

PARAMUS, NJ

30 A&S DR, PARAMUS, NJ 07652

\*\*\*POSSIBLE SUBDIVISION\*\*\*



## OFFERING SUMMARY

Available SF: 30,000 SF

Lease Rate: Call For Details

## NEIGHBORING TENANTS



## PROPERTY OVERVIEW

30,000 SF Freestanding Building

## PROPERTY HIGHLIGHTS

- Available Immediately
- Former Joann Location
- Perfect for all Retail & Medical Uses
- Prime Retail Site Located in the Heart of the Route 17 Paramus Retail Shopping Area
- Large Pylon Sign on Route 17
- Strong Densely Populated Marketplace
- Adjacent to Paramus Park Mall
- Convenient Access to Route 17 and Garden State Parkway
- 137,800+ VPD

FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

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**NEIL GOLDSTEIN**

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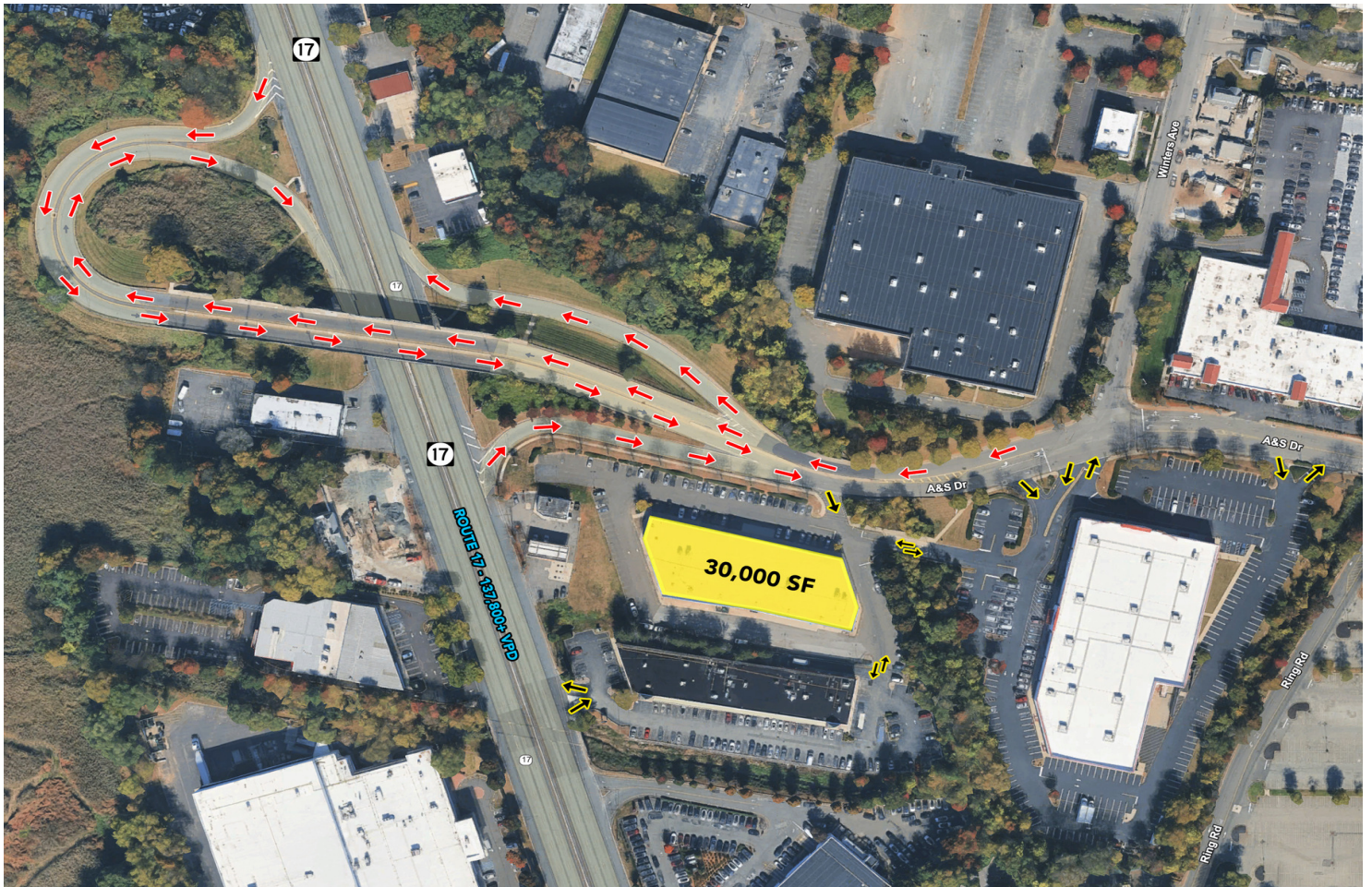
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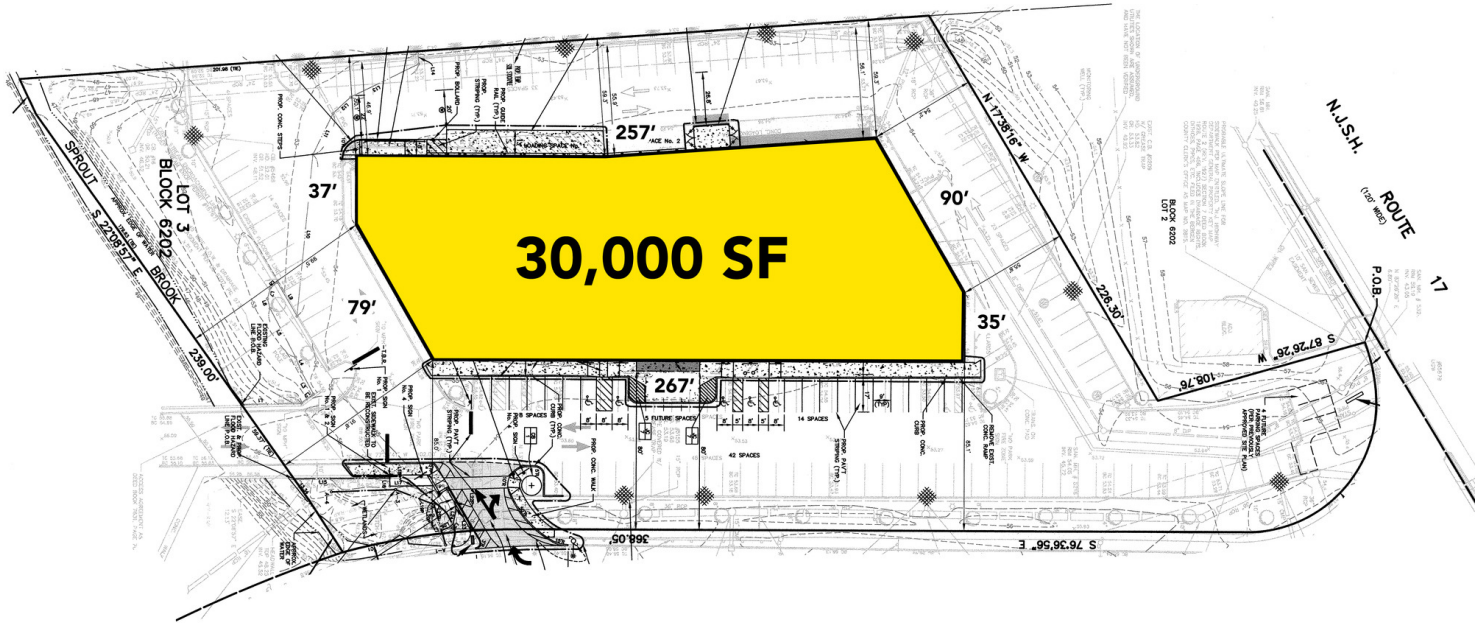
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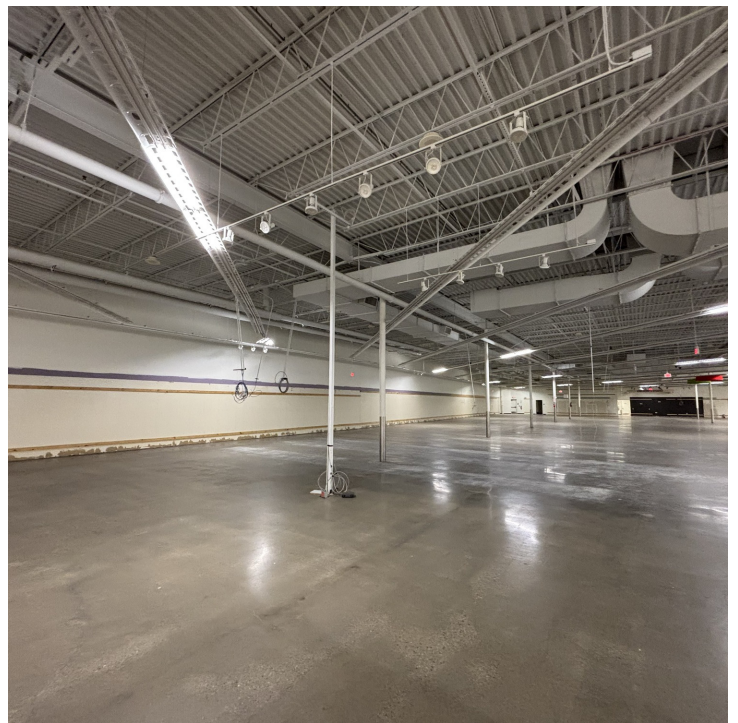
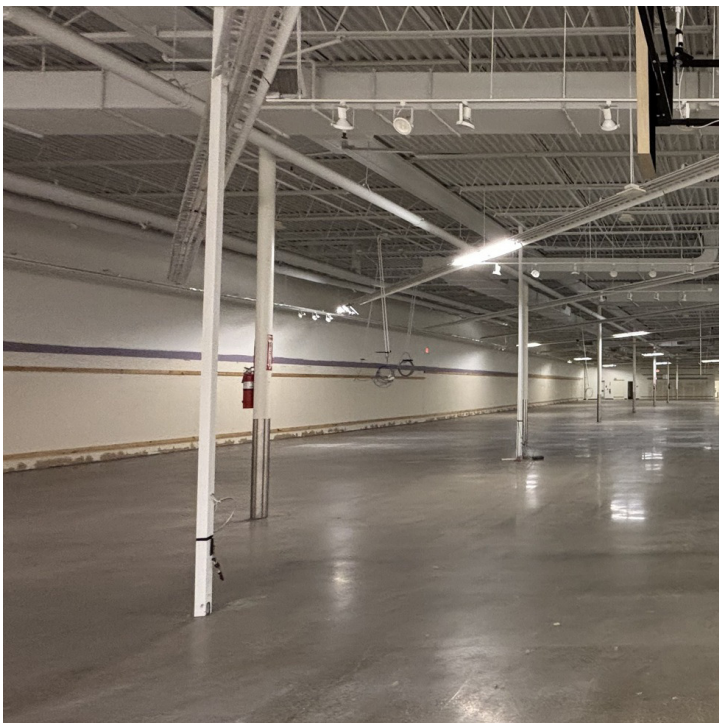
