

VERMELLA
PARAMUS

FOR LEASE

PREMIER NEW MIXED-USE DEVELOPMENT

100 VERMELLA WAY, PARAMUS, NJ 07652



EXCLUSIVELY OFFERED BY:

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THE NEW EPICENTER OF RETAIL AND LIFESTYLE IN PARAMUS

Positioned across from Valley Hospital and Paramus Park Mall, this 2026 project offers unmatched exposure within one of New Jersey's most affluent and high-traffic corridors.

As a premier mixed-use destination coming August 2026, this development is poised to join Paramus' dynamic retail and lifestyle landscape—home to four regional malls and an impressive lineup of national retailers, many of which operate multiple storefronts within the submarket due to sustained demand.

Strategically positioned directly across from Valley Hospital, which welcomes over 1.2 million visitors annually, and Paramus Park Mall, drawing more than 4 million visitors per year, the property benefits from exceptional visibility and year-round foot traffic.

The area's retail corridor is powered by affluent, high-density demographics. Within a 3-mile radius, the average household income is \$141,809, and the population exceeds 93,000. Combined with over 160,000 vehicles traveling daily along Route 17, the location offers unparalleled exposure and accessibility for future retailers, residents, and visitors alike.

AREA HIGHLIGHTS



Demographics

Over 536,000 households and over 1.5M consumers within 10 miles



Location

5,079 people per square mile within 5 miles, nearly 5x that of the state of New Jersey (the country's densest state), and over 57x that of the US



Average Household Income

\$141,809 within 3 miles



Access

Located directly off of Route 17 (160,000+ VPD), with access to both the Garden State Parkway and Route 4 in under 3 miles

PROPERTY DETAILS



 **100 Vermella Way** • Paramus, NJ 07652

PROPERTY HIGHLIGHTS

Premier New Mixed-Use Development

- Available Spring 2026
- 3 Retail Units Available
 - **A1:** 4,179 SF | **A2:** 3,916 SF | **B:** 4,661 SF
- Divisions Available
- 371 Luxury Residential Units
- Dedicated Retail Surface Parking and Parking Garage
- Located Directly Across from Office Buildings, Valley Hospital (1.2 Million visits p/year) and Paramus Park Mall (4 Million Visits p/year)
- Convenient Access to Route 17, Route 4 and Garden State Parkway

3,916 - 4,661 SF
FOR LEASE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	Summer 2026
SF Available:	3,916 - 4,661 SF
Total Units:	3 Spaces

