

## ROCHELLE PARK, NJ

174 ROUTE 17, ROCHELLE PARK, NJ 07662



### OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: Call For Details

### NEIGHBORING TENANTS



**Westfield**  
GARDEN STATE PLAZA

**AMC**  
THEATRES

**The Tile Shop**

**BERGEN**  
TOWN CENTER

**PINSTRIPES**  
BISTRO BOWLING BOCCIE

**LOWE'S**



**LONGHORN**  
STEAKHOUSE

### PROPERTY OVERVIEW

5,000 SF for Lease on Route 17

### PROPERTY HIGHLIGHTS

- Available Immediately
- 5,000 SF of Retail/Medical
- Prime Highway Retail Location at the Gateway to Paramus
- Abundant Parking
- Excellent Exposure and Visibility
- Anchored by Ascend (Top Dispensary in NJ)
- Co-Tenants include Extra Space Storage and Liquor Store (Coming Soon)
- 115,000 VPD

FOR MORE INFORMATION CONTACT:

#### MARC PALESTINA

201.703.9700 x149  
mpalestina@thegoldsteingroup.com

#### CJ HUTER

201.703.9700 x118  
cjhuter@thegoldsteingroup.com

#### LEW FINKELSTEIN

201.703.9700 x122  
lfinkelstein@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

