

OFFERING MEMORANDUM

STICKLEY - PARAMUS, NJ SHOWROOM

55 E State Route 4, Paramus, NJ 07652

FOR SALE: \$7,970,000



22,364 SF | SINGLE STORY | 63 SURFACE PARKING SPACES

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55 E STATE ROUTE 4 Paramus, NJ 07652

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

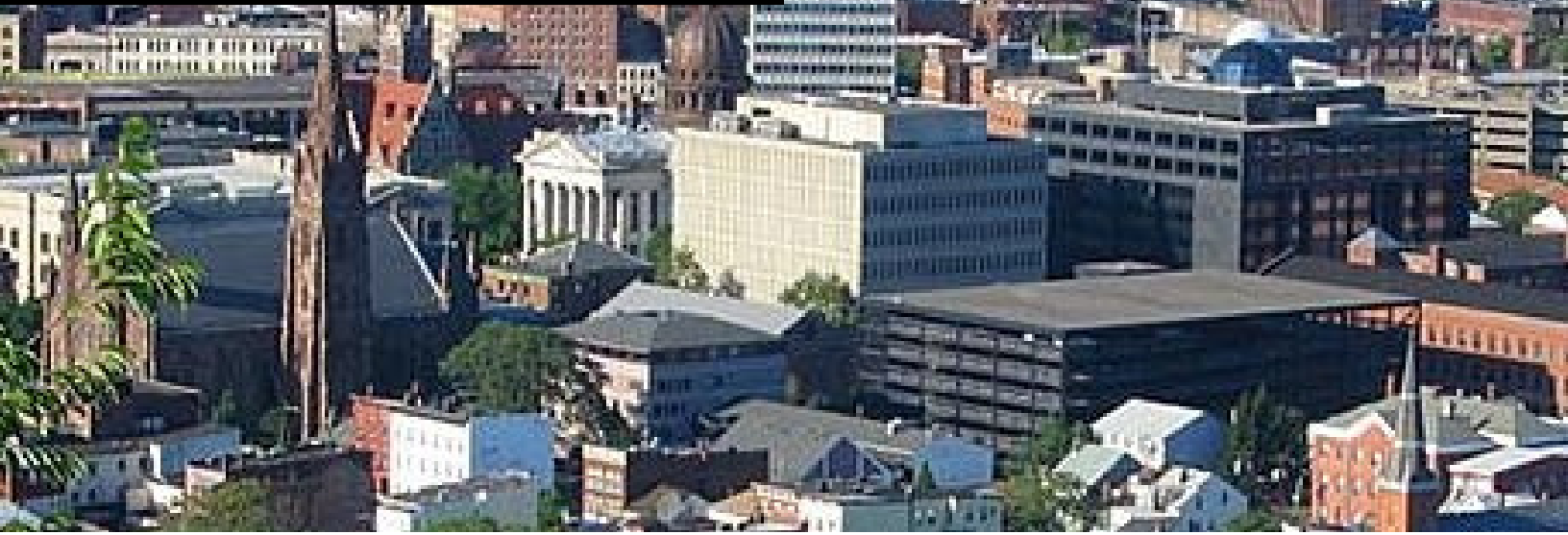
55 E STATE ROUTE 4 Paramus, NJ 07652

55 E. Route 4, is a 22,364 SF retail property located in Paramus, New Jersey, consisting of two (2) parcels that sit on a combined 1.72 acres (1.12 and 0.60 respectively.) The retail property features 839 SF of warehouse space and 63 surface parking spaces.

This current Stickley showroom is centrally located with easy access to I17 and Route 4, both the Anderson Street Commuter and New Bridge Landing Commuter Rails (Pascack Valley Line) in addition to the LaGuardia Airport (30 min drive), the Newark Liberty International Airport (37 min drive) and the Westchester County Airport (50 min drive).

