

**PARAMUS, NJ - REDEVELOPMENT**

255 STATE RT 4, PARAMUS, NJ 07652



**FIRST TIME OFFERED WITH POSSIBLE PAD SITE**

**OFFERING SUMMARY**

Available: 1.4 Acres  
Lease Rate: Call for Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Redevelopment Opportunity

**PROPERTY HIGHLIGHTS**

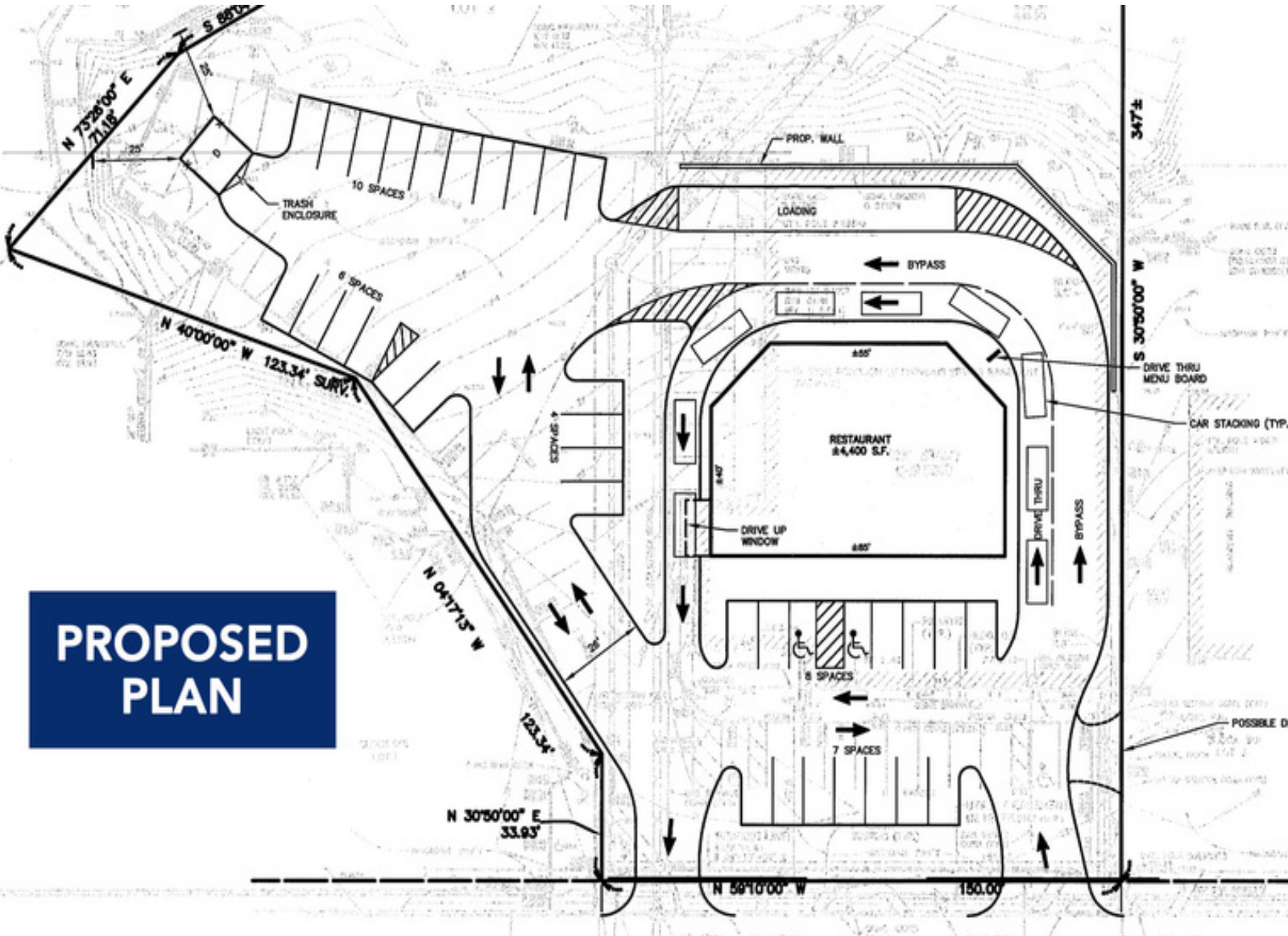
- Flexible Site with Drive Thru Availability
- Single Tenant or Possible Multi-Tenant
- Prime Retail Site In The Heart Of The Paramus Retail Corridor
- Affluent Demographics with Strong Day Time Population
- Excellent Highway Access & Exposure
- 160,000+ Daily Car Count
- Pylon Signage Available

FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**  
201.703.9700 x115  
clanyard@thegoldsteingroup.com



