

INVESTMENT PROPERTY

695 Route 17 South, Paramus, NJ

FOR SALE



13,920 SF
FOR SALE



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

OFFERING SUMMARY

Sale Price: Call for Details

Building Size: 13,900 SF

DEMOGRAPHICS

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

EXCLUSIVELY OFFERED BY:

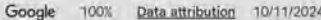
MARC PALESTINA

201.321.5776
marc@vanrockcre.com

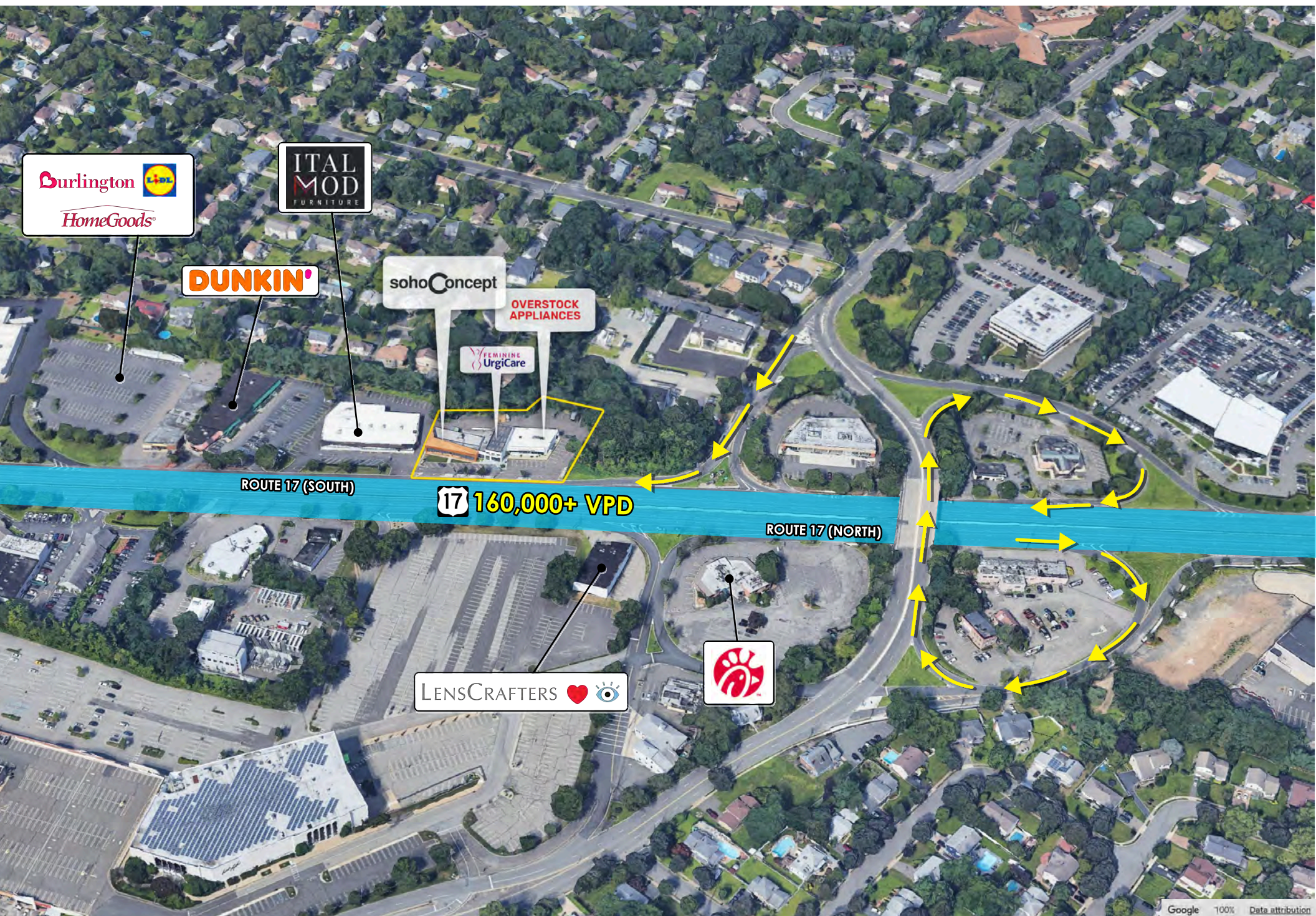
CJ HUTER

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VanRockCRE
COMMERCIAL REAL ESTATE