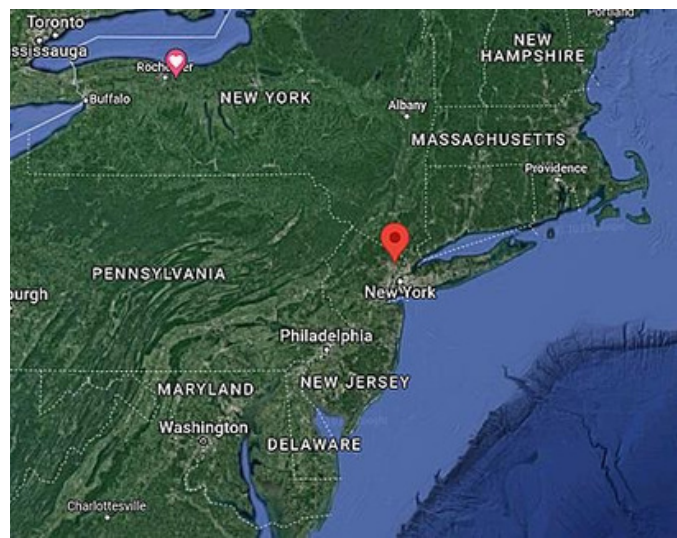


MARKET OVERVIEW



Paramus, New Jersey

Paramus is a borough in the central portion of Bergen County, in the U.S. state of New Jersey. A suburban bedroom community of New York City, Paramus is located 15 to 20 miles northwest of Midtown Manhattan and approximately 8 miles west of Upper Manhattan. The Wall Street Journal characterized Paramus as "quintessentially suburban". The borough is also a major commercial hub for North Jersey (home to Garden State Plaza and various corporate headquarters).



DEMOGRAPHIC SUMMARY

PARAMUS, NJ

POPULATION

City: Paramus

26,174

State: New Jersey 9.29M

MEDIAN AGE

City: Paramus

49 Years

State: New Jersey 40.4 Years

MEDIAN HOUSEHOLD INCOME

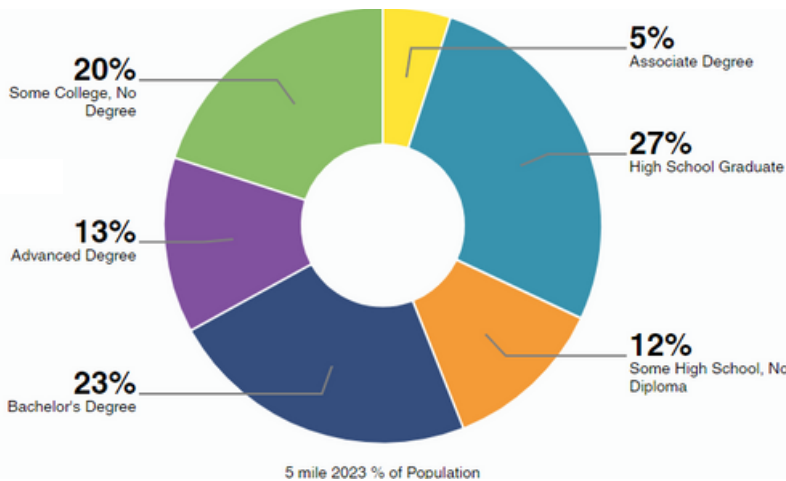
City: Paramus

\$136,824

State: New Jersey \$97,126

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New Jersey at large.



2023 STATISTICS

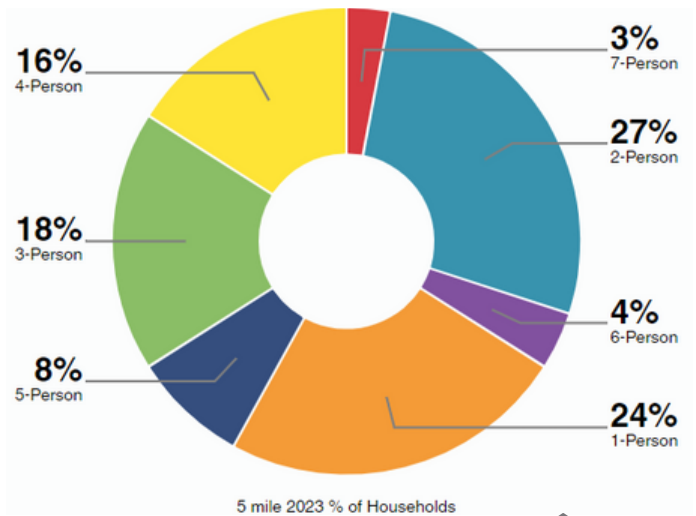
	2 Mile	5 Mile	10 Mile
Population 2023	61,265	584,896	2,545,137
Total Households	23,164	205,051	920,176
Avg Household Size	2.6	2.8	2.7
Avg Household Income	\$140,360	\$121,332	\$107,474

