



**FOR ADDITIONAL INFORMATION PLEASE VISIT PROPERTY WEBSITE OR CONTACT EXCLUSIVE LEASING AGENT**

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**Adam J. Steiger Associates, Inc.**

# **Free Standing Highway Retail For Lease**

743 Route 17 South, Paramus  
Bergen County, New Jersey 07652

## **PROPERTY DESCRIPTION**

Former Boston Market restaurant and training facility of 5,610 SF, on grade and situated on 1.12 acres along Route 17 South in Paramus. This site affords excellent visibility, featuring over 170 feet of frontage along the highway. Convenient access, with direct entry via Route 17 and adjacent jughandle providing ingress at the rear of the property and allowing access from Route 17 North. Strategically positioned within Bergen County's most bustling retail corridor, this location presents ample opportunities for a diverse range of business ventures to thrive.

## **AVAILABLE SPACE**

5,610 SF

## **RENTAL RATES**

Upon request, subject to use and creditworthiness

## **RETAXES**

+/- \$43,000 projected 2024

## **TRAFFIC COUNT**

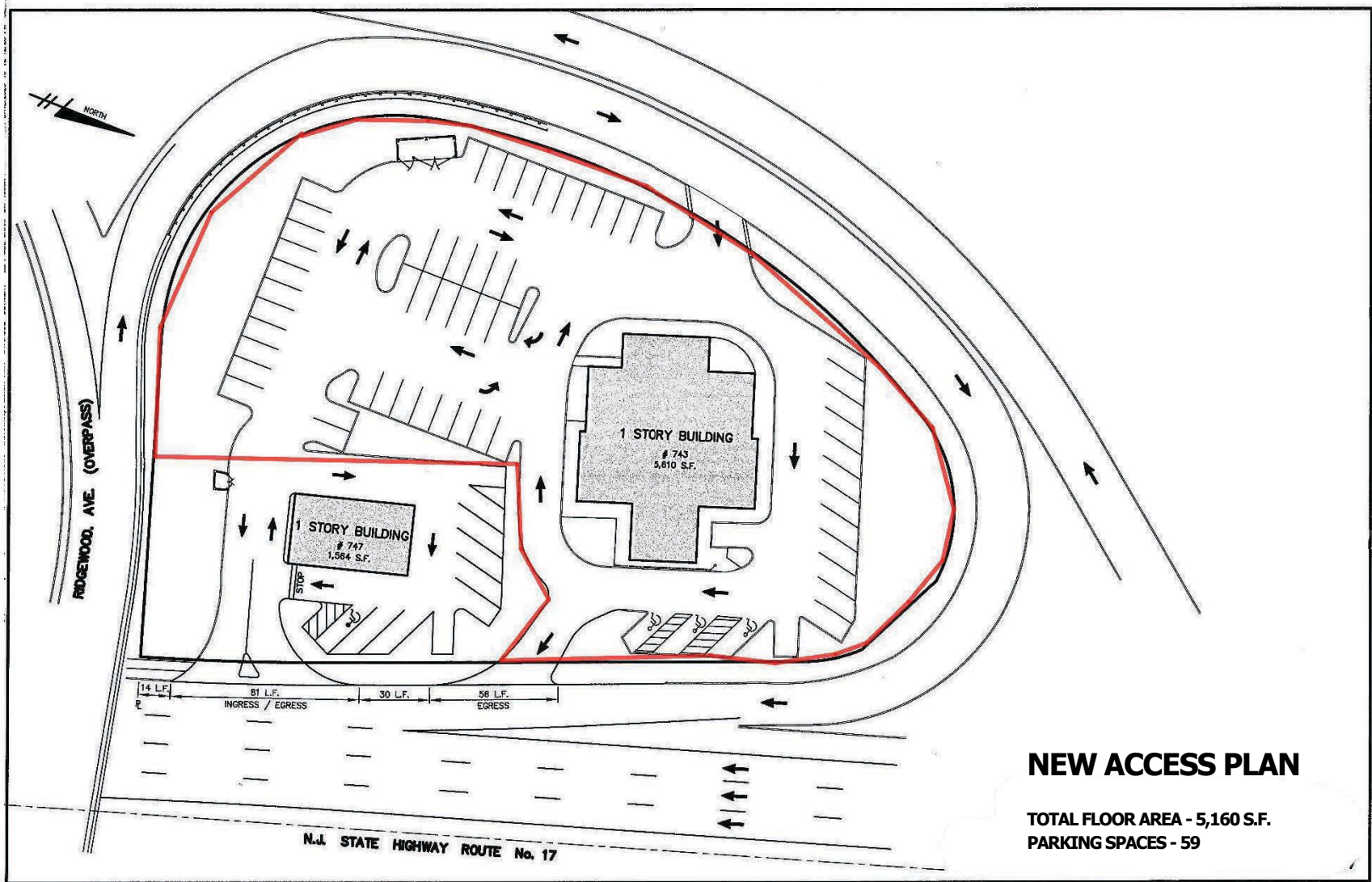
118,639 VPD Route 17  
61,625 VPD Route 17 South  
57,014 VPD Route 17 North

