

# INVESTMENT PROPERTY

695 Route 17 South, Paramus, NJ

FOR SALE



**VanRockCRE**  
COMMERCIAL REAL ESTATE



 **695 Route 17 • Paramus, NJ 07652**

## PROPERTY HIGHLIGHTS

### Prime Retail Site on Busy Route 17 South

- Strong NOI
- Stabilized NNN Retail Asset
- Prime Retail Site on Busy Route 17 in Paramus
- Excellent Access and Visibility
- WALT: 4.5 years
- Convenient Access to Route 4 and Garden State Parkway
- 160,000+ Daily Car Count

13,920 SF

**FOR SALE**

## OFFERING SUMMARY

**Sale Price:** Call for Details

**Building Size:** 13,900 SF

## DEMOGRAPHICS

|                          | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| <b>Total Population</b>  | 9,006     | 93,077    | 299,424   |
| <b>Median Age</b>        | 46.2      | 43.5      | 42.3      |
| <b>Total Households</b>  | 2,714     | 31,266    | 105,563   |
| <b>Average HH Income</b> | \$135,491 | \$141,809 | \$127,229 |

## EXCLUSIVELY OFFERED BY:

### MARC PALESTINA

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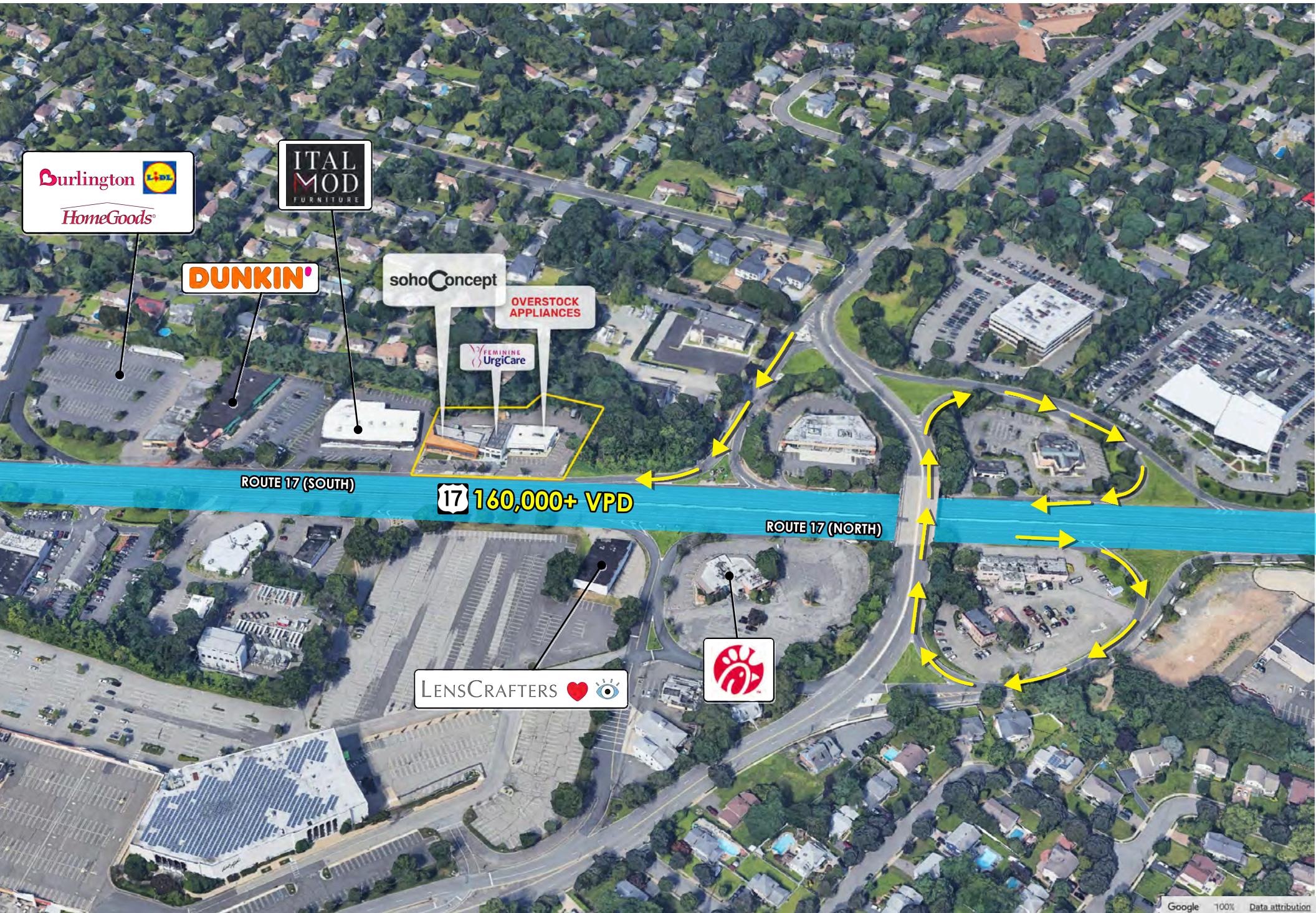
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# MARKET AERIAL

