



556

Route 17
Paramus, NJ

SPROUT BROOK CENTER | 2,530 and 1,160 SF FOR LEASE | EXCELLENT, BUSY CENTER

Prominent
Northbound Exposure

In the Heart of the
Paramus Retail Corridor

Plenty of Parking
Premium Tenant Mix

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SPROUT BROOK CENTER

556 Route 17, Paramus, NJ

LOCATED – Just north of the Tesla dealership, in the heart of the Paramus Retail Corridor. 556 is located between Ridgewood Ave. and Midland Ave; near Paramus Park and the Fashion Center.

ADJACENT – 2,530 SF unit is former Smashburger between Pearl Vision & Duck Donuts. 1,160 SF unit is former Sports Clips between Dyson & Jenny Craig. Other Tenants: The Vitamin Shoppe, F45 Fitness and UPS Store.

ACROSS – Ashley, Marshalls, Hobby Lobby, Chipotle and Staples on southbound side.

TRANSPORTATION – Stops for both Coach USA and NJ Transit along Route 17.

ATTRACTIONS – NJ's busiest intersection is right down the road. Minutes from top area shopping, premiere golf courses and theaters.

STATISTICS: 3 MILE RADIUS

Population = 106,770
Daytime Employment = 82,128
Average HHI = \$155,813

SF Available	2,530 & 1,160
Total SF	22,000
Lot Size	1.80
Heat	GAS
Parking Spaces	108
Zoning	HCC

Lease Price	2,530 SF @ \$40.00 PSF NNN 1,160 SF @ \$37.00 PSF NNN
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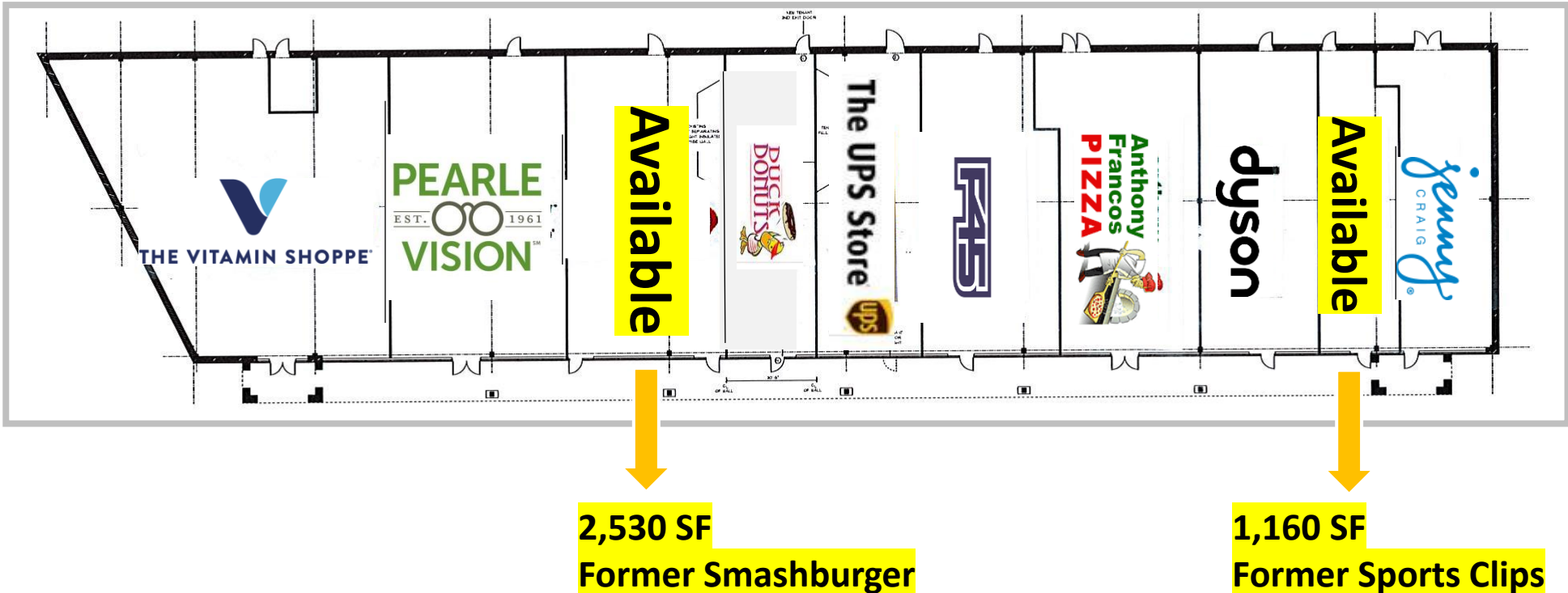
Taxes/CAM/Other	\$12.92 SF
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Sprout Brook Center is a highly trafficked shopping, restaurant, and personal services destination located on Route 17 Northbound in the heart of Paramus retail. (Just north of Tesla)

An excellent mix of both national and regional tenants reside in the center.

Coveted back access to A&S drive, Winters Ave, Route 17 N and S and Garden State Parkway.

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Fashion Center Paramus



PARAMUS PARK