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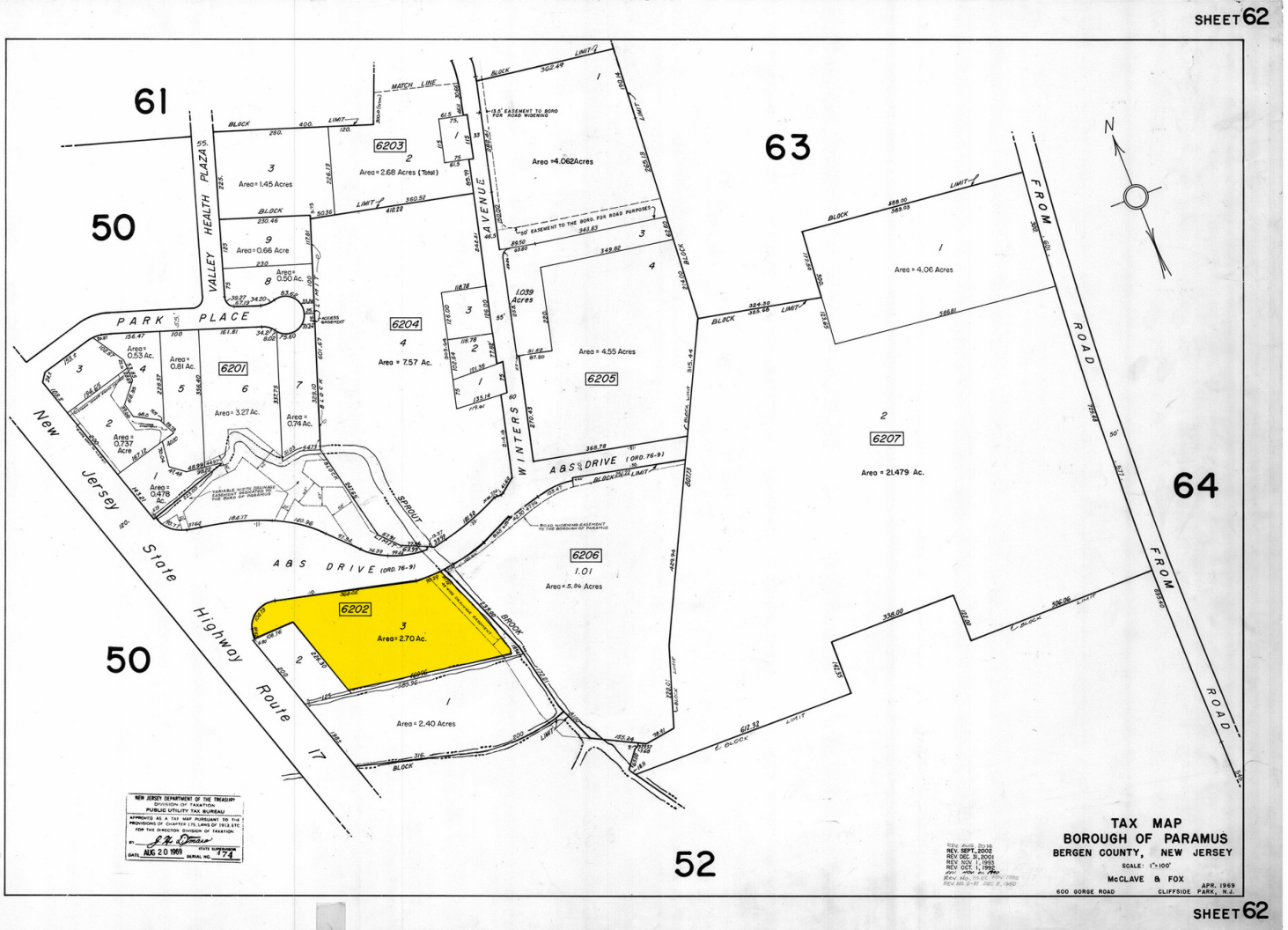
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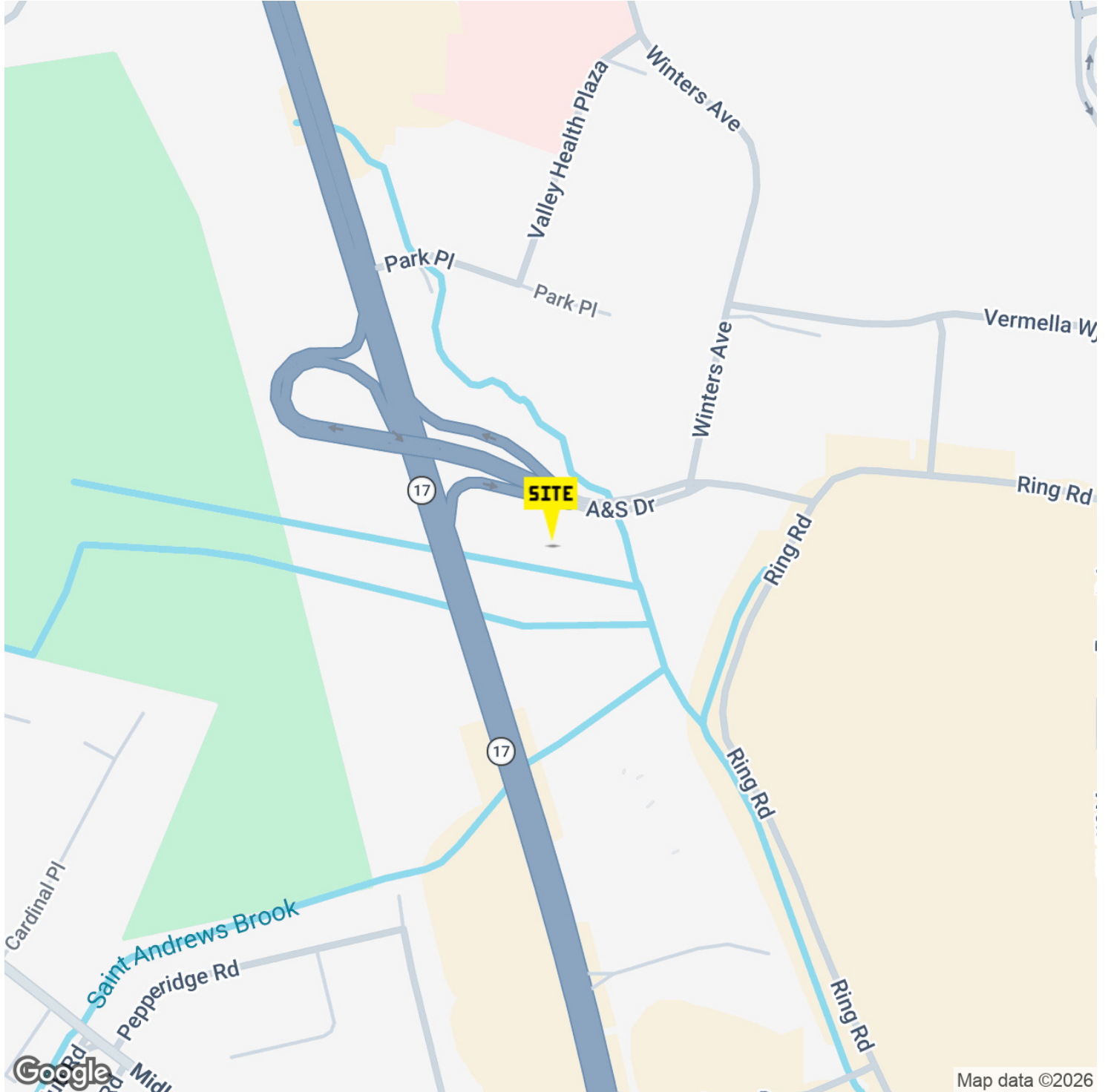
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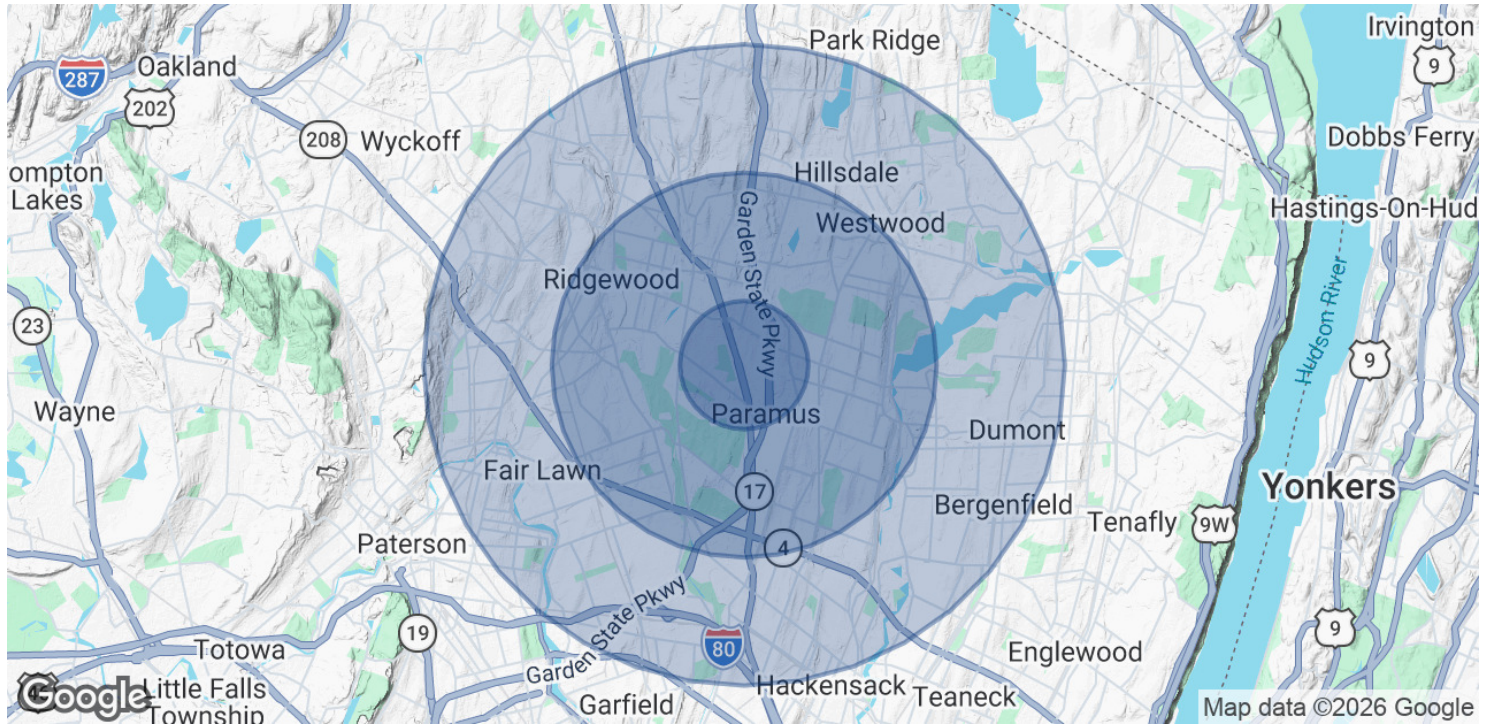
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,353	109,258	409,015
Average Age	47	43	42
Average Age (Male)	45	42	40
Average Age (Female)	48	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,203	36,770	141,045
# of Persons per HH	3.3	3	2.9
Average HH Income	\$186,860	\$210,324	\$170,735
Average House Value	\$850,583	\$781,277	\$657,127

Demographics data derived from AlphaMap

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