ECONOMIC INDICATORS

4.3% Homer Unemployment Rate

3.6% U.S. Unemployment Rate

HOUSEHOLDS



City: Paramus

8,410

State: New Jersey \$3.438M



2.9
Average Household Size

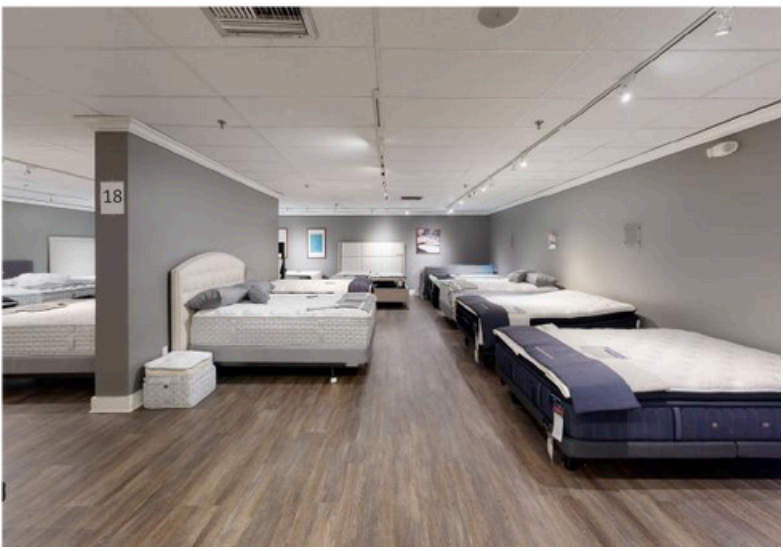
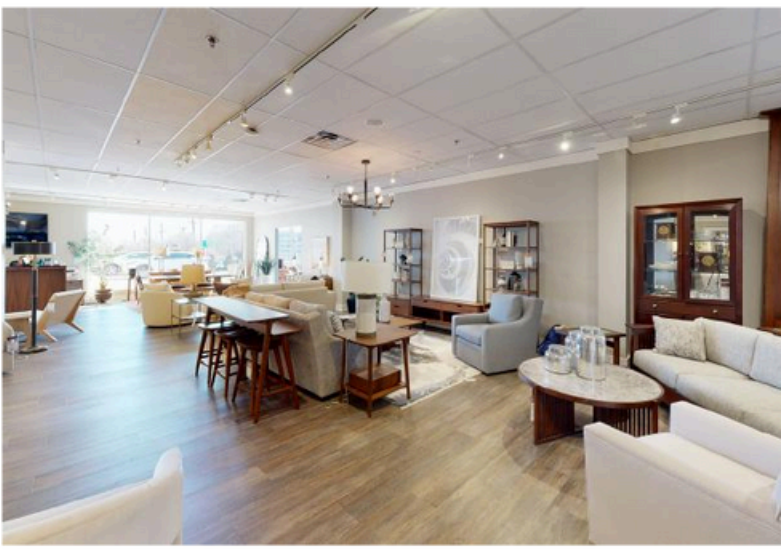
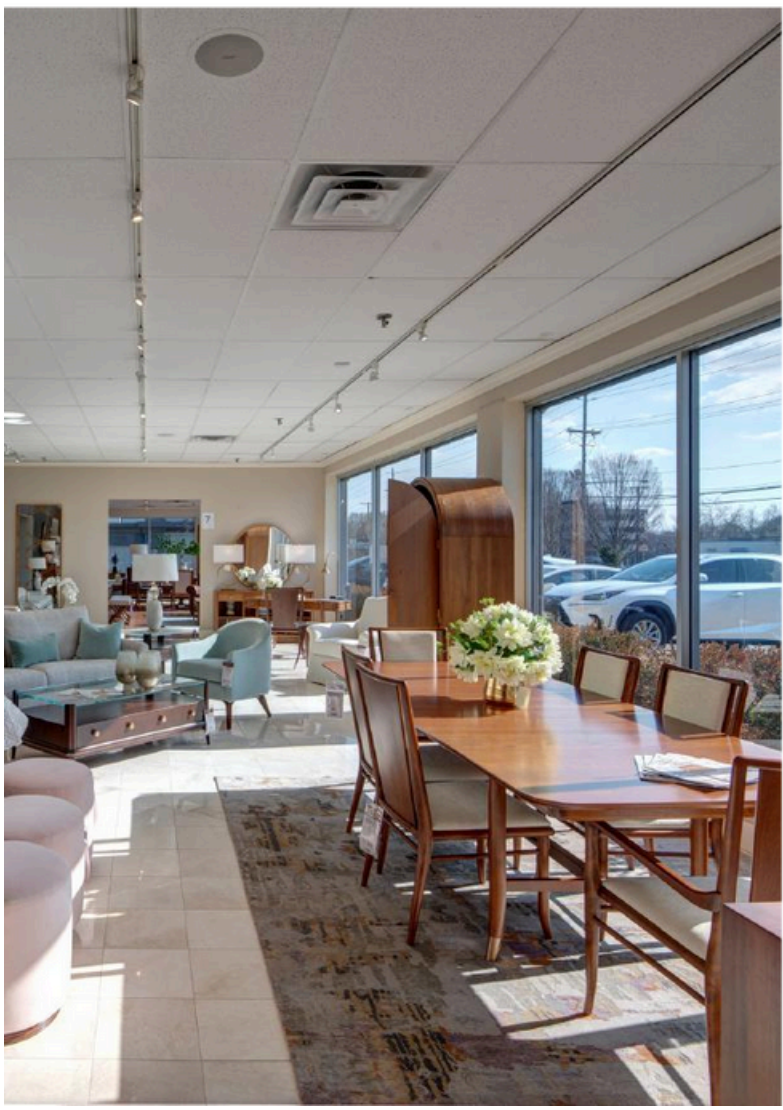
SITE OVERVIEW

