

RETAIL SPACE AVAILABLE

PARAMUS, NJ

175 ROUTE 4 WEST

**1,125 SF &
1,500 SF**
Available at
Route 4 West
Strip Center



SIZE

Inline 1,125 SF
Inline 1,500 SF

POSSESSION

Immediate

TERM

5 years minimum

ASKING RENT

Upon Request

NNN'S

CAM \$2.35 psf
Taxes \$4.90 psf
Insurance \$0.27 psf
\$7.55 psf (est.)

CO-TENANTS

Dunkin', C2 Education, Better Home Cabinet & Stone

NEIGHBORS

Plaza Salon, Popeye's, Forte Piano Company, Extreme Motorsports, Scrubs & Beyond, Wendy's, RP Prime Steakhouse, Jack Daniels, 1 mile from Garden State Plaza

COMMENTS

Strip center located on Route 4 West, just before Route 208 North and Fair Lawn
90 national retailers with 2+ locations in Paramus
35 national retailers with 3+ locations in Paramus
Located close to Garden State Plaza, and Bergen Towne Center
Excellent highway visibility 134,724 vehicles per day pass the site on the West and East Side of Route 4
Arcola Country Club sits directly behind property

CONTACT EXCLUSIVE AGENTS

DEBORAH STONE
dstone@ripconj.com
201.914.4406

RICHARD CURRAN
rcurran@ripconj.com
201.777.2305



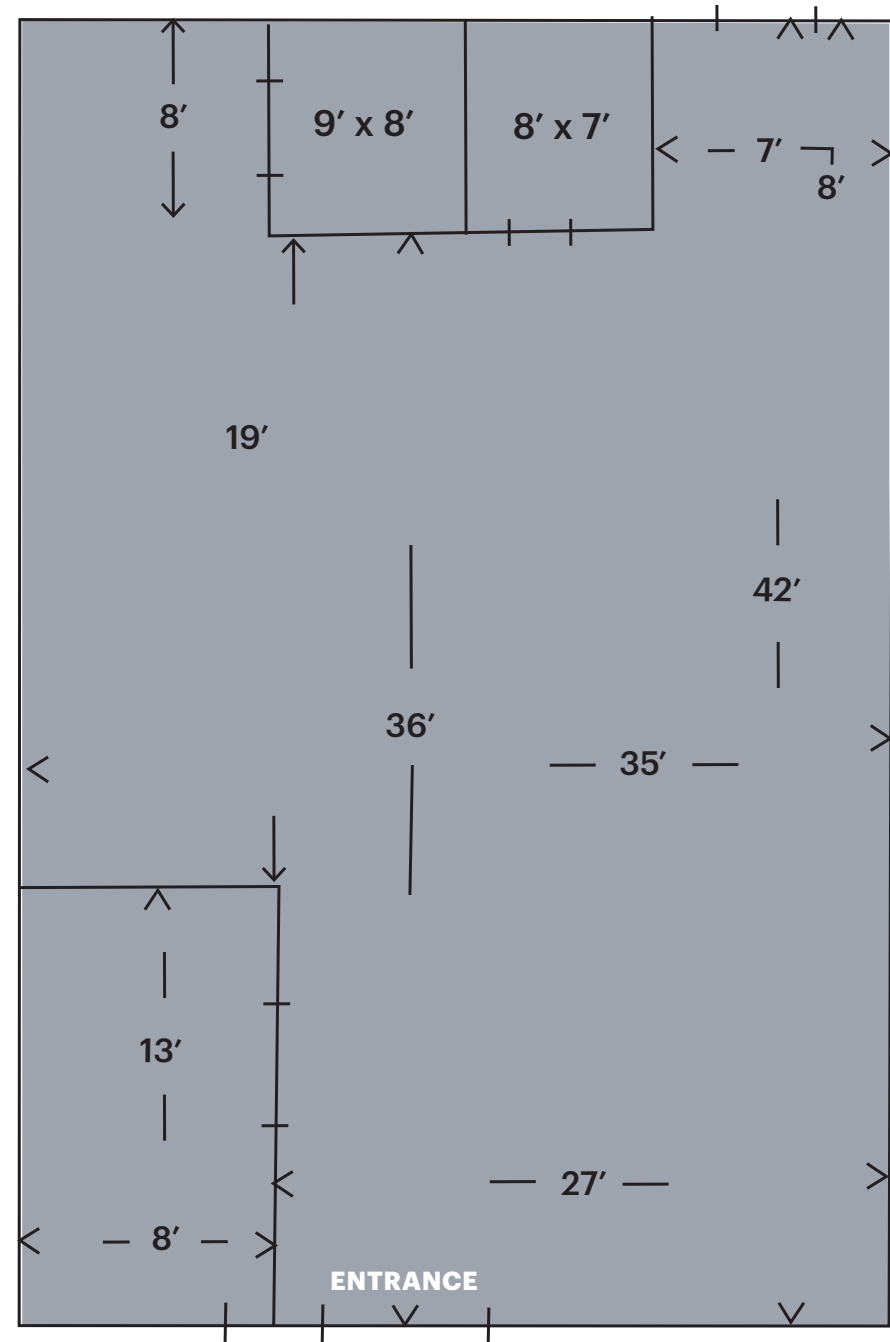
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

