

ROUTE 17 PRIME RETAIL AVAILABLE

PARAMUS, NJ

358 ROUTE 17 NORTH @ POWERS DRIVE
NEW JERSEY

8,200 SF
Available



GREAT VISIBILITY & PARKING



The Container Store



just salad

RESTORATION HARDWARE

358 ROUTE 17 NORTH

POWERS DRIVE (TO MIDLAND AVE)

17

17

137,873 VPD

17



P.C. RICHARD & SON



SPACE DETAILS

FRONTAL VIEW



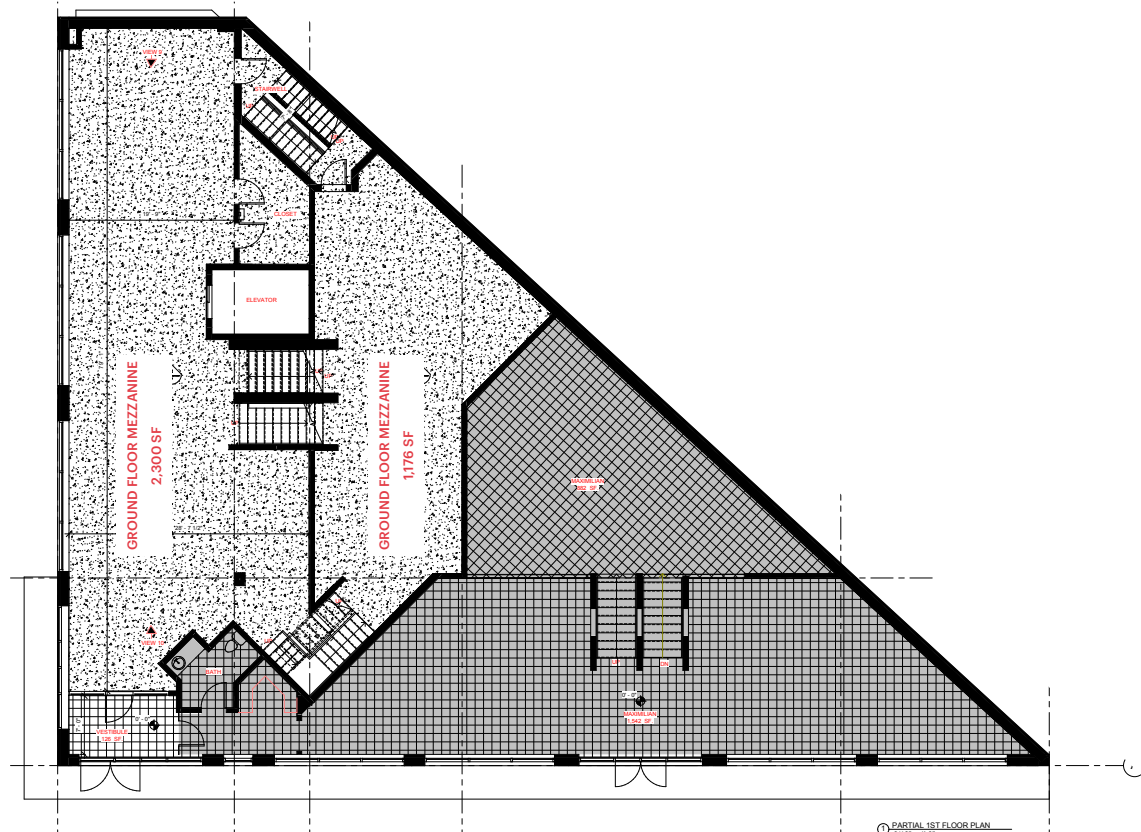
SPACE AVAILABLE

Ground Floor	2,300 SF
GF Mezzanine	1,176 SF
First Floor	2,824 SF
FF Mezzanine	1,900 SF
Total	8,200 SF