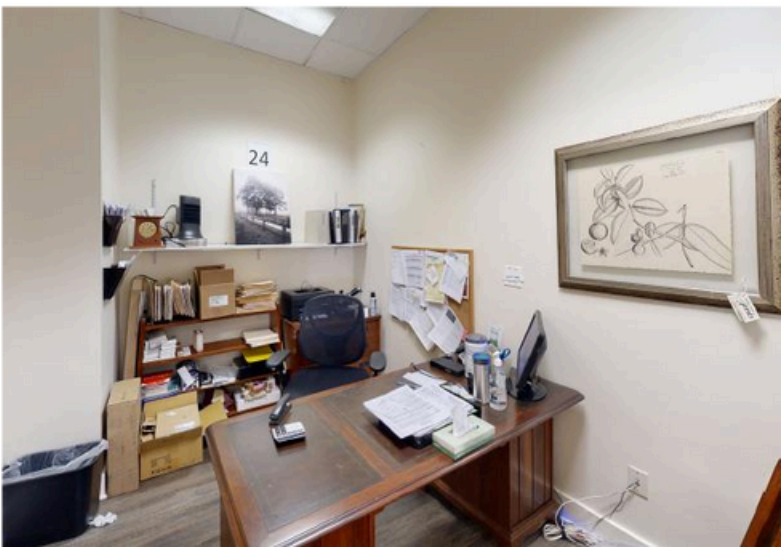
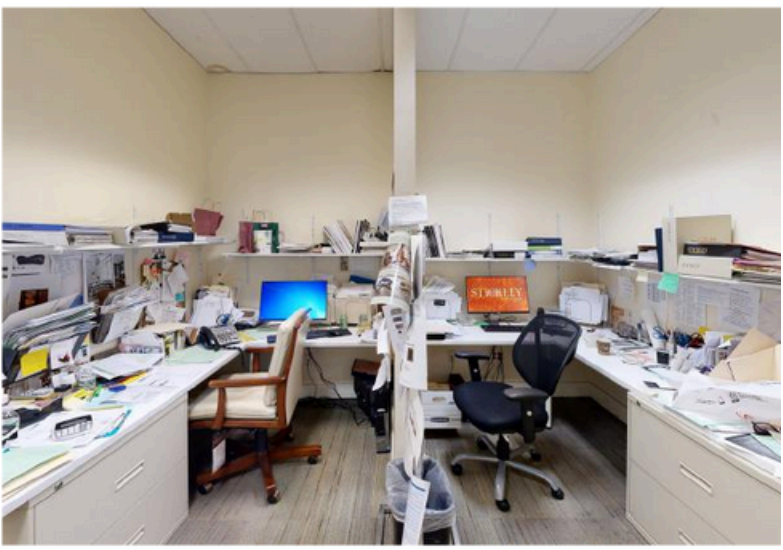
SITE