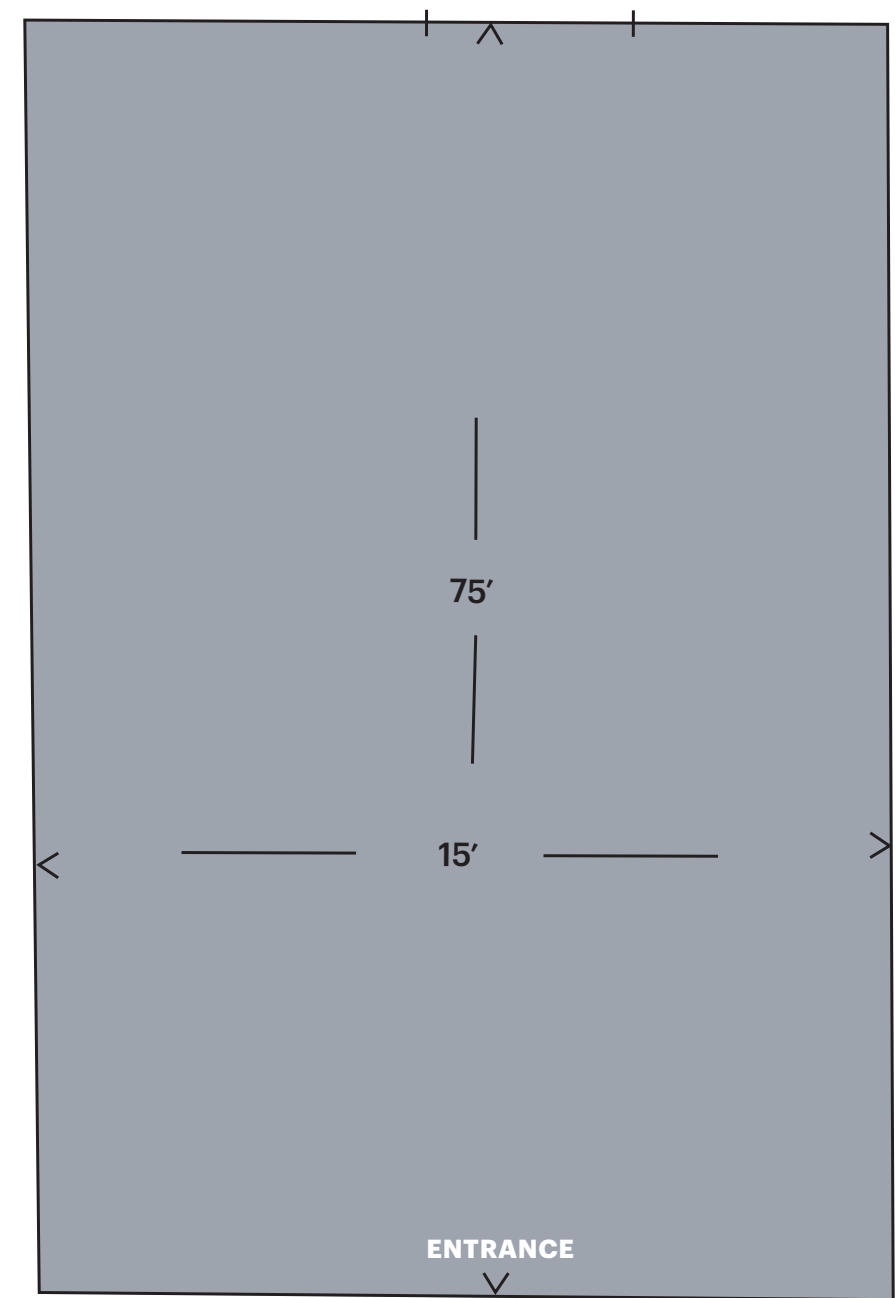
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLANS