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**PROPOSED  
 PLAN**

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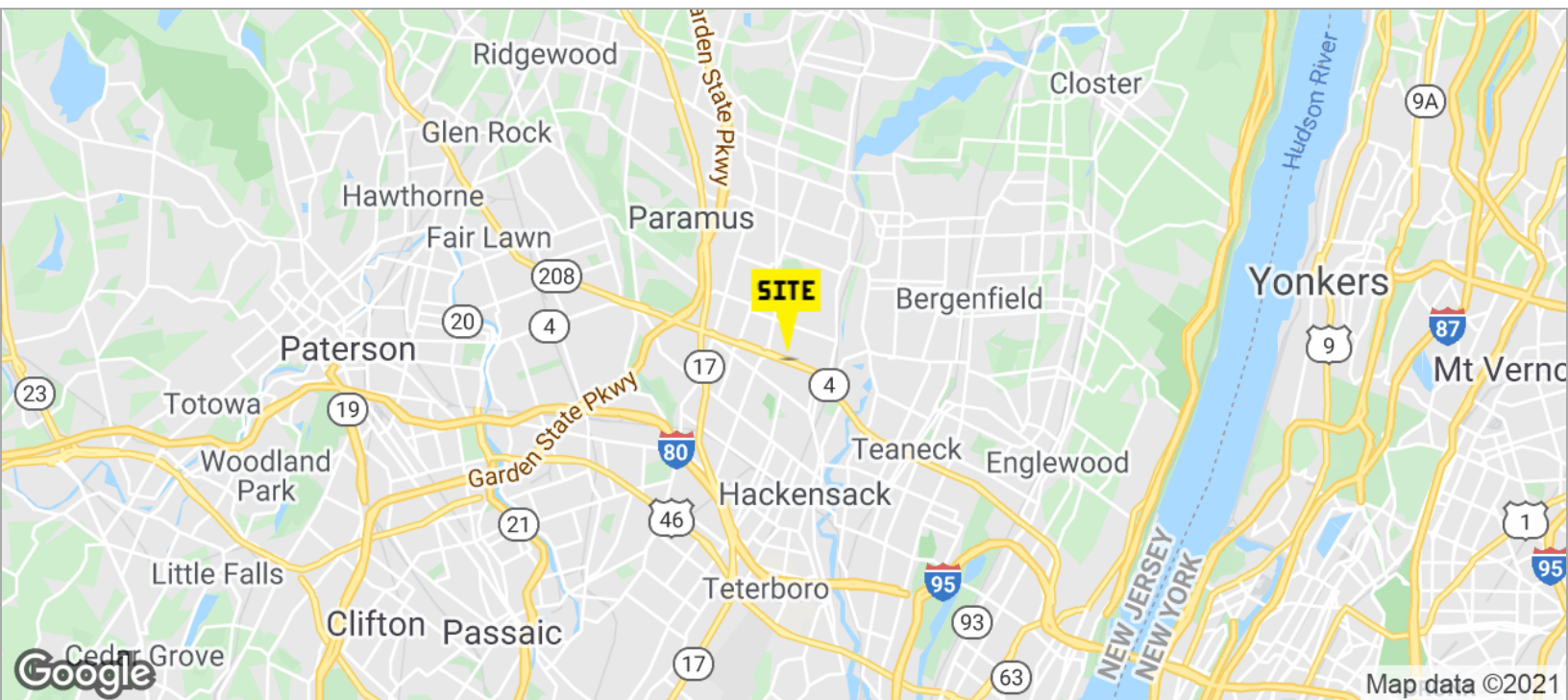


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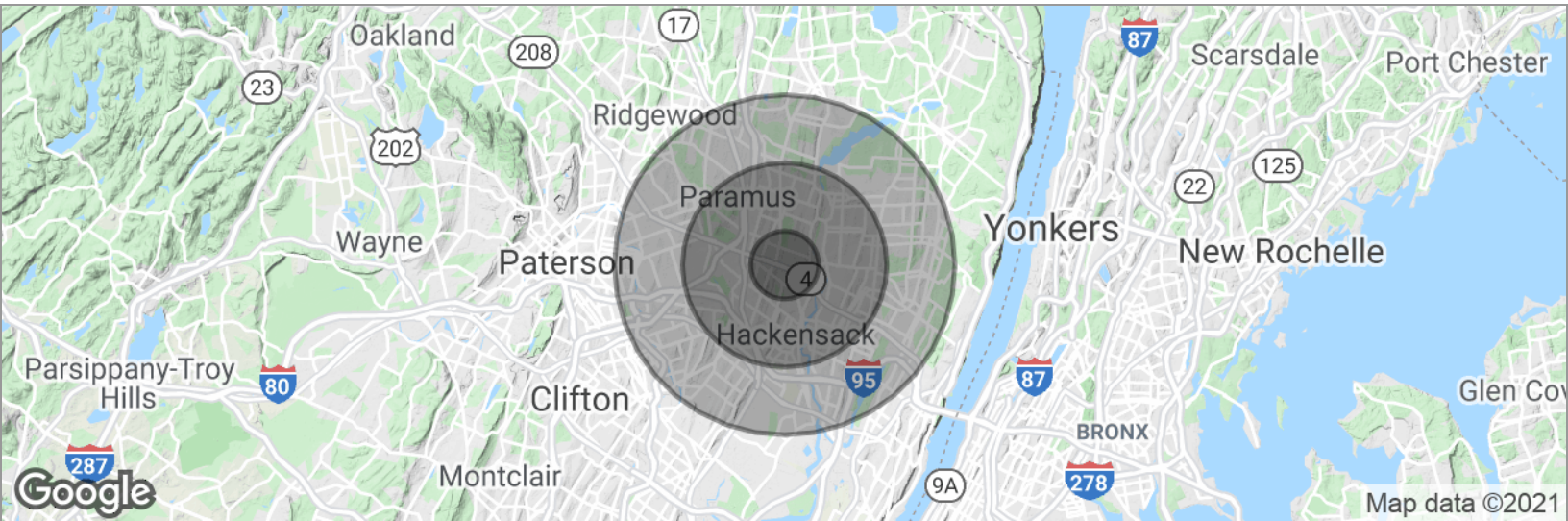


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,994	185,726	502,106
Median age	41.6	39.5	40.0
Median age (Male)	40.6	38.3	38.4
Median age (Female)	42.8	40.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,779	67,749	179,412
# of persons per HH	2.7	2.6	2.7
Average HH income	\$129,334	\$120,323	\$118,410
Average house value	\$419,169	\$415,992	\$430,518

\* Demographic data derived from 2010 US Census

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