

163 ROUTE 17 SOUTH

Paramus, NJ

FOR LEASE

5,200 SF





5,200 SF
FOR LEASE

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

 **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

EXCLUSIVELY OFFERED BY:

MARC PALESTINA

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VanRockCRE
COMMERCIAL REAL ESTATE

PROPERTY IMAGES



River Edge



LAIFITNESS. Bassett HOME FURNISHINGS
GOLF GALAXY DICK'S SPORTING GOODS Michaels five BELOW

Raymour & Flanigan FURNITURE CHEVROLET SHERWIN WILLIAMS

Suburban DINER

KOHLER FedEx BOB'S FURNITURE

DAVID'S BRIDAL Panera BREAD
RISE SUPERMARKET THE VITAMIN SHOPPE

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SITE

Public Storage

Comfort Inn

HOULIHAN'S RESTAURANT + BAR
BLINDS TO GO

fortunoff the source veg STORES

IKEA

4

Costco FITNESS
Lowe's MILLER'S ALE-HOUSE

PETSMART DSW
B'S B MART

BERGEN TOWN CENTER
BANANA REPUBLIC RACK
Burlington CVS Health HomeGoods
ULTA WHOLE FOODS MARKET TARGET

Westfield GARDEN STATE PLAZA H&M LENS CRAFTERS AEROPOSTALE
KAY JEWELERS URBAN OUTFITTERS
AT&T ZARA Chick-tild McDonald's GAP
THE CAPITAL THEATRES AMC THEATRES
NORDSTROM macy's OLD NAVY VANS

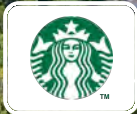
17

4

17

Garden State Pkwy (railroad)





5,200 SF

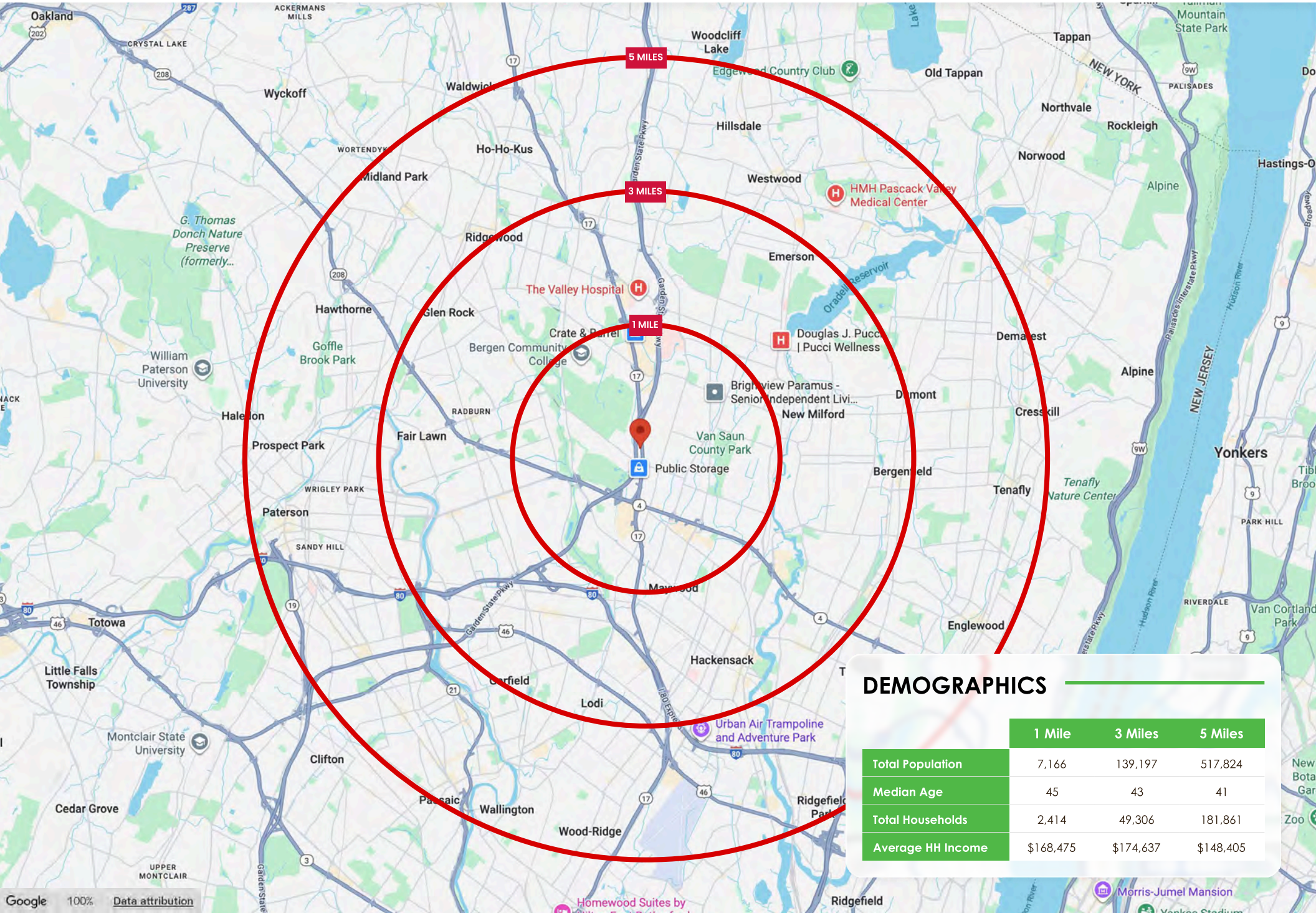


17
140,000+ VPD





LOCATION MAP



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