



BERGEN
TOWN CENTER

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	METRO AREA	PARCEL SIZE	CENTER TYPE
Bergen	New York Metro	1.44 Acres	Regional Mall/ Value Center

DEMOGRAPHICS 5-MILE RADIUS



565,509
POPULATION



200,304
HOUSEHOLDS



\$134,386
AVERAGE HHI



43%
COLLEGE EDUCATED



PROPERTY DETAILS

NEW YORK CITY

Bergen Town Center



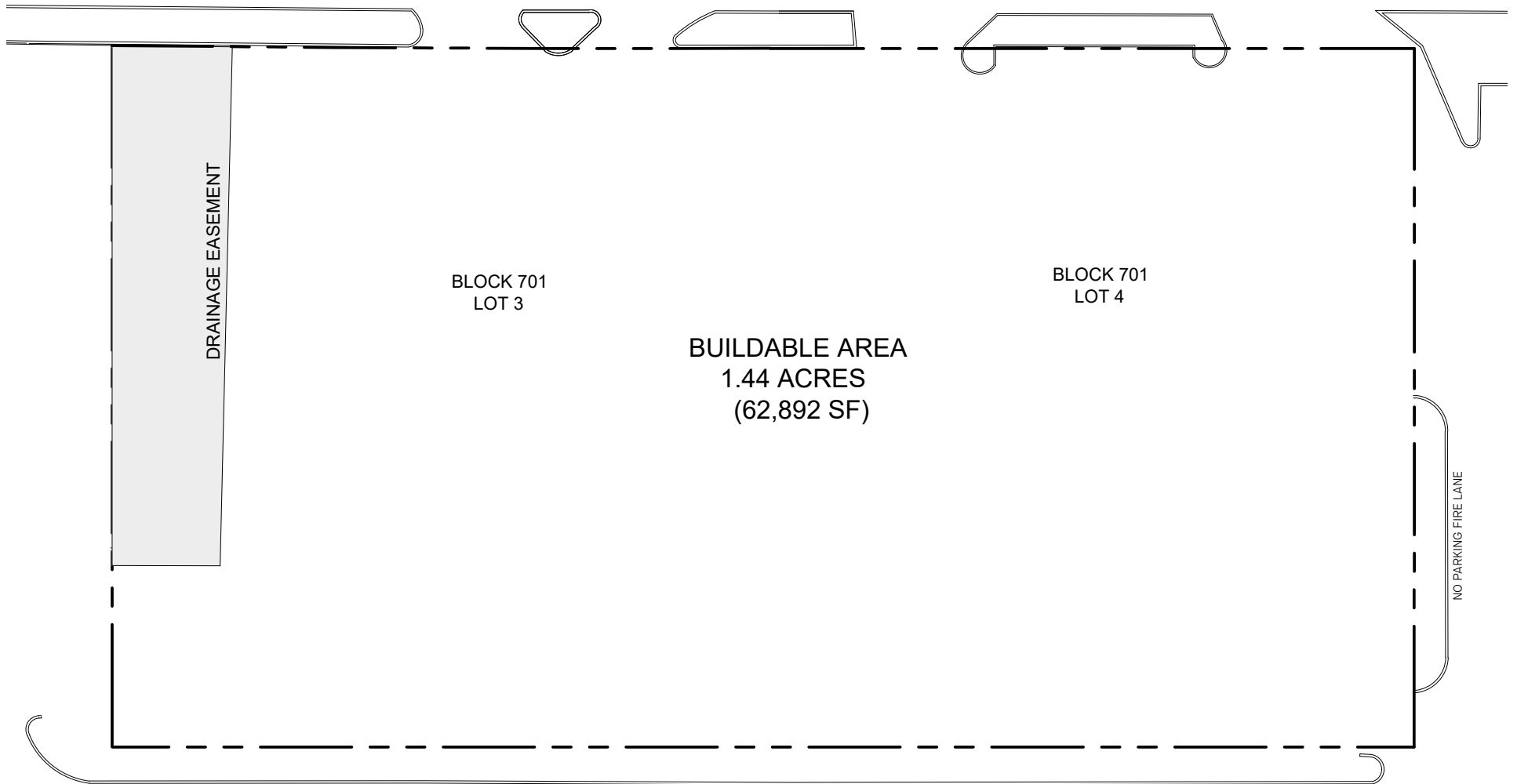
1,700+ Parking Spots
in the Parking Garage

PARCEL SIZE
1.44 Acres



Route 4 - 120,838 VPD

SITE PLAN



Bergen Town Center

1 Bergen Town Center, Paramus, NJ 07652



LEASING AGENTS

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