

PARAMUS, NJ

777 ROUTE 17 SOUTH, PARAMUS, NJ 07652



OFFERING SUMMARY

Available SF: 2,900 SF & 12,000 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



Mercedes-Benz



PROPERTY OVERVIEW

Strip Center: Space For Lease

PROPERTY HIGHLIGHTS

- Available Immediately | Join Blinds To Go!
- 2900 SF End-Cap | Plus 12,000 SF Lower Level Space On Grade In Back Of Building (Separate Entrance)
- Prime Highway Location
- Densely Populated | Strong Retail Market
- Excellent Highway Exposure
- 20 Parking Spaces In Front | 70 Additional Spaces Can Be Added In Back
- 165,000 VPD | Route 17

FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149

mpalestina@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115

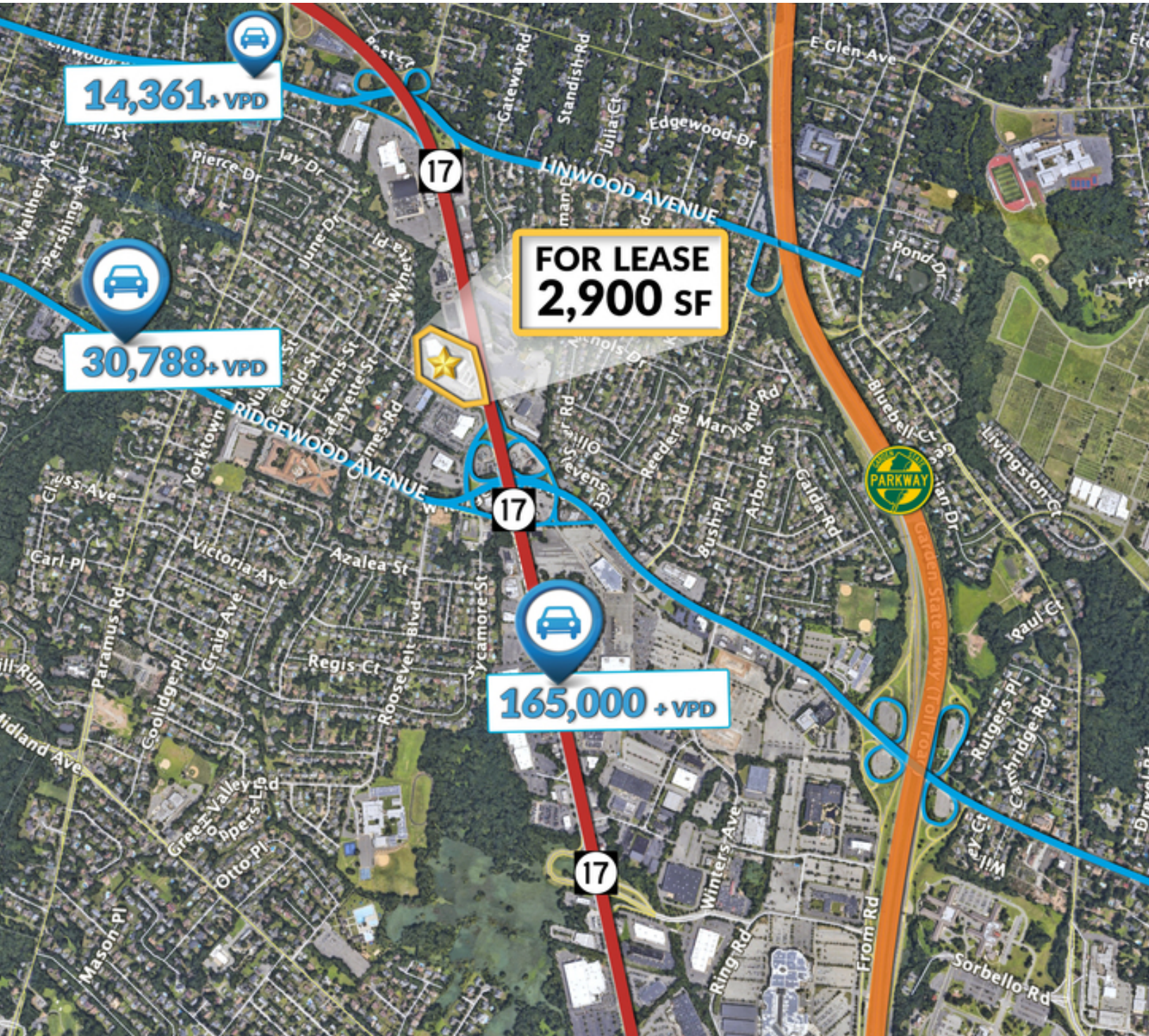
clanyard@thegoldsteingroup.com



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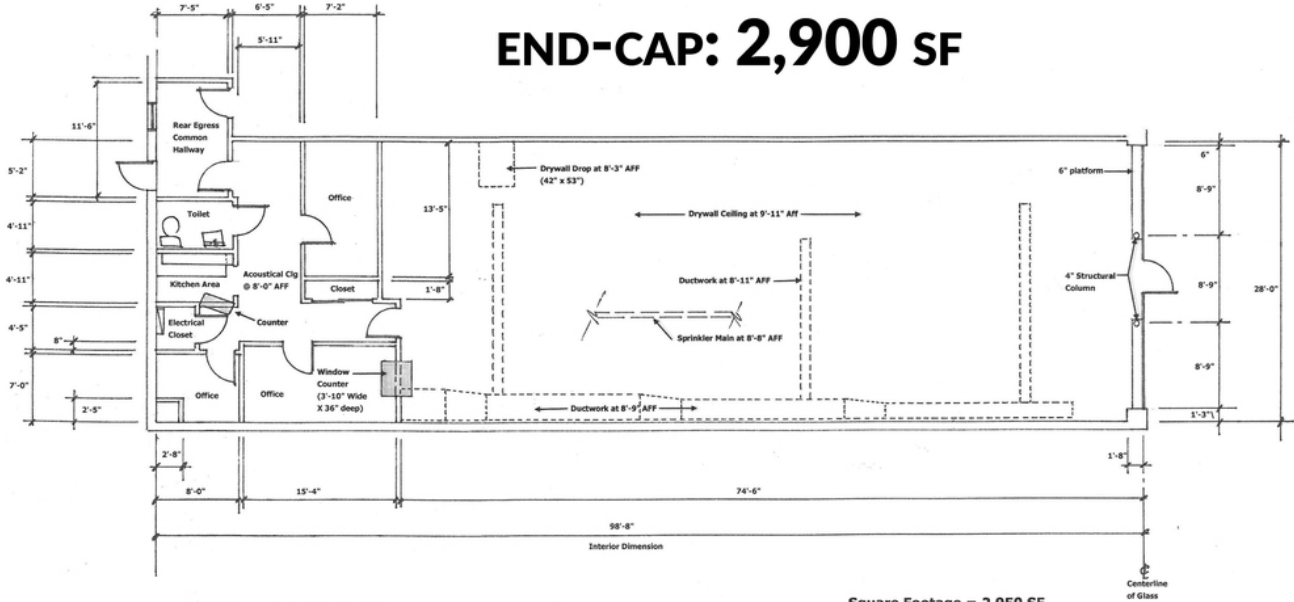
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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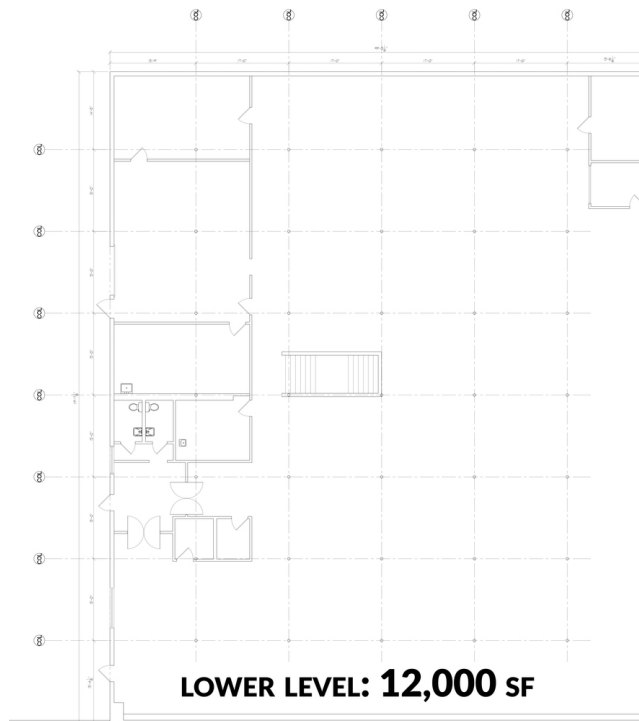
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END-CAP: 2,900 SF



