

**FURNITURE GALLERY AVAILABLE**

# PARAMUS, NJ

**358 ROUTE 17 NORTH**  
NEW JERSEY

**8,200 SF**  
Available



**RIPCO**  
REAL ESTATE

# CENTRALLY LOCATED ON NJ'S FURNITURE ROW

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



# SPACE DETAILS

## FRONTAL VIEW



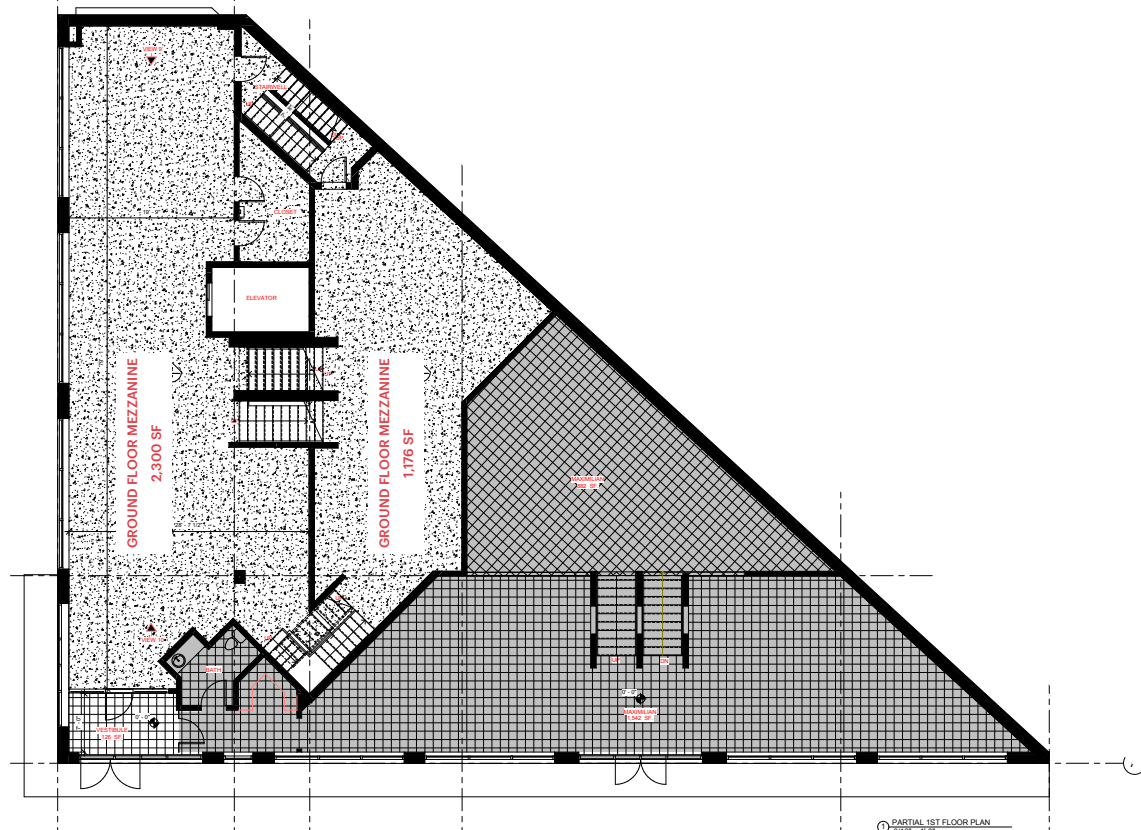
### SPACE AVAILABLE

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

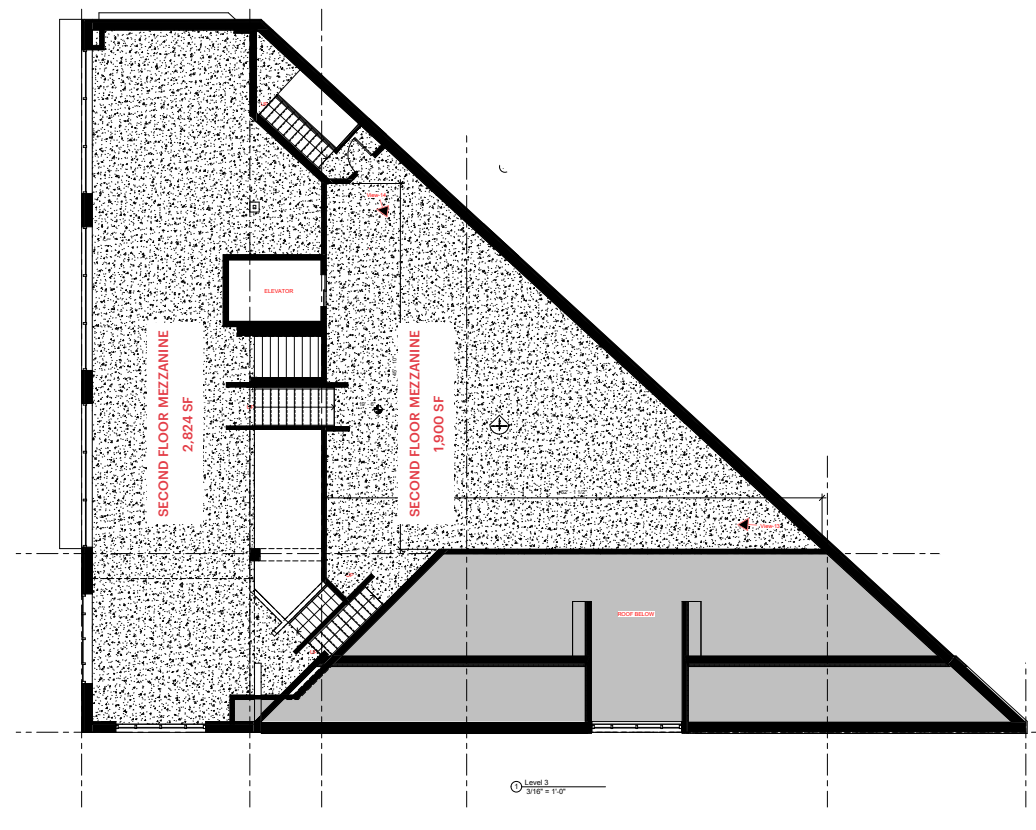
### SITE ATTRIBUTES

- 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
- ± 137,873 Vehicles Per Day

## GROUND FLOOR/GROUND FLOOR MEZZANINE



## SECOND FLOOR/SECOND FLOOR MEZZANINE



### BASE RENT

Upon Request

### NNN

\$8.86 psf (est)

