOTAL BUSINESSES

23,519

TOTAL EMPLOYEES

261,523

TOTAL DAYTIME POPULATION

577,439

AVERAGE HOUSEHOLD INCOME

\$131,863

*2025 estimates

ADDITIONAL PHOTOS



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