**777 Route 17 South
Paramus, NJ
(South Space)**

Square Footage = 2,950 SF
Note: Square footage shown is approximate



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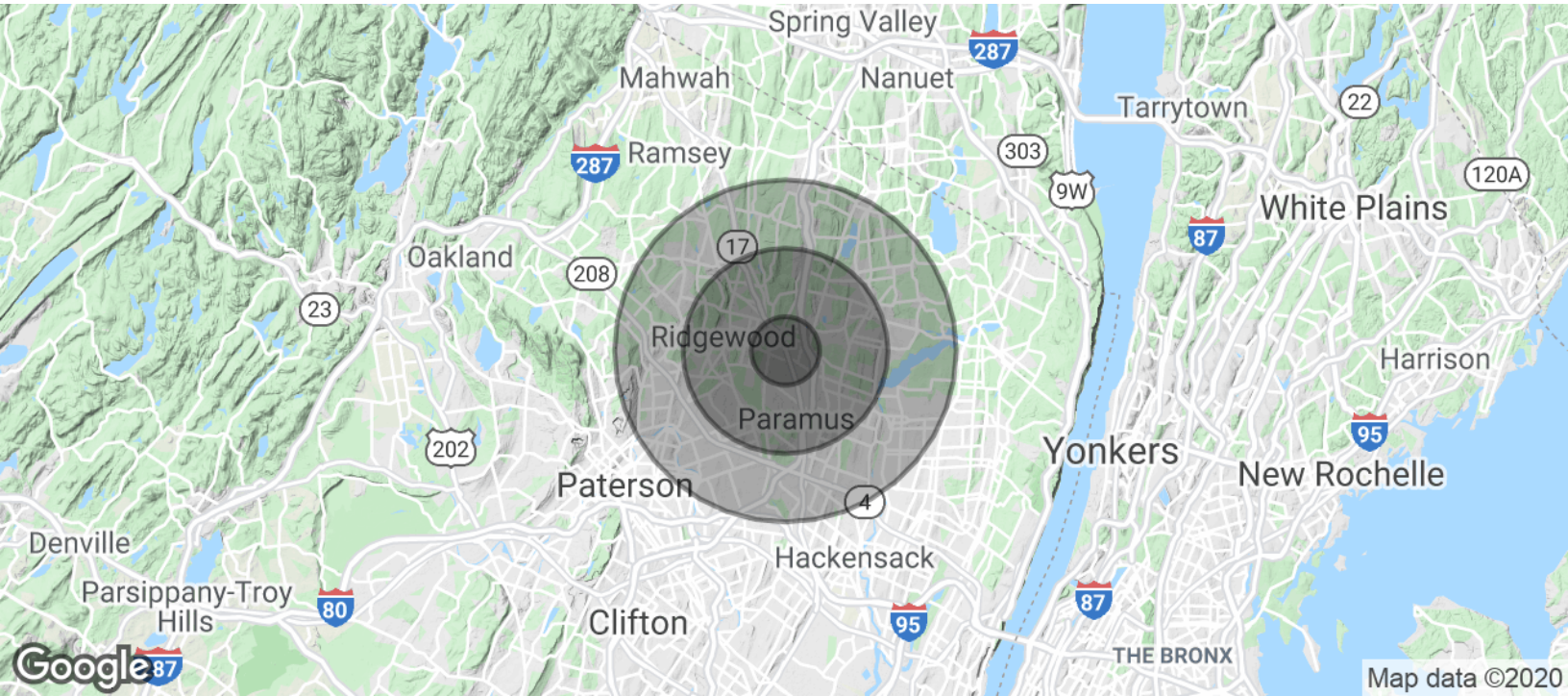
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,918	91,849	282,549
Average age	45.0	43.2	42.5
Average age (Male)	44.3	42.8	41.6
Average age (Female)	45.3	43.5	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,093	30,816	98,780
# of persons per HH	3.2	3.0	2.9
Average HH income	\$144,768	\$146,901	\$132,013
Average house value	\$622,162	\$634,580	\$572,115

* Demographic data derived from 2010 US Census

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