**GREAT VISIBILITY & PARKING**



The Container Store



just salad

RH  
OUTLET

**358 ROUTE  
17 NORTH**

PRIME WINE CELLAR

west elm

17

17

137,873 VPD

17



P.C. RICHARD & SON



# FURNITURE GALLERY INTERIOR PHOTOS

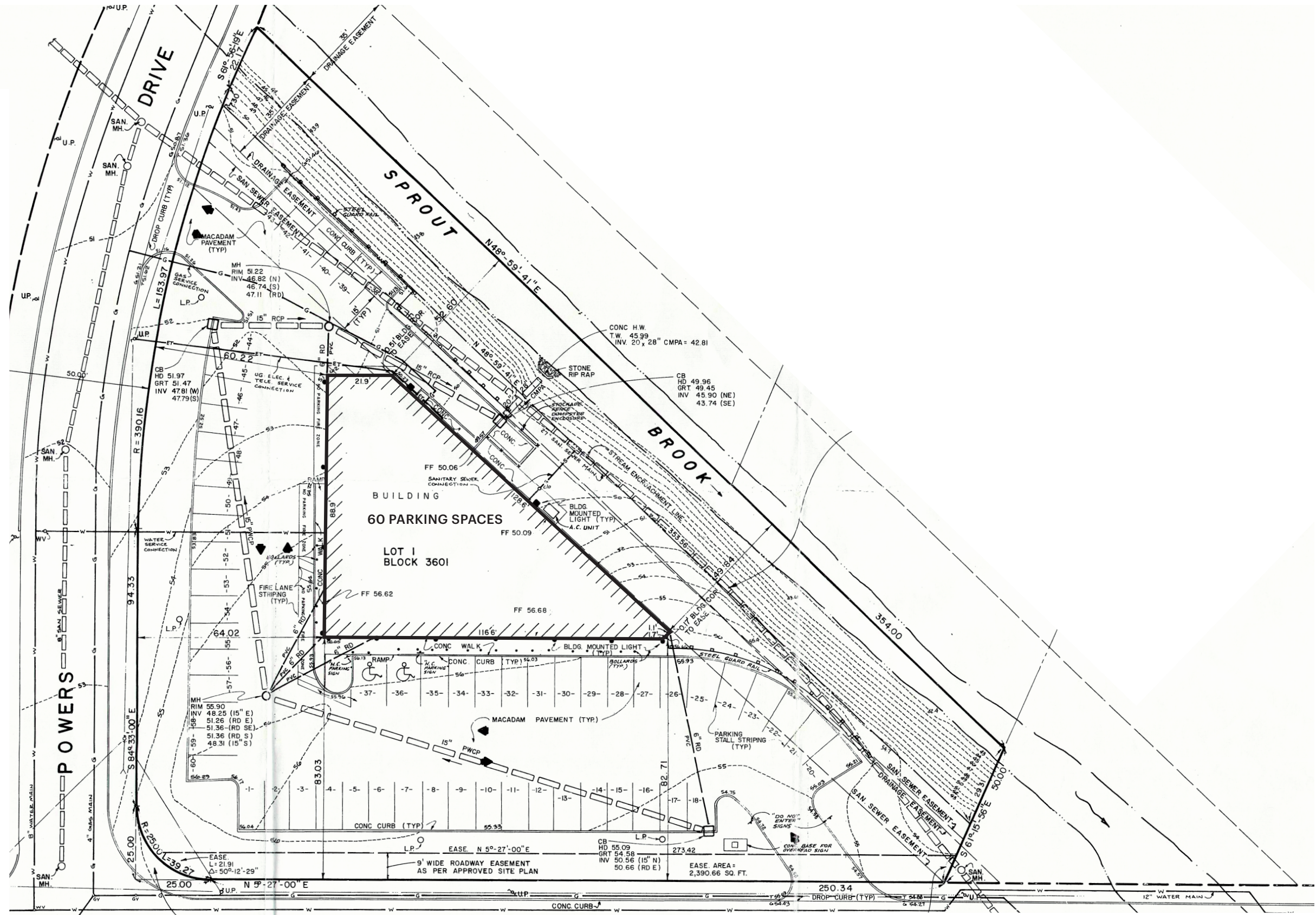
## INTERIOR GROUND FLOOR



## INTERIOR SECOND FLOOR



# SITE PLAN



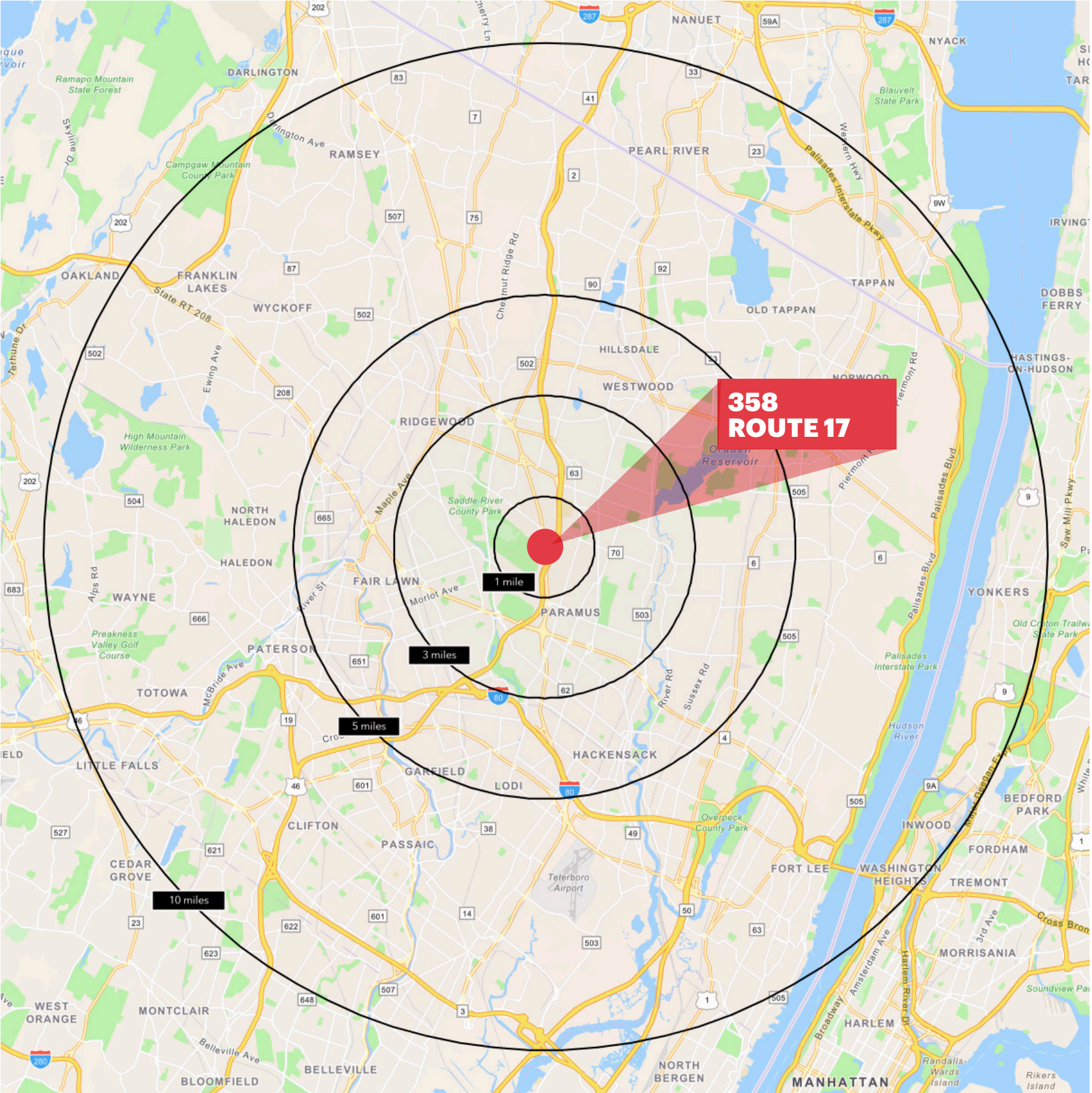
RIGHT-OF-WAY DEDICATION  
AS PER APPROVED SITE PLAN



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 AGENT**

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REAL ESTATE

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**Please visit us at [ripconj.com](http://ripconj.com) for more information**

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