

NEWLY RENOVATED CENTER

145 Route 4, Paramus, NJ



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NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | www.NIANationalRealty.com

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LAST SPACE REMAINING

8,600 SF w/loading dock

Join Mattress Warehouse, Rise and Dollar Tree (Now Open).

Call For Quote
\$7.80 Taxes/CAM

32,000 SF Retail Center, prime Route 4 frontage and exposure in heart of the Paramus Retail Corridor. In front of Paramus Place shopping center and directly across from Bergen Town Center. **Direct access from Route 4 and valuable back door to/from Spring Valley Road.**

Don't miss this opportunity!

Total Renovation Complete
Prime Frontage & Exposure

In the Heart of the
Paramus Retail Corridor

Multiple Access Points
Last Space Remaining

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PRIME FRONTAGE AND EXPOSURE

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LOCATED – In the heart of the Paramus Retail Corridor, less than a mile from the 17/4 intersection.

ADJACENT – Adjoining tenants are Dollar Tree (under construction), Rise Dispensary and Mattress Warehouse. David's Bridal and Vitamin Shoppe are next door.

ACROSS – The Outlets at Bergen Town Center include Target, HomeGoods, Best Buy, Starbucks, Banana Republic, Lowes, Whole Foods and The Gap and many more. Directly across from Jared, Olive Garden, and Bahama Breeze.

STATISTICS: 3 MILE RADIUS

Population = 173,474

Daytime Employment = 137,675

Average HHI = \$113,939

Average HH Consumer Spend = \$30,260

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

ATTRACTIONS – NJ's busiest intersection is seconds from top area shopping, premiere golf courses and theaters.

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