



- BERGEN TOWN CENTER**
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211 Route 4 West

PARAMUS, NJ

Building/Property Info

Building:	Land for ground lease
Location:	Adjacent to iFLY
Land:	±1 acre
Parking:	Shared (86 total spaces on site)

Availability:	Immediate
Term:	Long term

For information, please contact:

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201 Route 17 North, Rutherford, NJ 07070

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Comments

- Excess land adjacent to iFLY
- Located at intersection of Route 4 West and Forest Ave
- In the heart of the Route 4 retail corridor
- 4-Way Access to/from site
- Can get into/out of site without getting on Route 4
- Monument signage along route
- Across street from Bergen Town Center (1,000,000+ SF)
- Easy access to local neighborhoods

Potential Uses: retail, food, service, furniture, experiential, medical, office

Zoning: HCC-2 – Highway Corridor Commercial-2

<https://ecode360.com/8546142#8546142>

Neighbors

iFLY, Citibank, Chipotle, ShopRite, Bentley, Rolls Royce, Mattress Firm, CityMD, NetCost Market, Krispy Kreme, Raymour & Flanigan, Starbucks, Bergen Town Center (Whole Foods, Target, Kohl's, Lowe's, Burlington, CVS, 24 Hour Fitness, REI, Ruth's Chris, Cava, First Watch, Nike, adidas)

Traffic Counts

- Route 4: 164,870
- Forest Avenue: 20,469

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