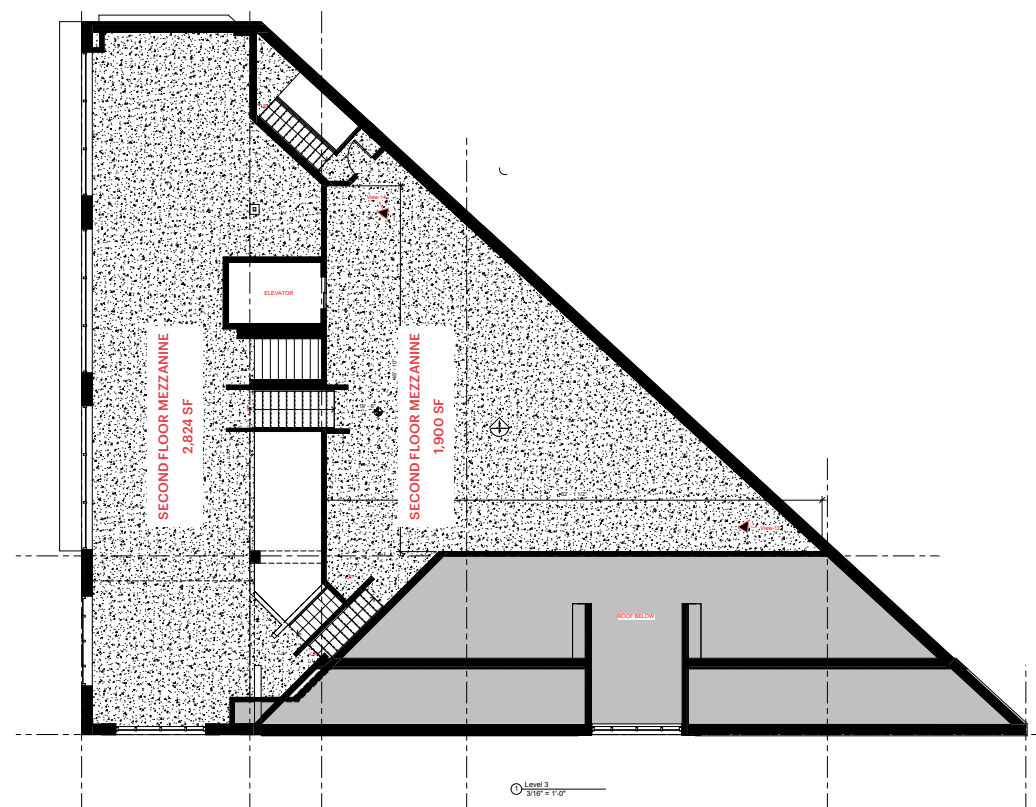
SITE ATTRIBUTES

- Premium location in the heart of the NJ's Furniture Row
 - 40+/- home furnishing retailers on Route 17
- 90 national retailers with 2+ locations in Paramus
- 35 national retailers with 3+ locations in Paramus
- Located between Garden State Plaza, Paramus Park and the Fashion Center
- Pylon and facade signage
- Elevator is exclusive to this space
- Excellent Highway Visibility
- Large windows and open floor plan
- ± 137,873 Vehicles Per Day

GROUND FLOOR/GROUND FLOOR MEZZANINE



SECOND FLOOR/SECOND FLOOR MEZZANINE



BASE RENT

Upon Request

NNN

\$8.86 psf (est)

CENTRALLY LOCATED ON NJ'S FURNITURE ROW

- 90 National Retailers w/ 2+ locations in Paramus
- 35 National retailers w/ 3+ locations in Paramus
- 40+/- Home Furnishings Retailers on Rt 17



