

163 ROUTE 17 SOUTH

Paramus, NJ

FOR LEASE

5,200 SF



5,200 SF

FOR LEASE

5,200 SF



 163 Route 17 South • Paramus, NJ 07652

PROPERTY HIGHLIGHTS

Retail Space on Route 17 South

- Prime Highway Retail on Busy Route 17
- Densely Populated Marketplace
- Affluent Demographics
- Great for Food, Doctor's Office, Retail and Showrooms
- Convenient Access to Route 17, Route 4, Route 208 and the Garden State Parkway
- 140,000+ VPD

OFFERING SUMMARY

Lease Price: Call for Details

Available: 5,200 SF

Building Size: 14,230 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,166	139,197	517,824
Median Age	45	43	41
Total Households	2,414	49,306	181,861
Average HH Income	\$168,475	\$174,637	\$148,405

EXCLUSIVELY OFFERED BY:

CJ HUTER

201.888.8129
cj@vanrockcre.com

MARC PALESTINA

201.321.5776
marc@vanrockcre.com

JONATHAN ABAD

201.370.3389
jonny@vanrockcre.com

VanRockCRE
COMMERCIAL REAL ESTATE

PROPERTY IMAGES



MARKET AERIAL

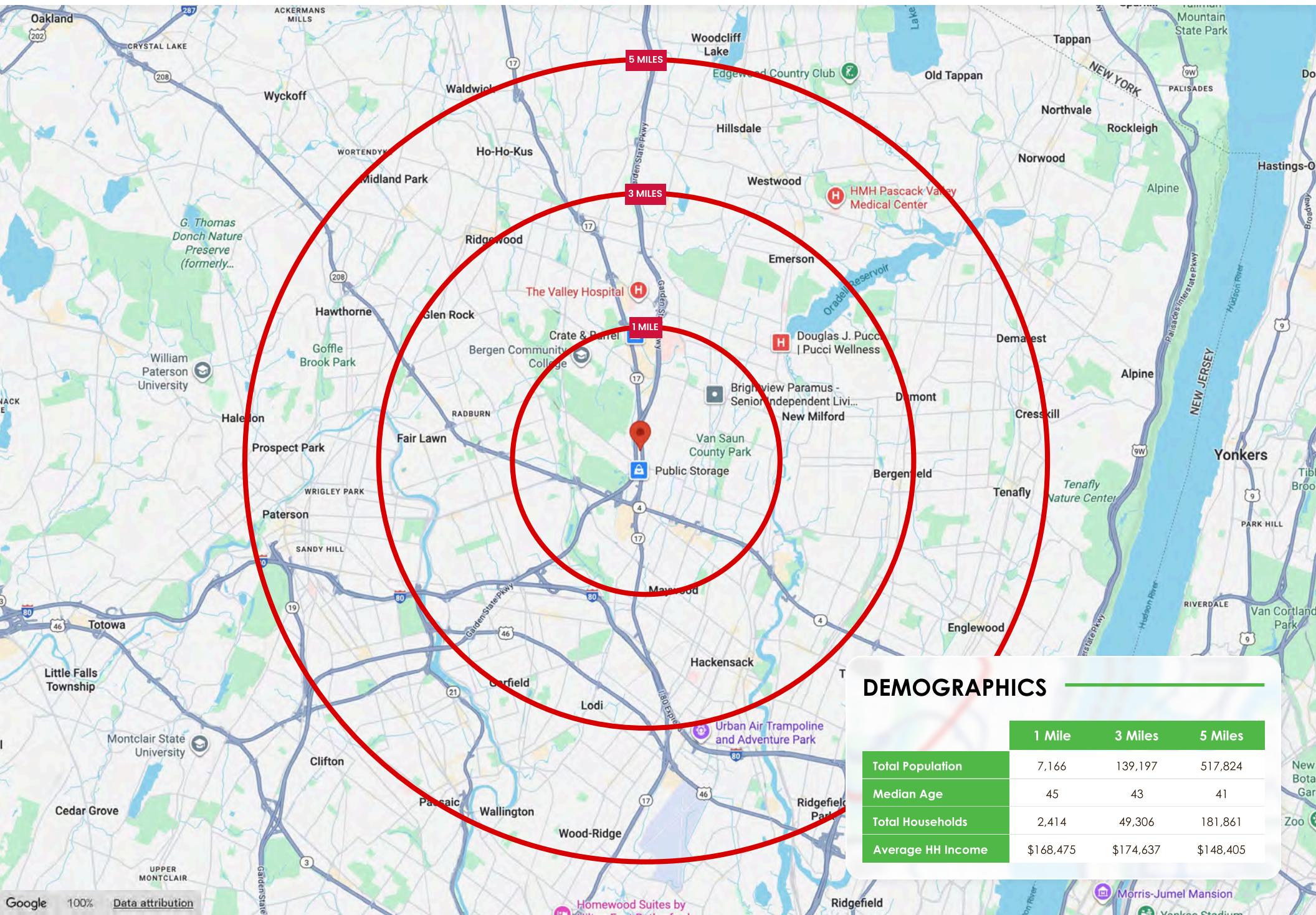


HIGHWAY AERIAL





LOCATION MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,166	139,197	517,824
Median Age	45	43	41
Total Households	2,414	49,306	181,861
Average HH Income	\$168,475	\$174,637	\$148,405



EXCLUSIVELY OFFERED BY:

VanRockCRE
COMMERCIAL REAL ESTATE

CJ HUTER

201.888.8129
cj@vanrockcre.com

MARC PALESTINA

201.321.5776
marc@vanrockcre.com

JONATHAN ABAD

201.370.3389
jonny@vanrockcre.com

Disclaimer: The information contained in this marketing brochure has been obtained from sources believed to be reliable. However, no representation, guarantee, or warranty (express or implied) is made as to its accuracy, completeness, or suitability. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. All information is subject to change without notice, including price, terms, and availability. Interested parties are encouraged to conduct their own due diligence and verification of all facts.