SITE AERIAL & ACCESS MAP



Burlington
HomeGoods

ITAL
MOD
FURNITURE

DUNKIN'

sohoConcept

OVERSTOCK
APPLIANCES

FEMININE
UrgiCare

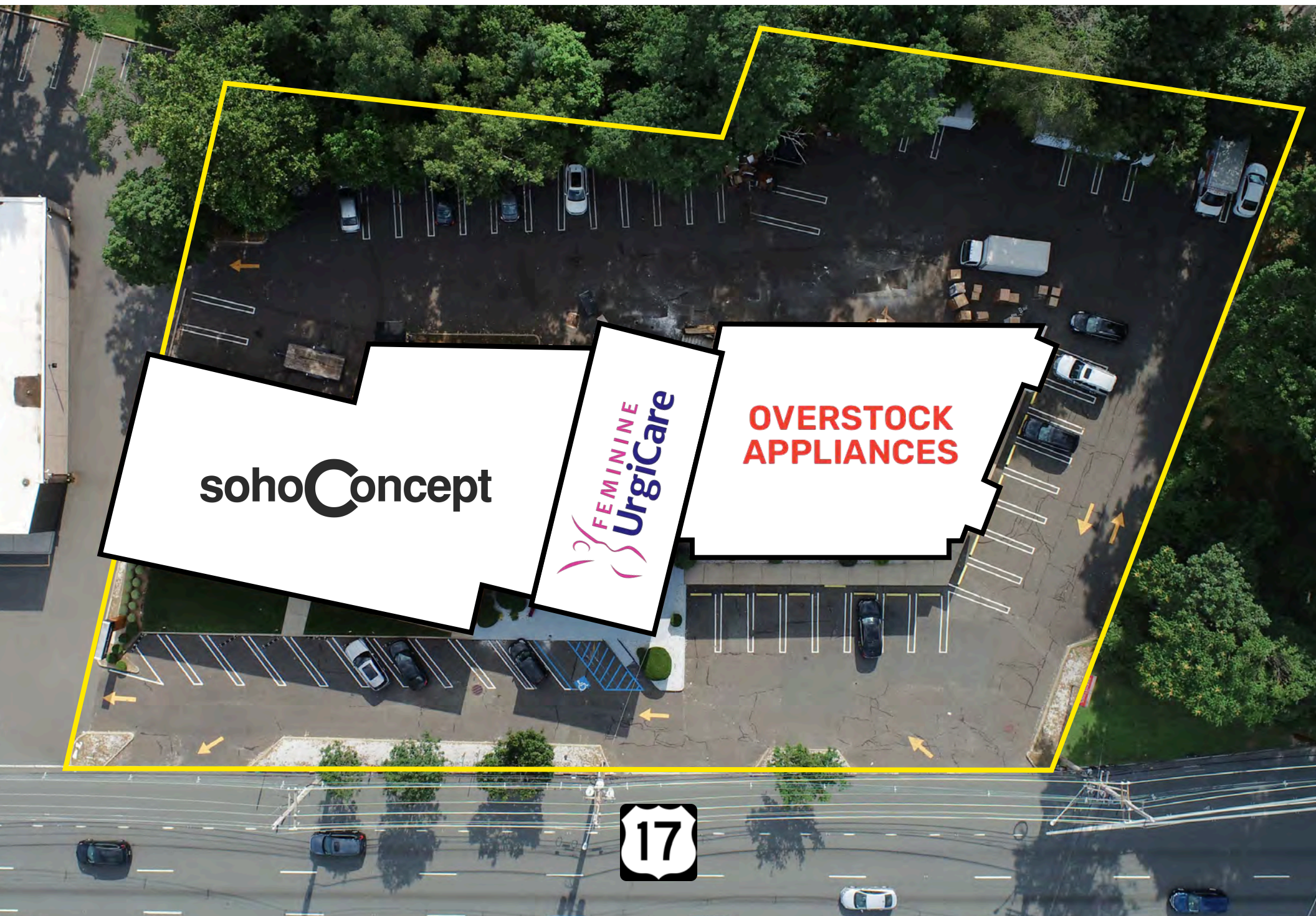
ROUTE 17 (SOUTH)

