BERGEN TOWN CENTER

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GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

PROPERTY HIGHLIGHTS

Located along the bustling retail corridor of Route 4 in Paramus, NJ, this land parcel sits adjacent to the entrance of Bergen Town Center; offers the perfect opportunity for flagship retail, a first class medical facility or a concept suitable for high visibility along a heavily trafficked roadway; and can be delivered either as a built-to-suit or a ground lease.

Bergen Town Center is the second largest mall in Paramus and the continued investment in the property has allowed it to maintain its position as one of the most visited shopping destinations in the market.

COUNTY Bergen METRO AREA New York Metro

PARCEL SIZE 1.44 Acres **CENTER TYPE** Regional Mall/ Value Center

DEMOGRAPHICS 5-MILE RADIUS



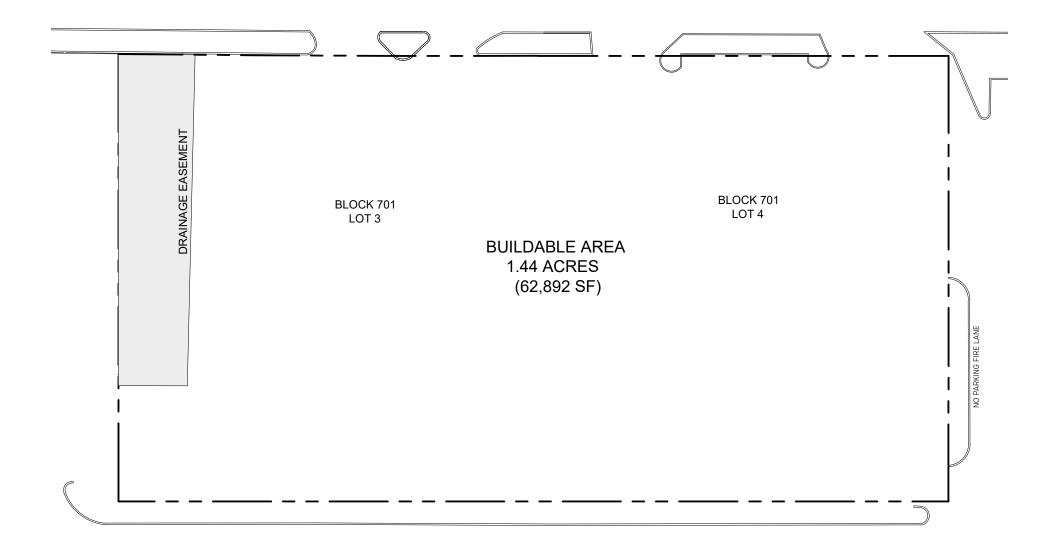




200,304 HOUSEHOLDS







Bergen Town Center

1 Bergen Town Center, Paramus, NJ 07652

TRADER JOE'S 2 Miles **Paramus Town Square** The Container Store DICK S PARKWAY FITNESS. **GOLF** GALAXY Michaels Center BED BATH & BEYOND **Paramus Place** IKEA 17 Raymour &Flanigan 35 Plaza **KOHĽS** Christmas Tree Shops[®] That! PartyCity Panera 208 HOULIHAN'S Hackensack Common aymour Flanigan Garden State Plaza (99) STAPLES Total Wine ★macy*s Orangetheory petco 🛣 Neiman Marcus Applebee's OF FIVE GUYS **3**5 NORDSTROM 4 BJs MILLER*S ShopRite **Riverside Square Mall** Spring Valley BFITNESS bloomingdales FRIDAYS PETSMART ⊿mc Office heesecake Factory DSW BARNES &NOBLE Bergen Towr Center East MORTON'S Bergen Town Center MART POTTERYBARN HomeGoods REI WHÔLI FOODS MAGGIANO'S PF CHANGS *M*arshalls target LOWE'S blooming dales Burlington 4 BEST BUY Ο rack ULTA Jaks Avenue target 80 Bahama Breeze LINCOLN TECH Walmart 📩 17 TJ.MOX BFITNESS WHOLESALE Costco 46 NHOLESALE STAPLES

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LEASING AGENTS

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