INTERIOR PHOTOS

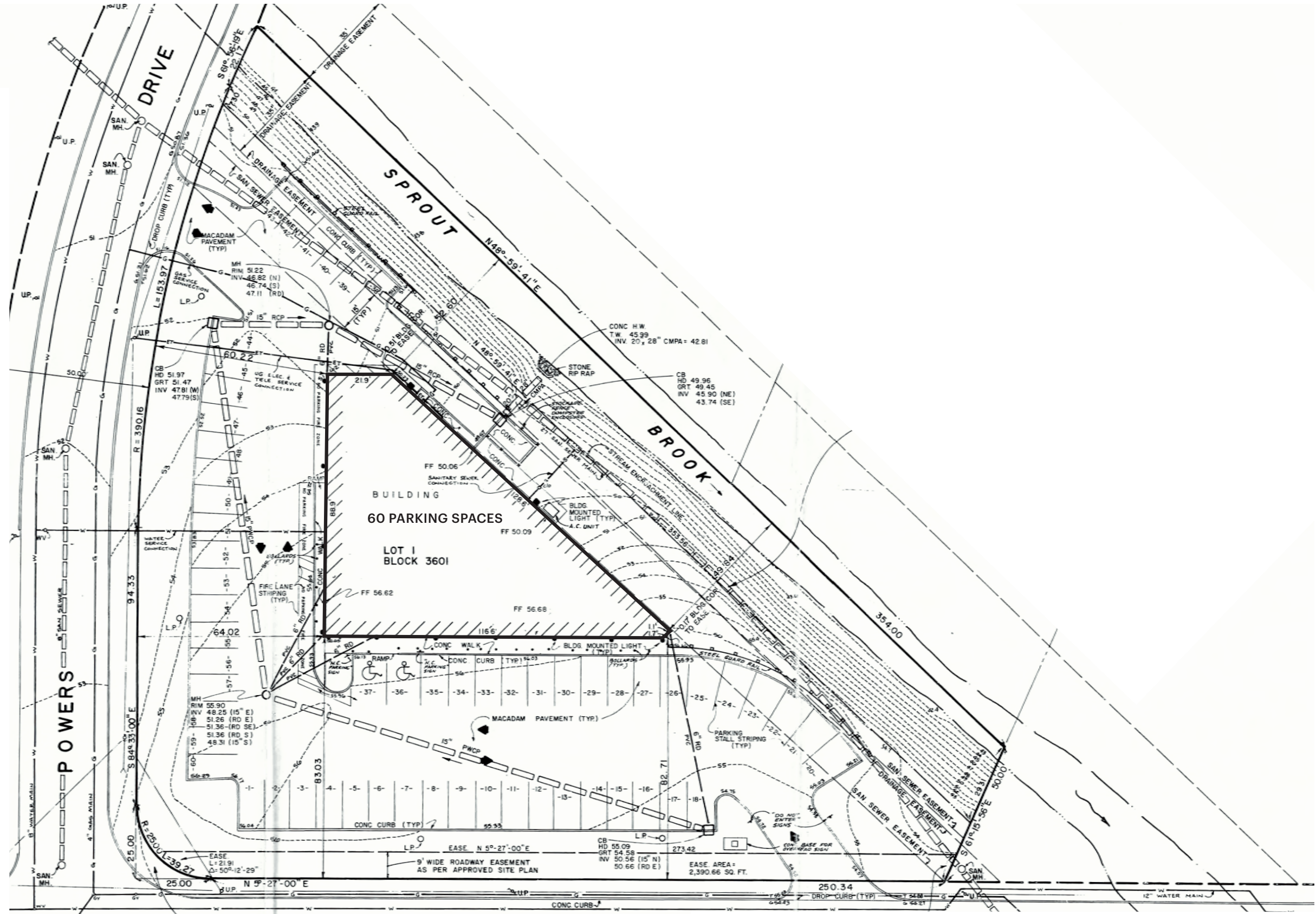
INTERIOR GROUND FLOOR



INTERIOR SECOND FLOOR



SITE PLAN



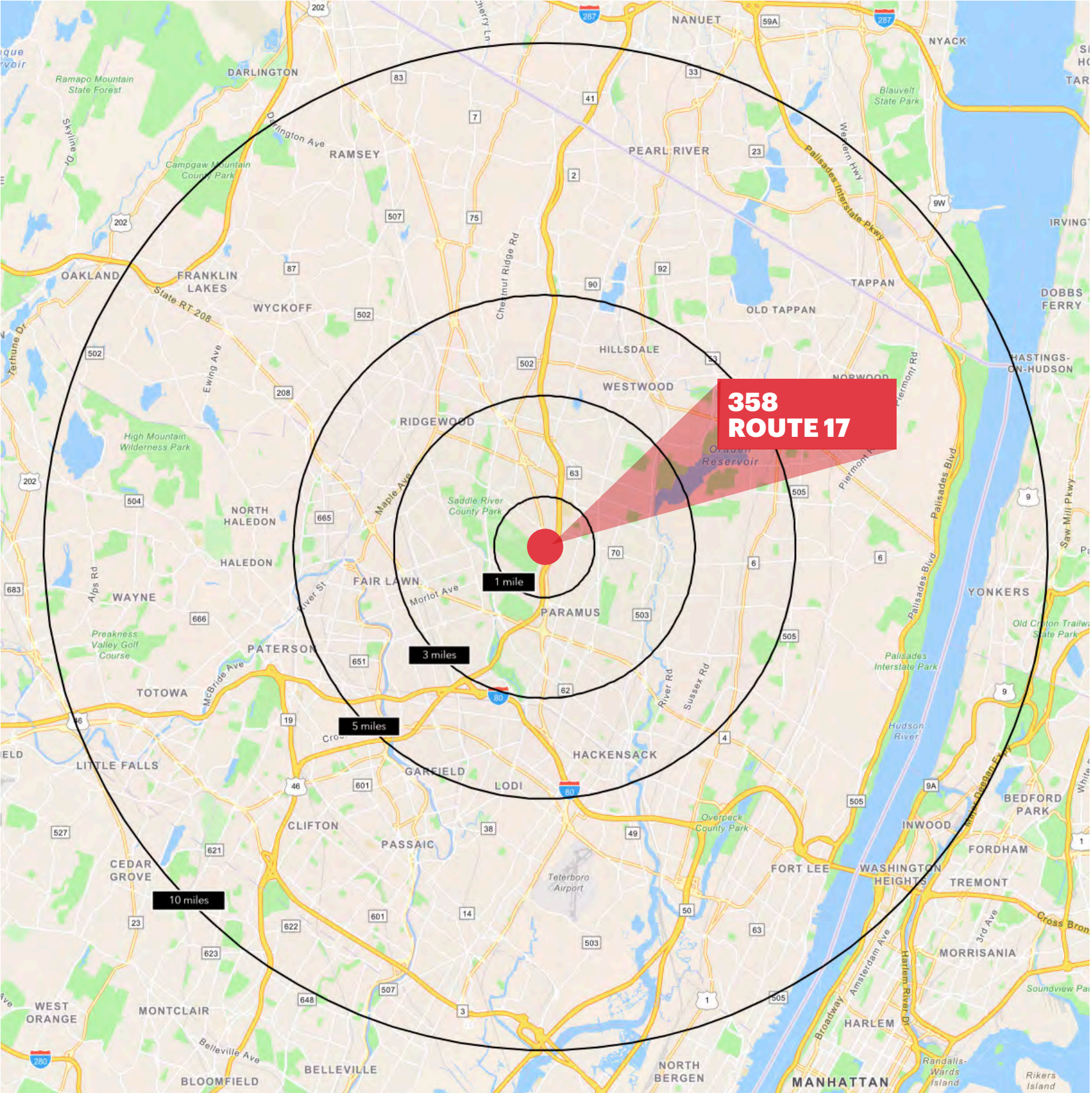
RIGHT-OF-WAY DEDICATION
AS PER APPROVED SITE PLAN



ROUTE



DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION
7,174

HOUSEHOLDS
2,191

MEDIAN AGE
46.9

COLLEGE GRADUATES (Bachelor's +)
2,719 - 51.0%

TOTAL BUSINESSES
584

TOTAL EMPLOYEES
9,926

AVERAGE HOUSEHOLD INCOME
\$173,619

3 MILE RADIUS

POPULATION
121,990

HOUSEHOLDS
42,141

MEDIAN AGE
45.6

COLLEGE GRADUATES (Bachelor's +)
53,237 - 60.0%

TOTAL BUSINESSES
5,213

TOTAL EMPLOYEES
67,235

AVERAGE HOUSEHOLD INCOME
\$185,720

5 MILE RADIUS

POPULATION
471,348

HOUSEHOLDS
167,666

MEDIAN AGE
41.7

COLLEGE GRADUATES (Bachelor's +)
161,927 - 49.0%

TOTAL BUSINESSES
18,611

TOTAL EMPLOYEES
222,818

AVERAGE HOUSEHOLD INCOME
\$151,476

10 MILE RADIUS

POPULATION
1,751,209

HOUSEHOLDS
637,405

MEDIAN AGE
40.5

COLLEGE GRADUATES (Bachelor's +)
561,467 - 45.8%

TOTAL BUSINESSES
61,466

TOTAL EMPLOYEES
765,608

AVERAGE HOUSEHOLD INCOME
\$136,903

*2023 estimates

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](https://www.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.