APPROX . 1,500 SF



APPROX . 1,125 SF



ROUTE 4 WEST

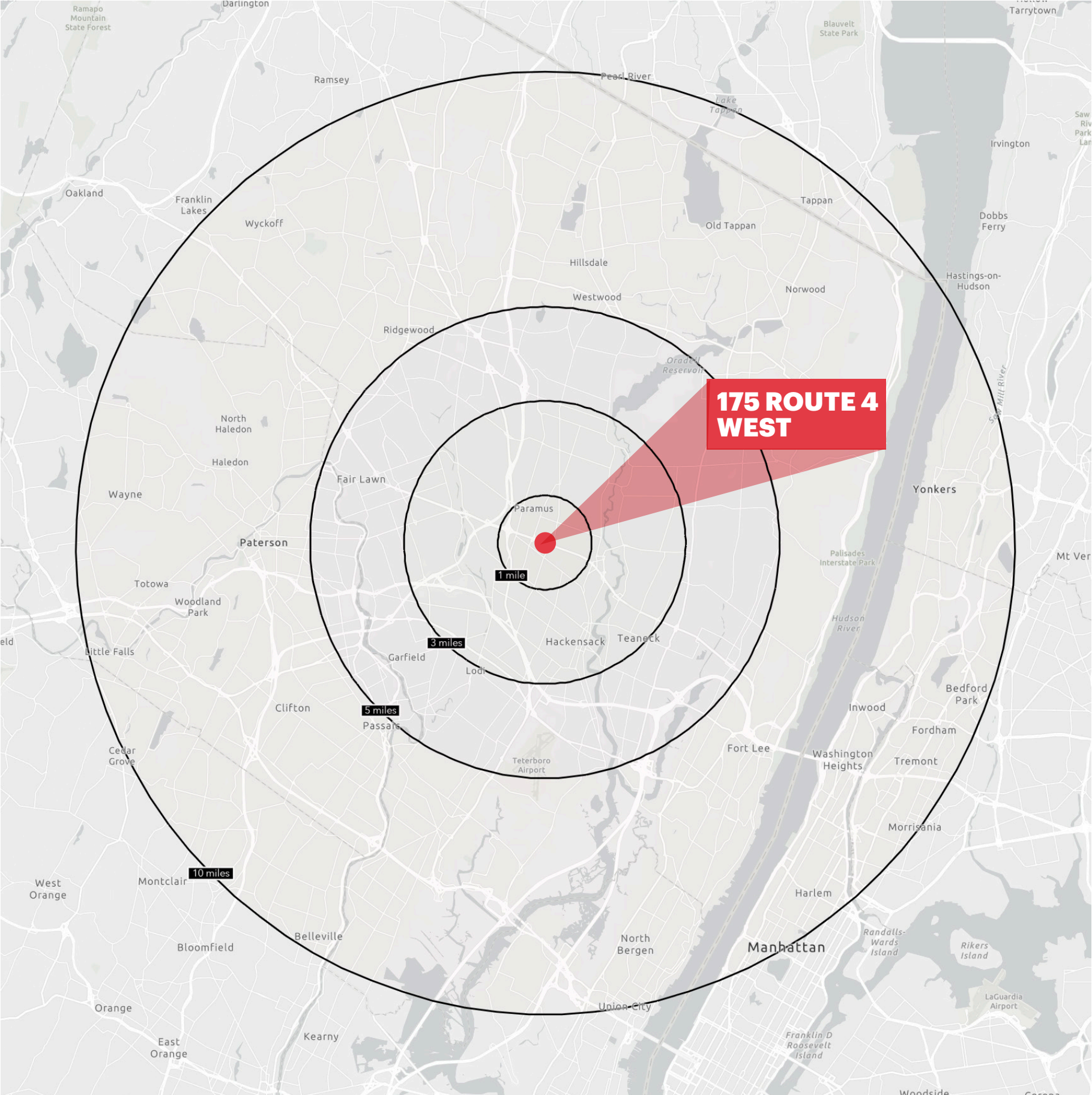
LOW-LEVEL AERIAL



MARKET AERIAL



DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION
15,792

HOUSEHOLDS
5,547

MEDIAN AGE
45.4

COLLEGE GRADUATES (Bachelor's +)
6,496 - 56.0%

TOTAL BUSINESSES
1,083

TOTAL EMPLOYEES
14,432

AVERAGE HOUSEHOLD INCOME
\$162,876

3 MILE RADIUS

POPULATION
173,972

HOUSEHOLDS
64,297

MEDIAN AGE
42.3

COLLEGE GRADUATES (Bachelor's +)
64,403 - 51.3%

TOTAL BUSINESSES
8,788

TOTAL EMPLOYEES
119,759

AVERAGE HOUSEHOLD INCOME
\$144,010

5 MILE RADIUS

POPULATION
555,062

HOUSEHOLDS
196,896

MEDIAN AGE
40.7

COLLEGE GRADUATES (Bachelor's +)
173,453 - 44.3%

TOTAL BUSINESSES
20,848

TOTAL EMPLOYEES
243,109

AVERAGE HOUSEHOLD INCOME
\$136,315

10 MILE RADIUS

POPULATION
2,908,998

HOUSEHOLDS
1,089,394

MEDIAN AGE
38.4

COLLEGE GRADUATES (Bachelor's +)
822,574 - 40.9%

TOTAL BUSINESSES
84,213

TOTAL EMPLOYEES
1,134,224

AVERAGE HOUSEHOLD INCOME
\$115,751

*2023 estimates