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

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HIGHWAY AERIAL + ACCESS MAP



SITE AERIAL



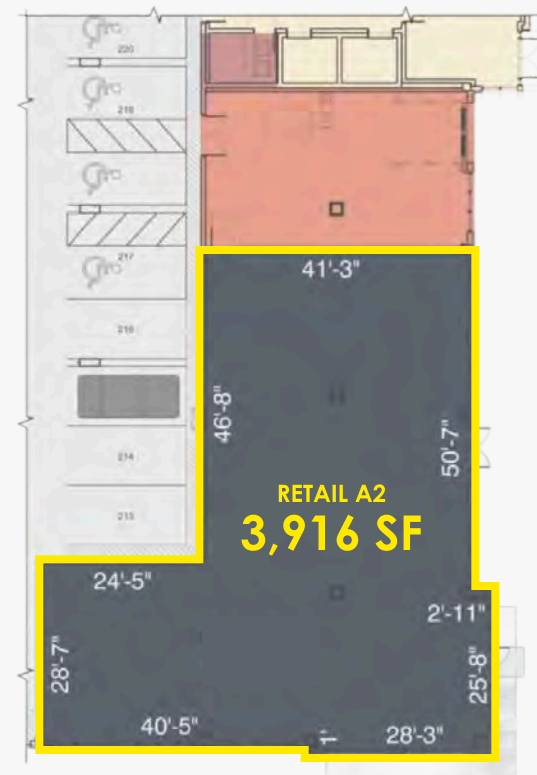
FLOOR PLAN - BUILDING A



1 BUILDING "A" GROUND FLOOR PLAN

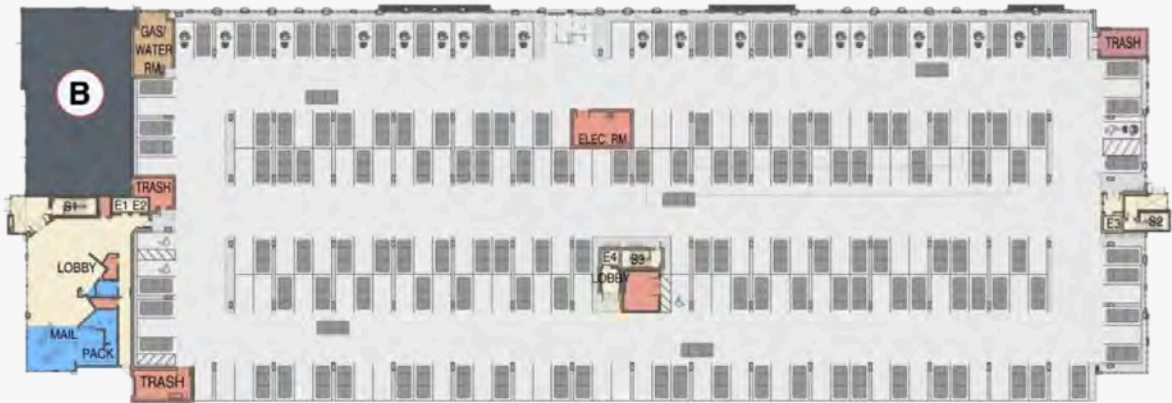