## **PARKING**

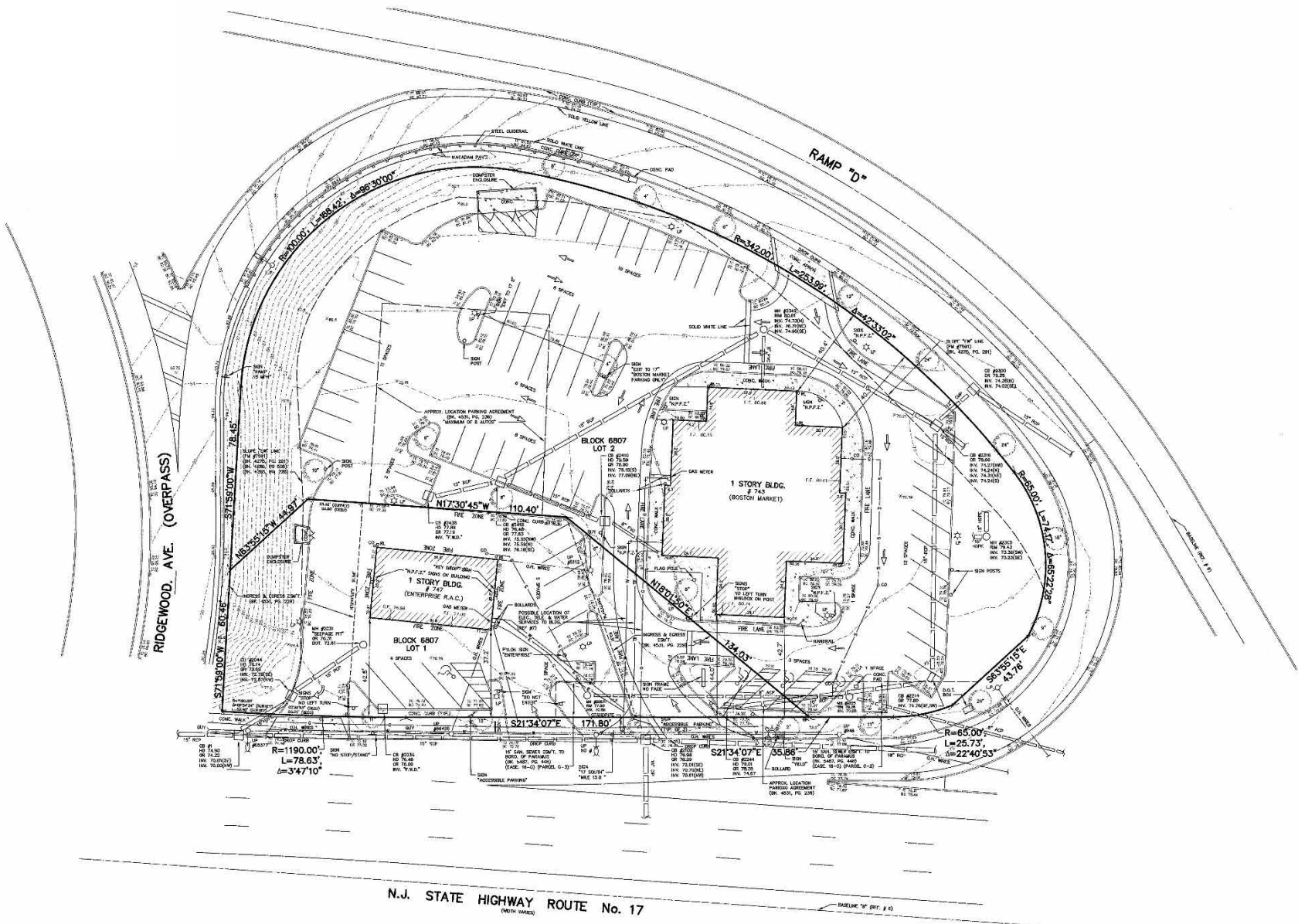
59 On-Site Parking Spaces

**property website: [www.743rt17s.com](http://www.743rt17s.com)**

# APPROVED NJDOT INGRESS/EGRESS PLAN

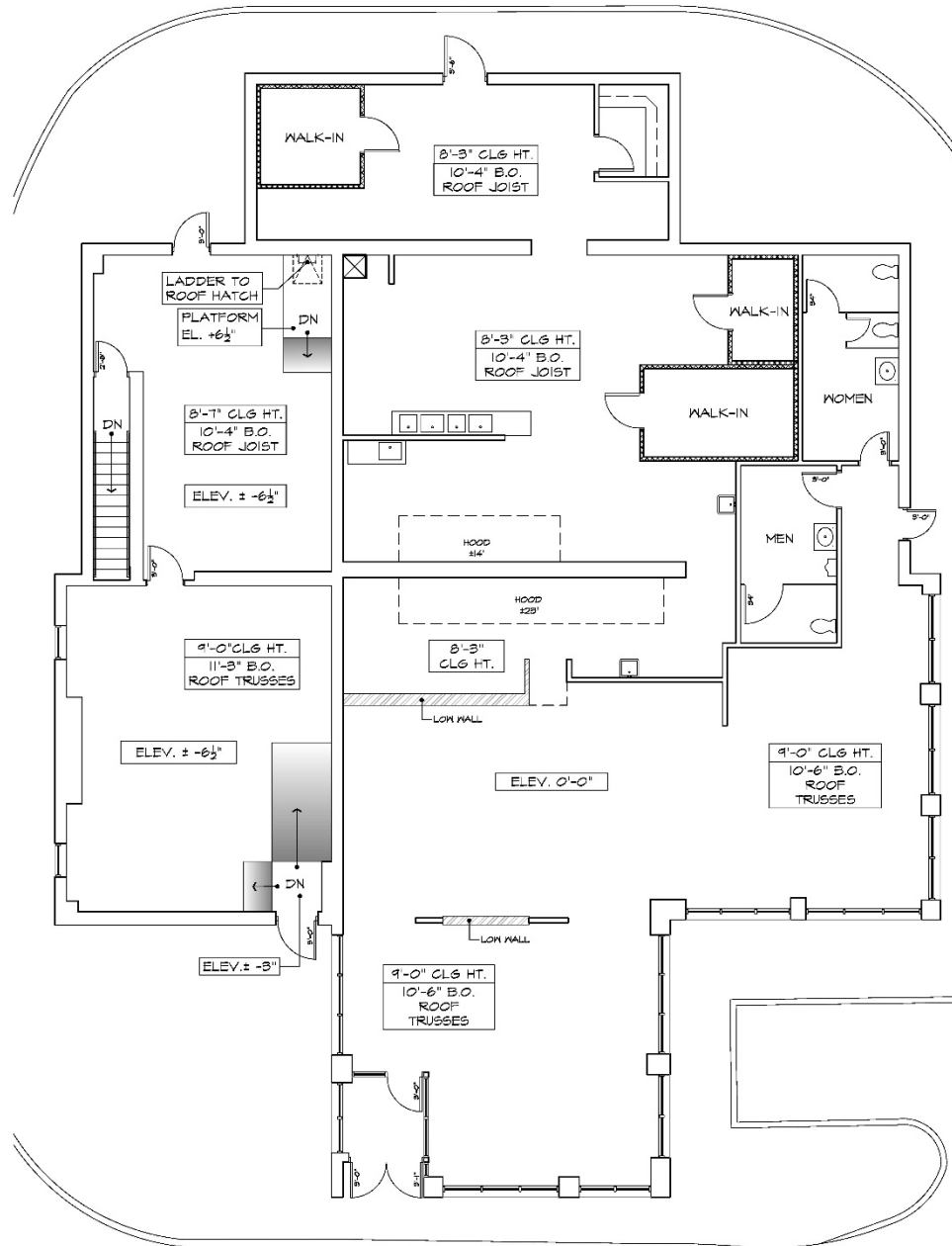


# EXISTING SITE PLAN

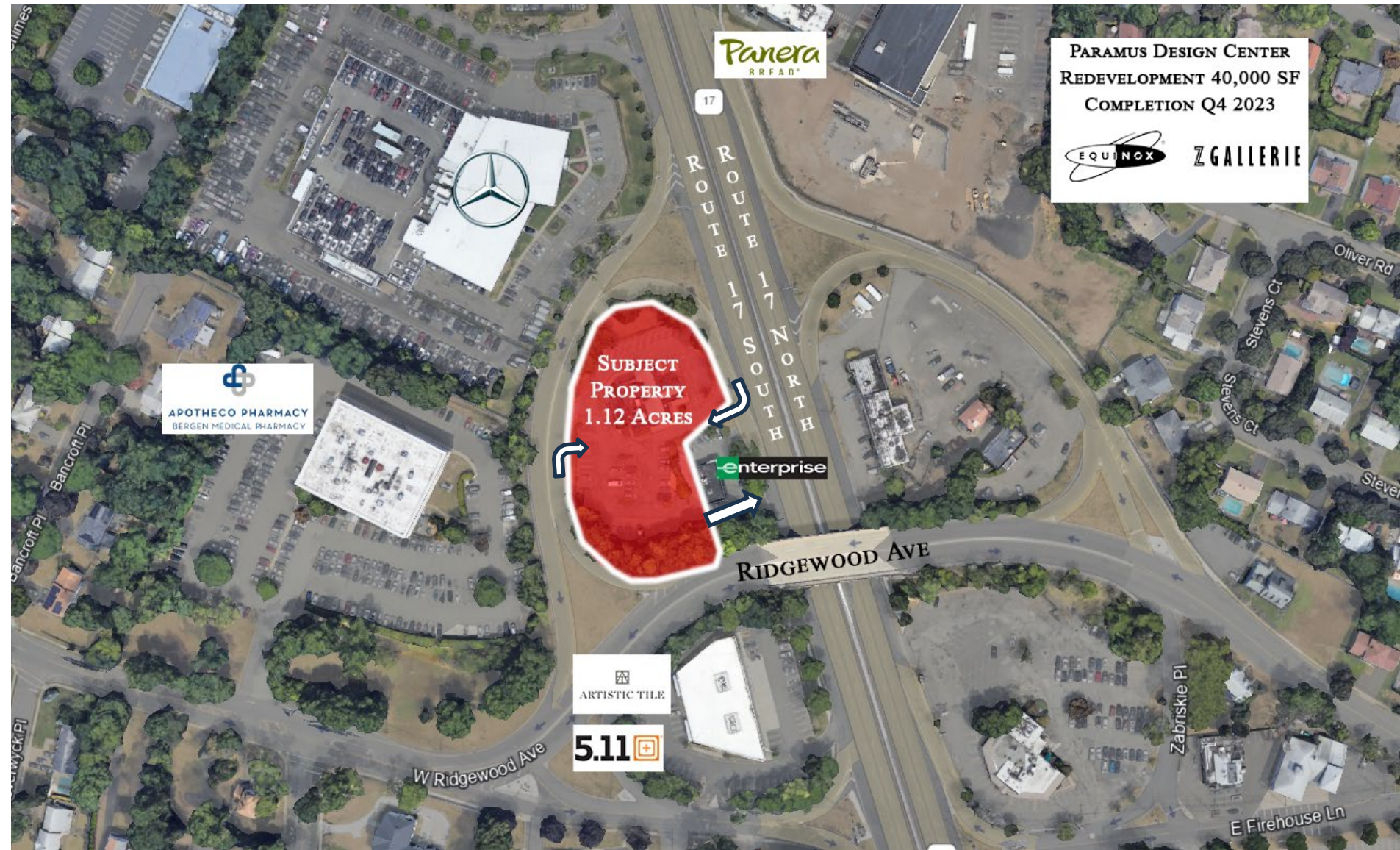


743 Route 17 South, Paramus, New Jersey

# EXISTING CONDITIONS



# PROPERTY AERIAL



PARAMUS DESIGN CENTER  