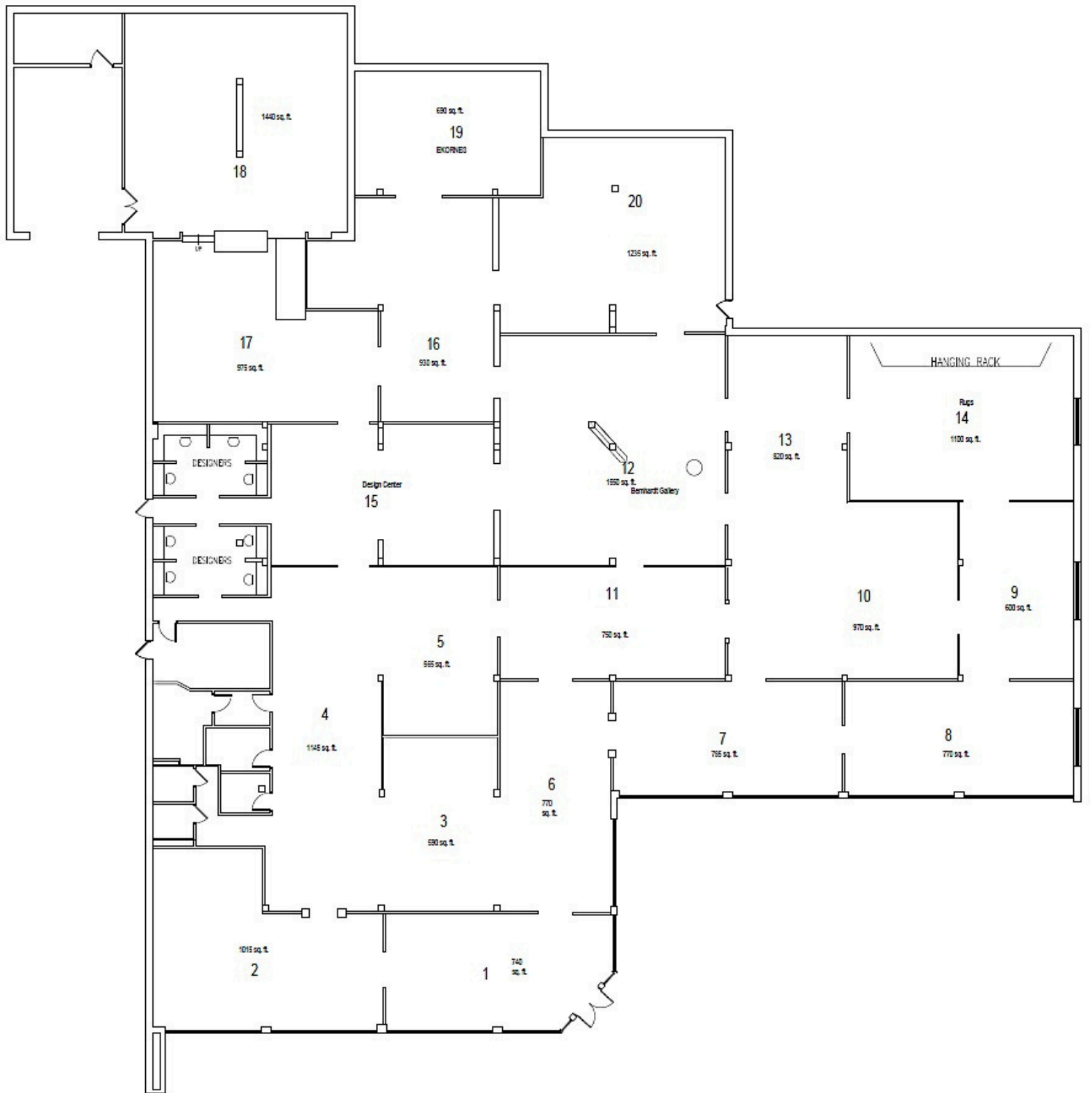
Property Type:	Retail
Building Class:	Class A
Parcel IDs (#1 & #2):	(#1) Block 604, Lot 10, (#2) Block 604, Lot 8
Year Built:	2000
Acreage (#1 & #2):	(#1) 1.12 Acres; (#2) 0.60 Acres
SF:	22,364
Floors:	1
Parking:	63 Surface Spaces
Ceiling Height:	12' (Floor to Roof Deck)
Megawatts Available:	450 amp / 3 phase
Electric Provider:	PSE & G
Gas Provider:	PSE & G
Water:	Veolia Water NJ
Heat:	Natural Gas
Cooling:	Electric
Roof:	Rubber membrane; 20+ Years old
Mechanicals:	Carrier RTUs; 3 - 20-ton units; 1 ton per 35 SF

OPERATING EXPENSES - NNN (ESTIMATED)

Real Estate Tax:	\$6.50
CAM:	\$2.00
Insurance:	\$0.25
Total:	\$8.75









5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
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2019 2020 2021
2022 2023

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