2 BUILDING "A" - UNIT A1

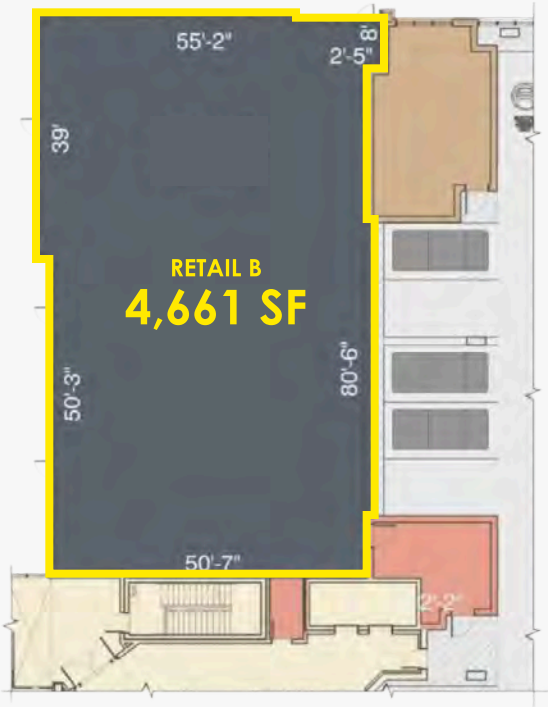


3 BUILDING "A" - UNIT A2

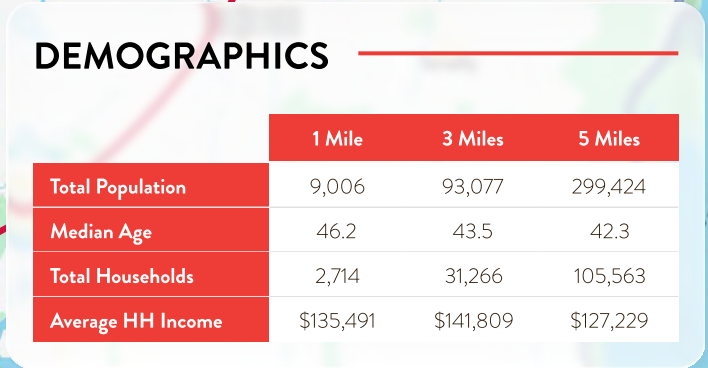
FLOOR PLAN - BUILDING B

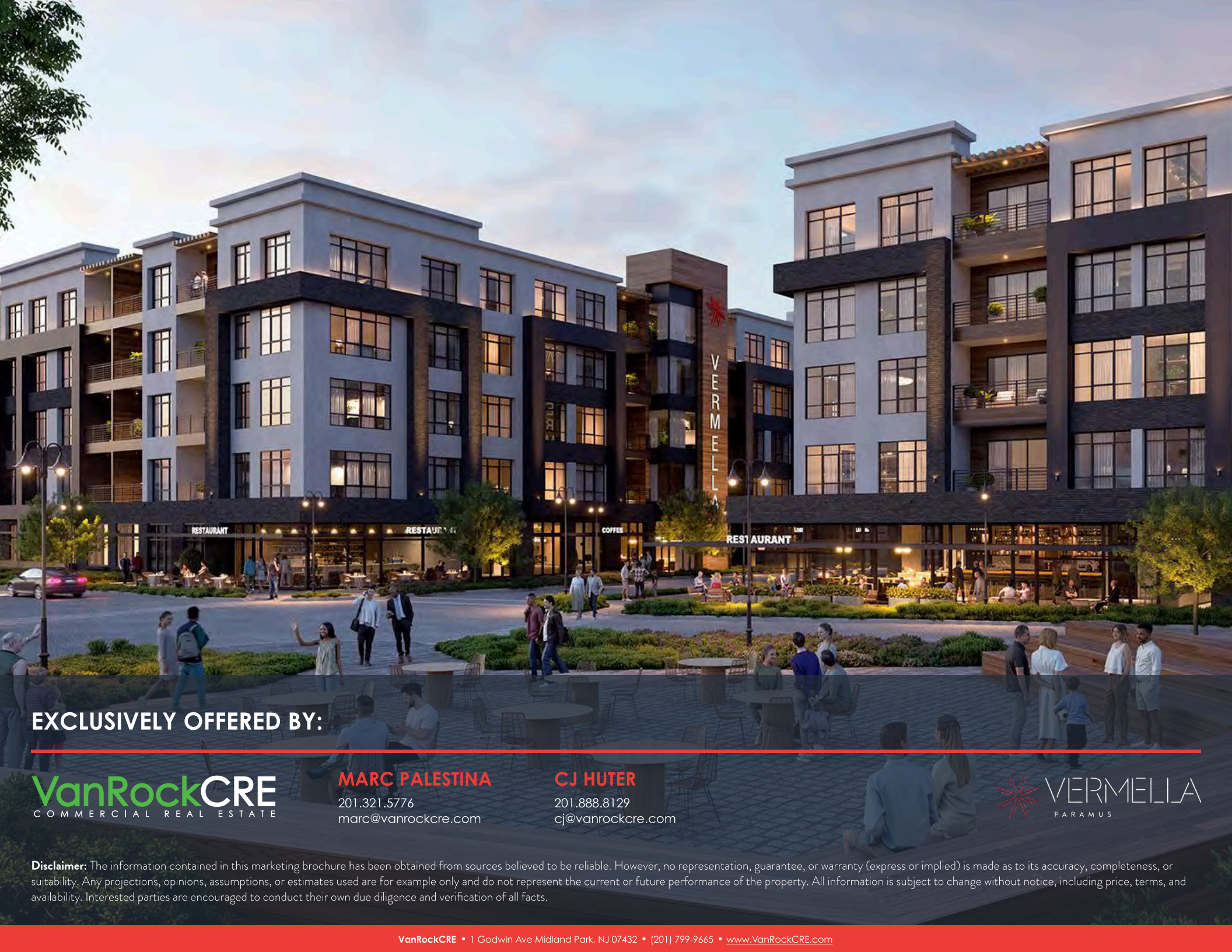


1 BUILDING "B" GROUND FLOOR PLAN



2 BUILDING "B" - UNIT B1





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