

JOIN VERIZON &  
MOM'S ORGANIC MARKET

17

147,199 VPD

verizon

SHOKUDO  
RAMEN + SUSHI

SUBJECT SPACE  
+/- 7,180 SF  
(Former Salon/Spa)

MOM  
MOM'S Organic Market

SHAKE  
SHACK

SUBJECT SPACE  
+/- 7,180 SF  
(Former Salon/Spa)

verizon

NY JUNGLE IS OPERATING; PLEASE DO NOT DISTURB

## 469 Route 17

Paramus, New Jersey

### Availability

- +/- 7,180 SF on 2nd Floor (Former Salon/Spa)

### Traffic Counts

- 147,199 VPD

### Site Description

- Operating salon/spa that can be made available above Mom's Organic Market with other co-tenancy of Verizon and Shokudo Ramen & Sushi. Fresh painted facade recently completed.
- Situated along the heavily traveled Route 17 corridor with over 147,000 vehicles passing the site daily; less than a mile from the Garden State Parkway
- Pylon sign slots available along the highway with multiple facade sign options. The shopping center was recently paved and also provides a rare parking field over 137 spaces surrounding the building on 3 sides.
- Strong median income levels at over \$162,000 within 2 miles
- Paramus is one of the largest retail markets in the United States, drawing shoppers from all over New Jersey, Rockland County New York and New York City while generating billions of dollars in sales

### Demographics

| Radius | Residential Population | Daytime Population | Median HH Income |
|--------|------------------------|--------------------|------------------|
| 1 Mile | 6,135                  | 17,162             | \$151,250        |
| 2 Mile | 38,123                 | 47,514             | \$162,396        |
| 3 Mile | 111,356                | 126,392            | \$158,890        |

### Retail for Lease - Contact

Gregg Medvin  
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# 469 Route 17

## Paramus, New Jersey



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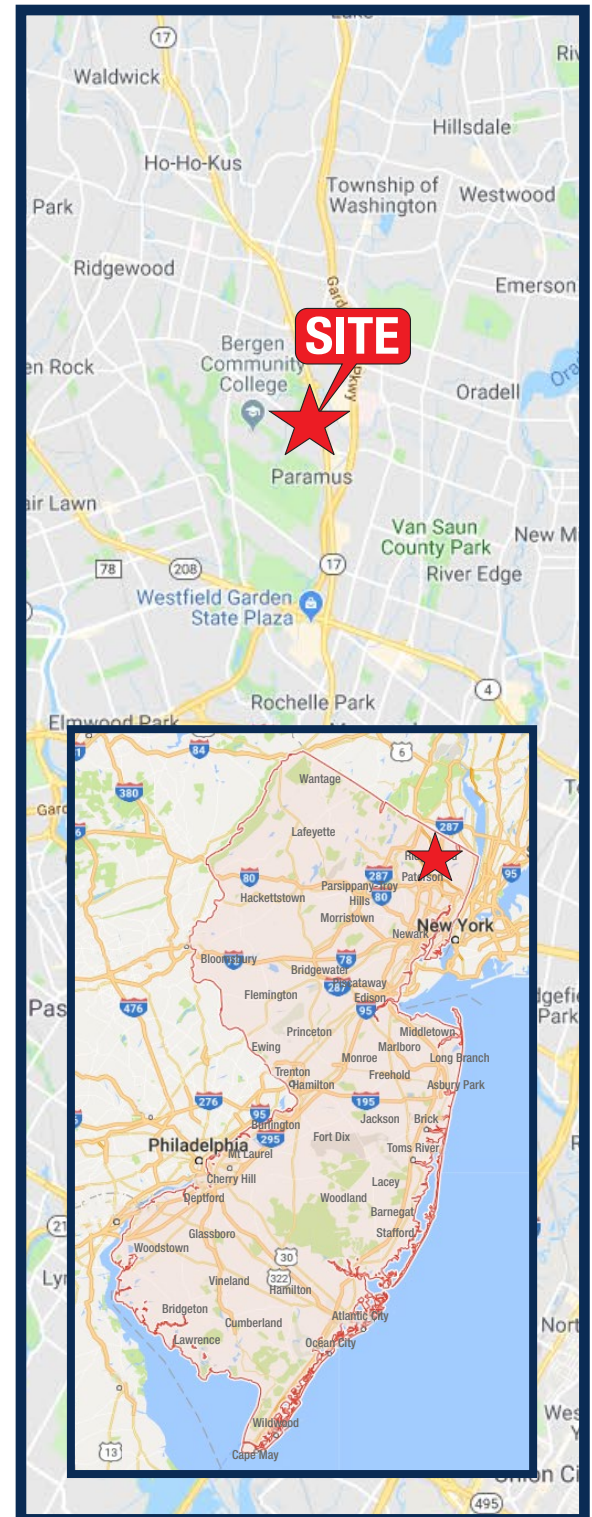
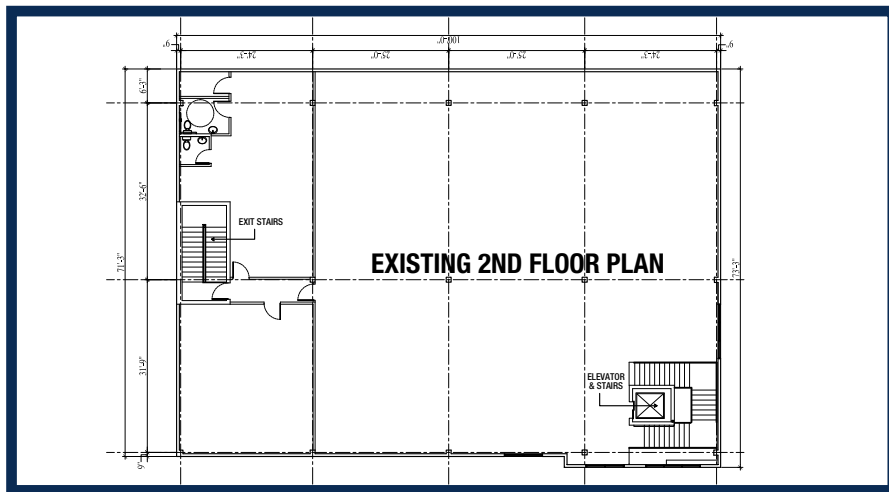
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