REDEVELOPMENT 40,000 SF  
COMPLETION Q4 2023

EQUINOX Z GALLERIE

# RETAIL IMMEDIATE TRADE AREA AERIAL (2.5 MILES)



743 Route 17 South, Paramus, New Jersey

# MEDICAL IMMEDIATE TRADE AREA AERIAL (2.5 MILES)



# AREA DEMOGRAPHICS

## 1 Mile Radius

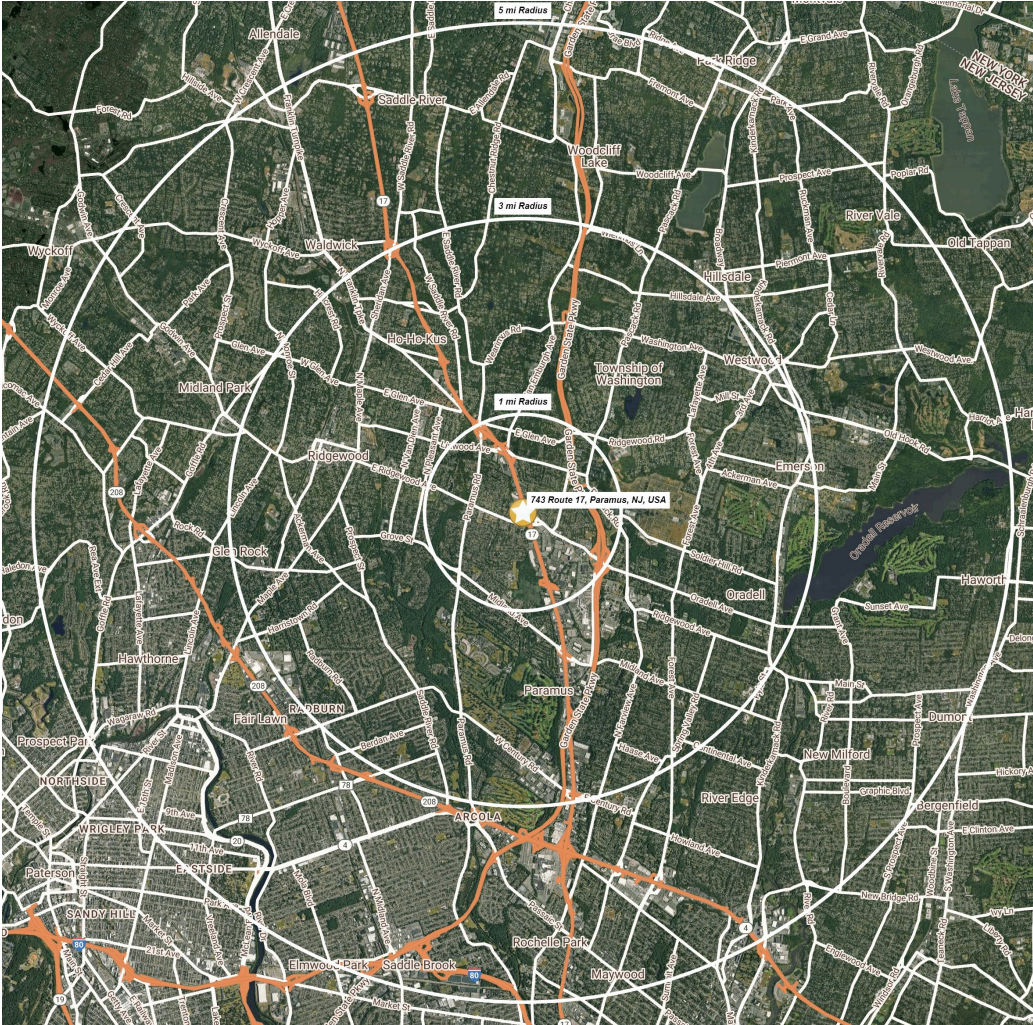
|                    |           |
|--------------------|-----------|
| Population         | 9,580     |
| Median HH Income   | \$160,103 |
| Average HH Income  | \$233,801 |
| Median Age         | 47.1      |
| Total Households   | 3,118     |
| Daytime Population | 12,076    |

## 3 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 102,806   |
| Median HH Income   | \$182,060 |
| Average HH Income  | \$250,073 |
| Median Age         | 44.2      |
| Total Households   | 35,073    |
| Daytime Population | 77,528    |

## 5 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 329,174   |
| Median HH Income   | \$151,480 |
| Average HH Income  | \$199,763 |
| Median Age         | 42.0      |
| Total Households   | 116,493   |
| Daytime Population | 230,650   |





# AREA DEMOGRAPHICS CONT.