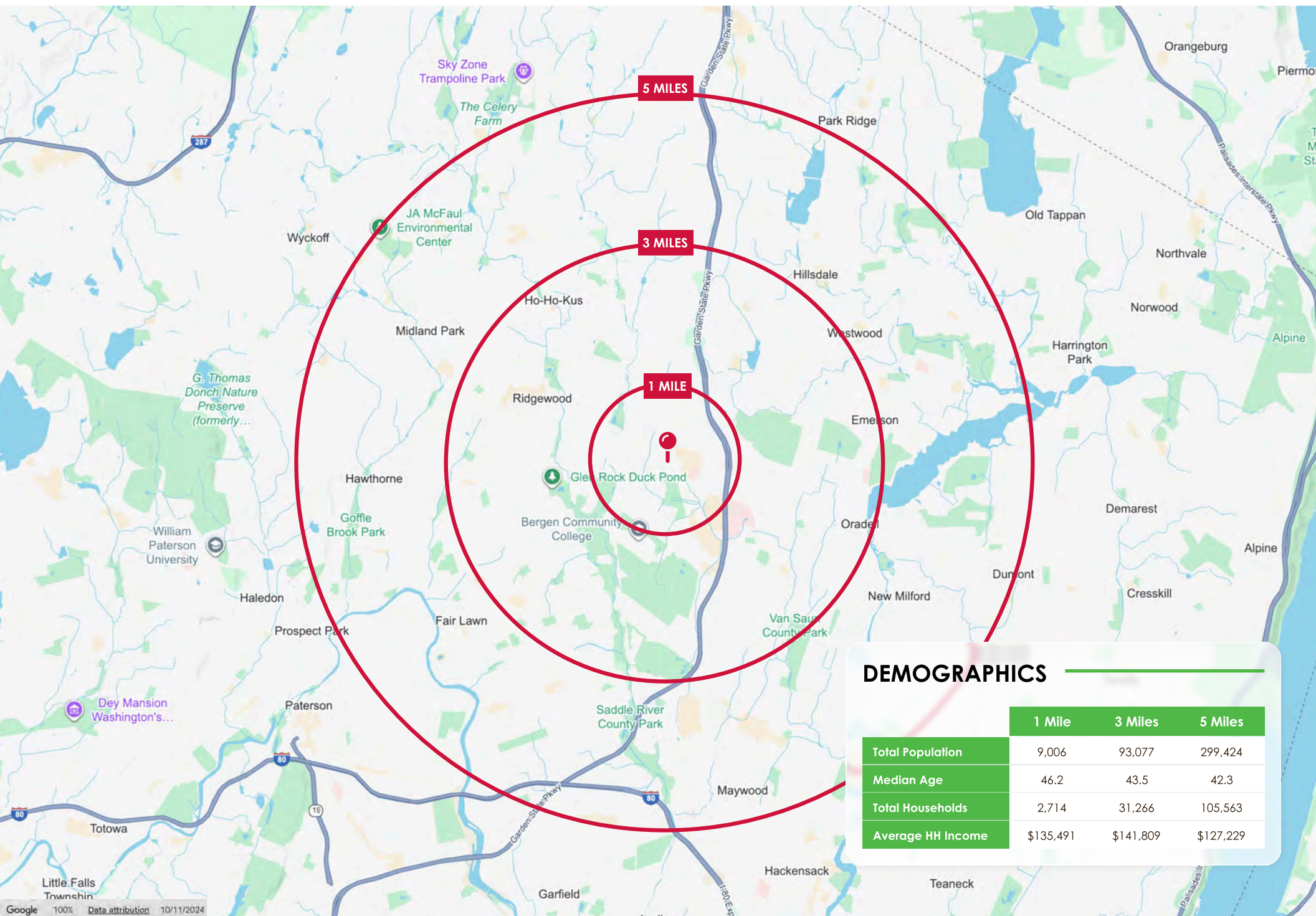
17 160,000+ VPD

ROUTE 17 (NORTH)

LENS CRAFTERS







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