

PARAMUS, NJ

231 ROUTE 4 WEST, PARAMUS, NJ 07652



OFFERING SUMMARY

Available SF: 2,065 - 2,531 SF
Lease Rate: Call For Details
Building Size: 13,124 SF

PROPERTY HIGHLIGHTS

- 2 Units Available on Route 4 with Great Visibility
- 2,065 SF End Cap
- 2,531 SF In-Line Unit
- Can Be Combined
- Join CiBank and The Strand Salon Studios
- Located In The Heart of the Paramus Retail Corridor
- Great for Retail/Design Showroom, Medical, Fitness, Professional Office
- Excellent Highway Exposure
- Rare Small Space Available on Paramus Highway
- Traffic: 150,000 Cars per Day
- Pylon Storage Available

NEIGHBORING TENANTS



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

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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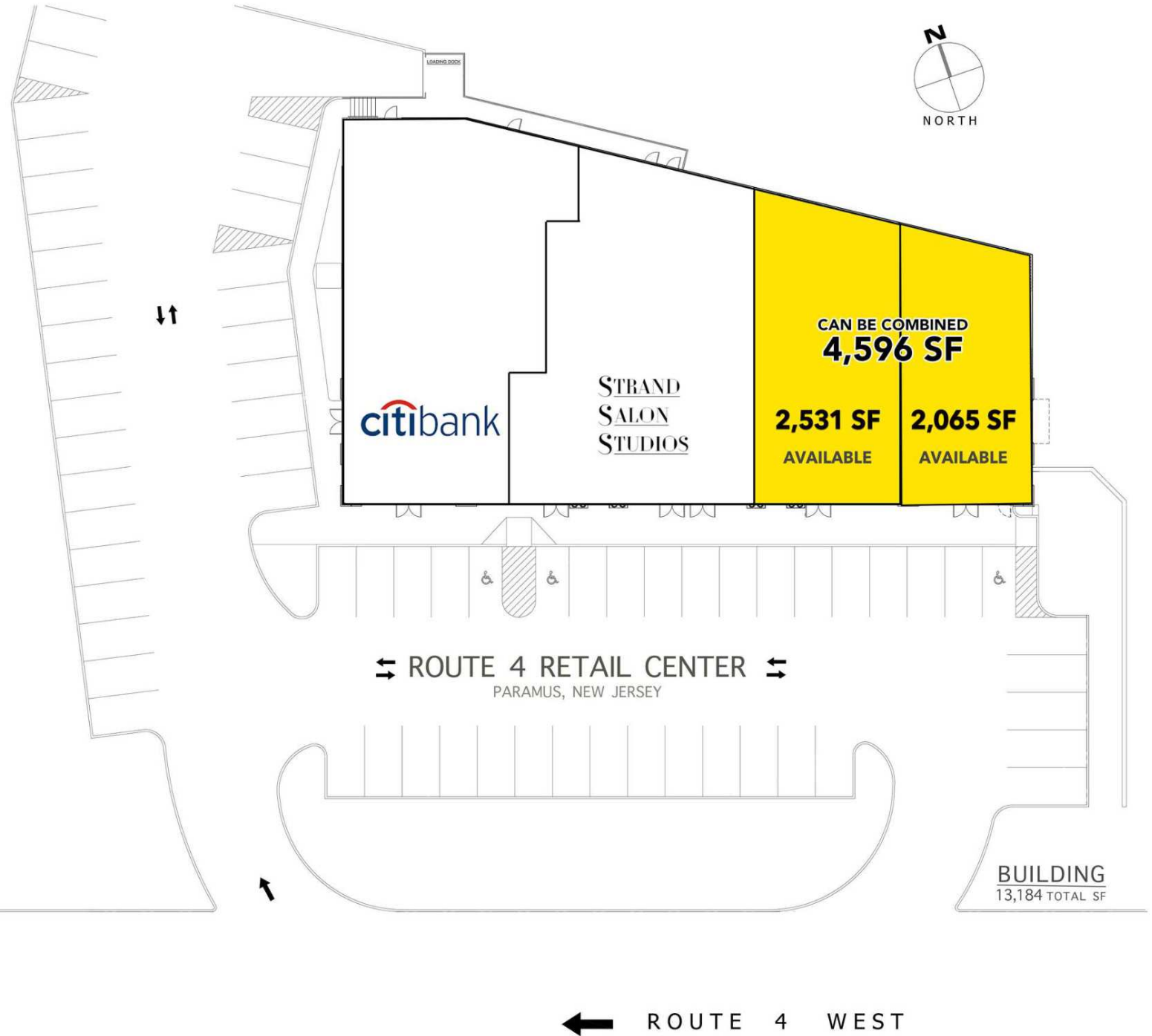
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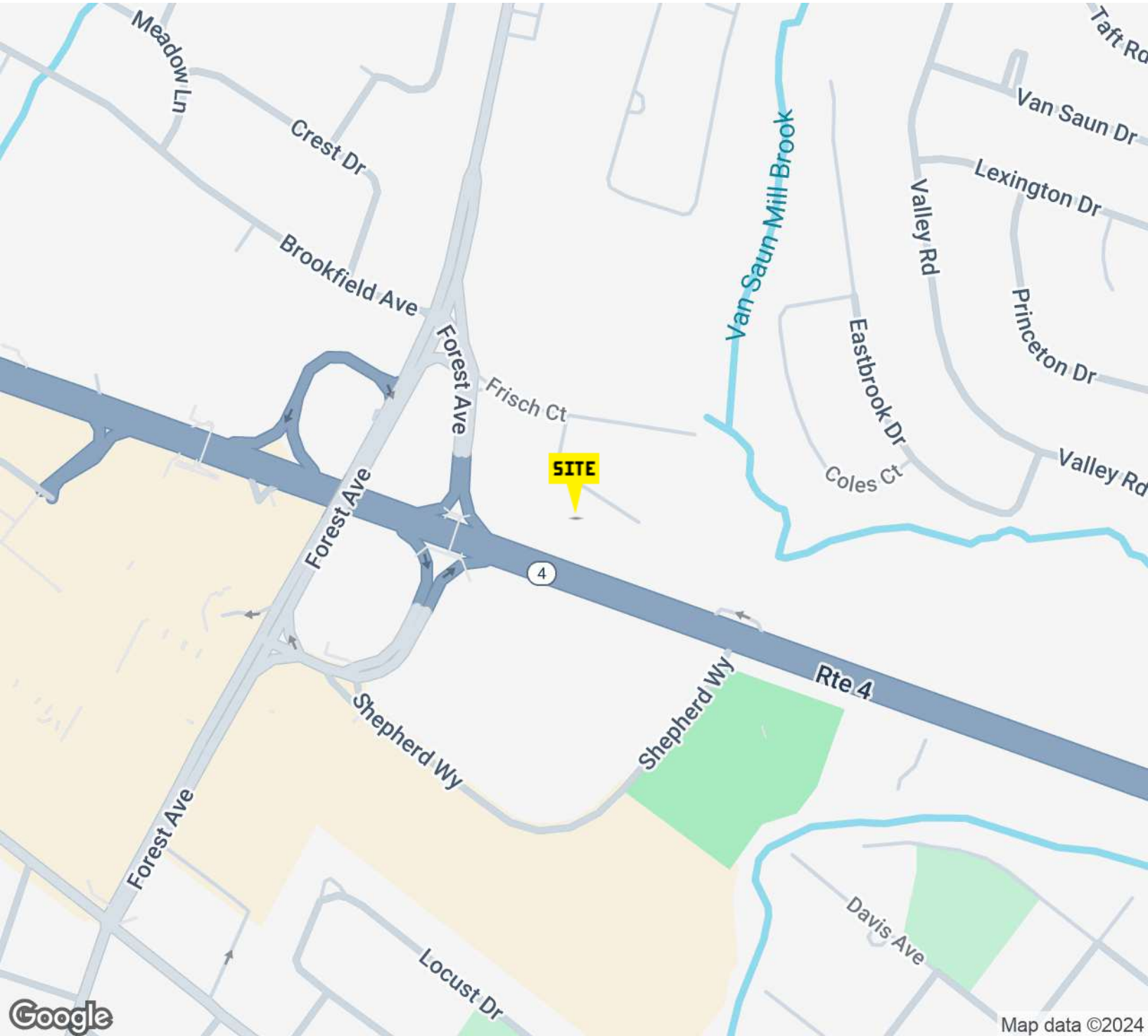
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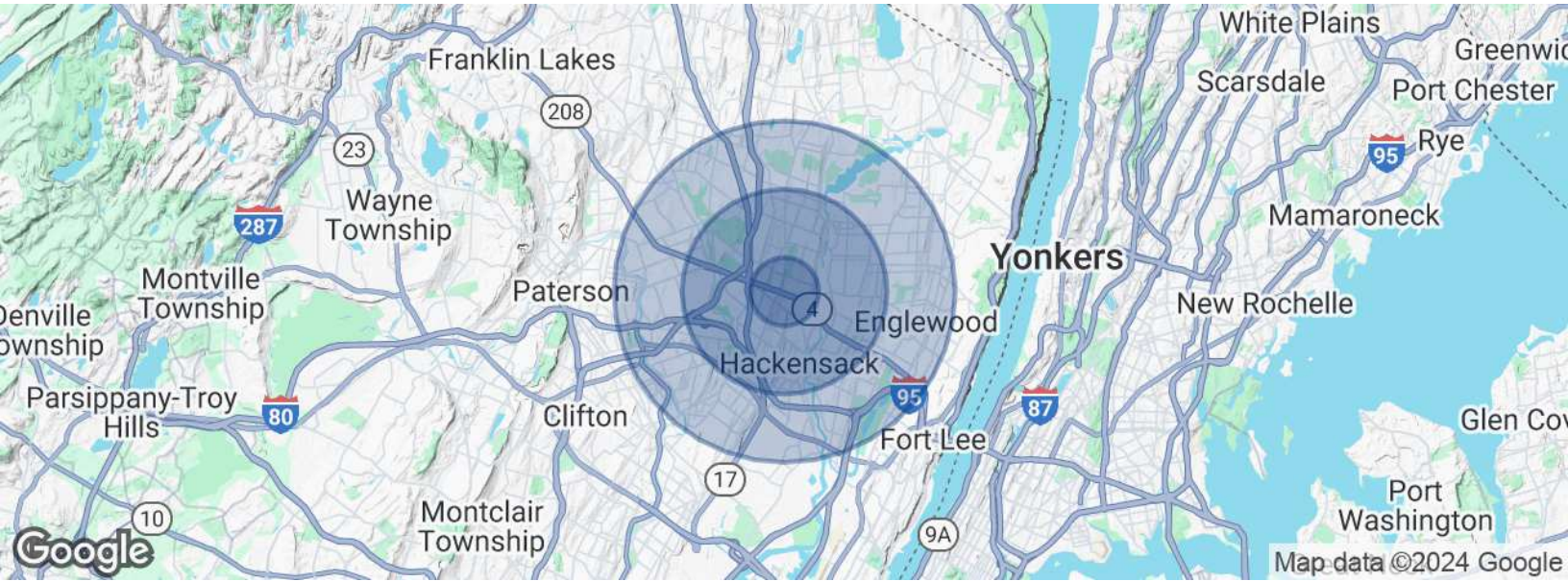
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,748	167,404	471,682
Median age	42.0	39.6	40.0
Median age (Male)	41.0	38.5	38.4
Median age (Female)	43.3	40.9	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,497	63,933	173,380
# of persons per HH	2.7	2.6	2.7
Average HH income	\$98,722	\$95,748	\$94,727
Average house value	\$462,460	\$455,200	\$468,654

* Demographic data derived from 2020 ACS - US Census

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