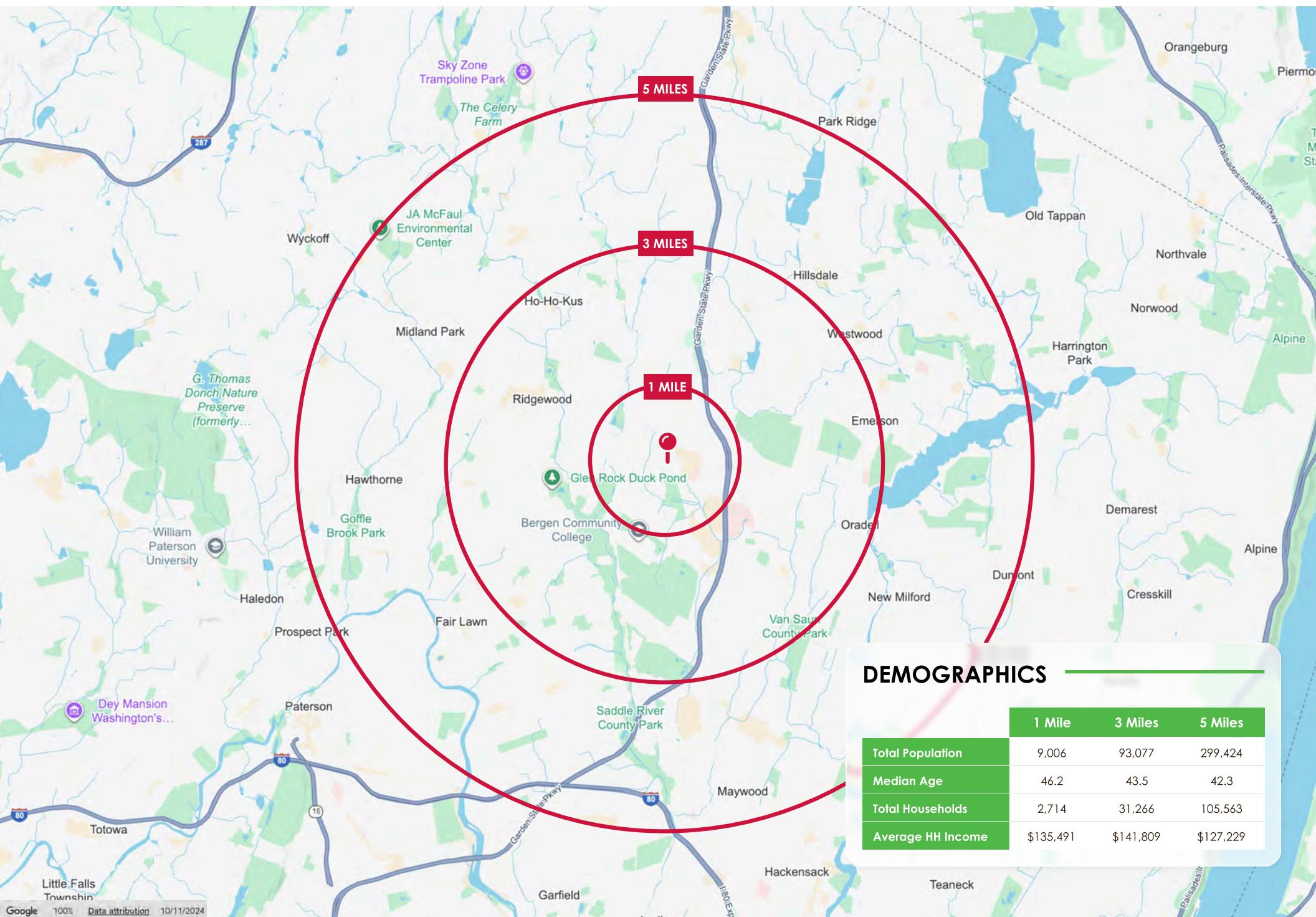


# SITE AERIAL & ACCESS MAP



# SITE PLAN







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