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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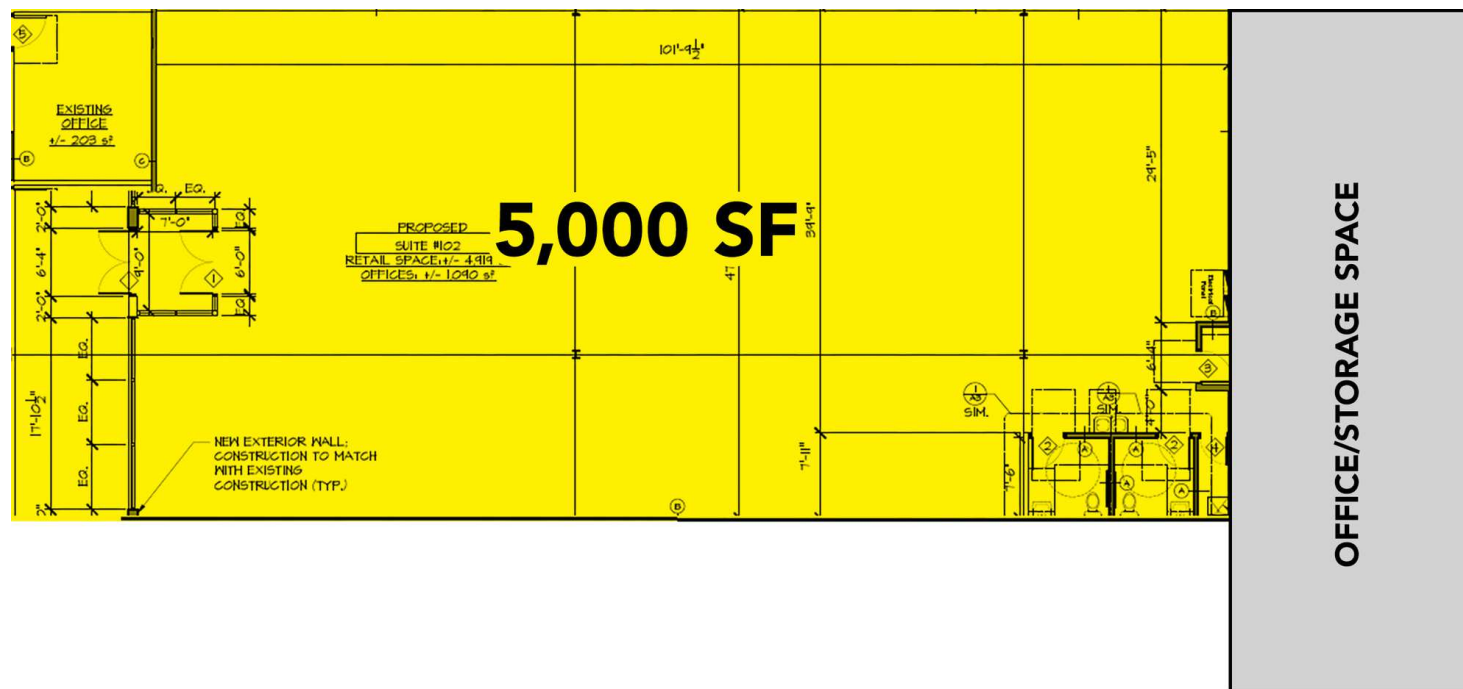
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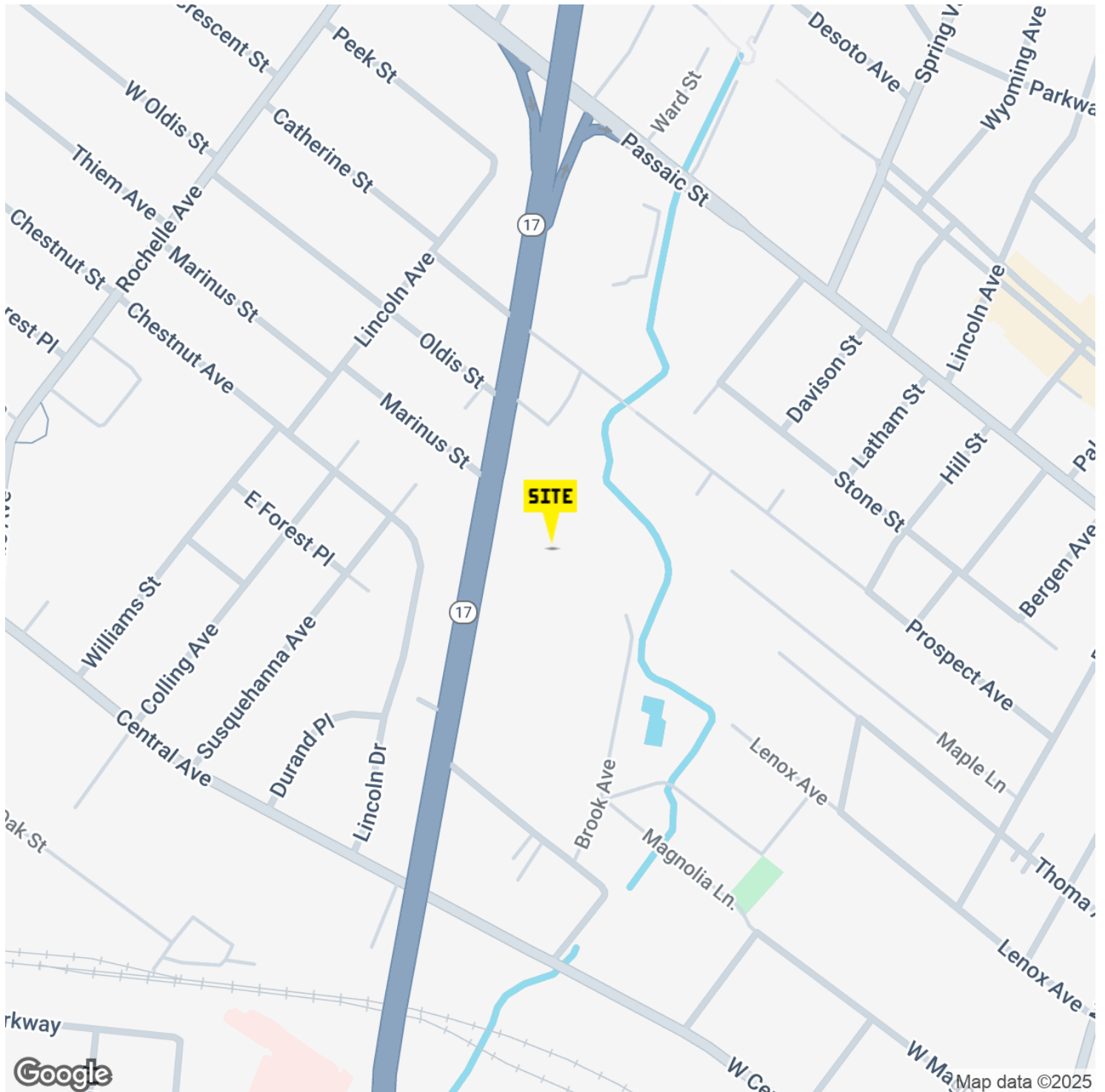
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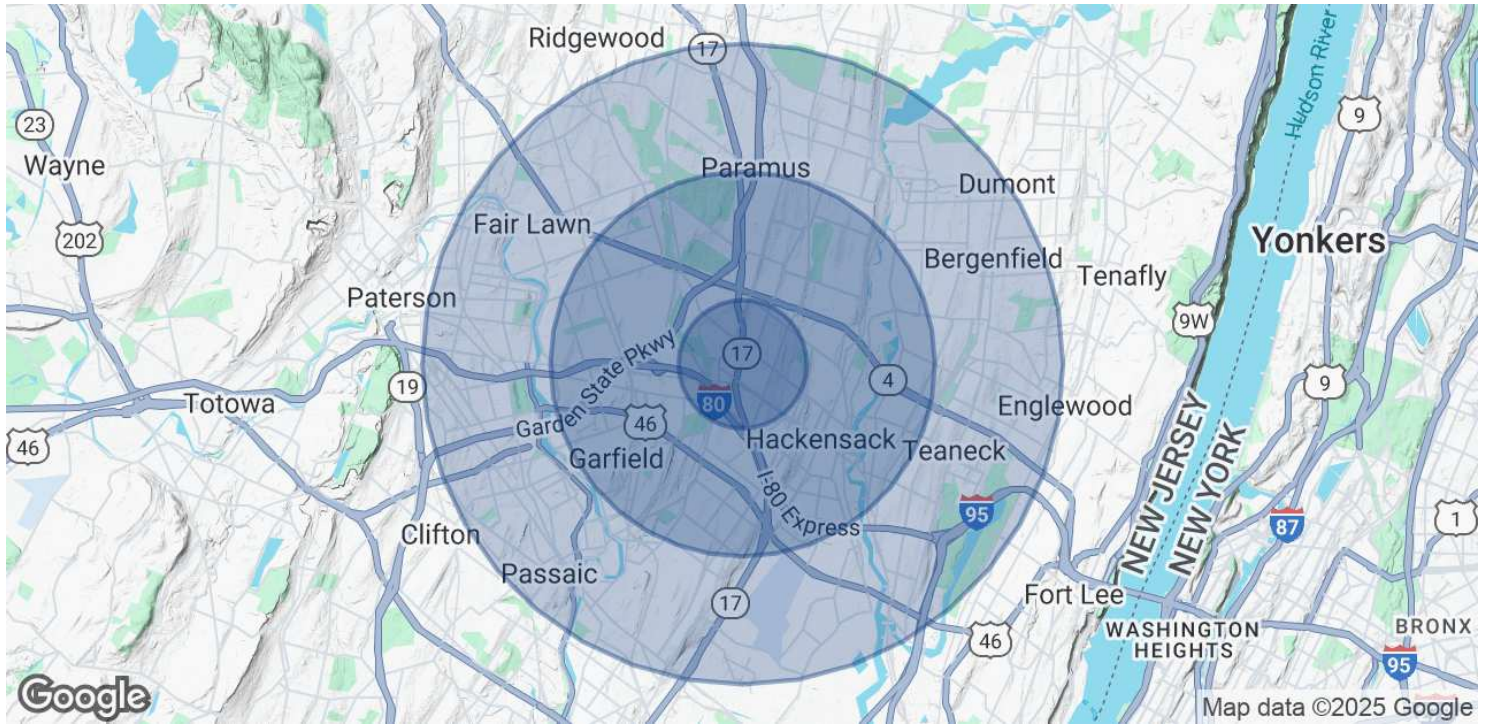
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## ROCHELLE PARK, NJ

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,715	212,067	609,352
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,625	78,839	211,141
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$145,071	\$133,927	\$128,124
Average House Value	\$551,731	\$550,299	\$530,343

Demographics data derived from AlphaMap

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