

Paramus Place (Proposed Redevelopment)

165 ROUTE 4 | PARAMUS, NJ 07652

LEVIN
MANAGEMENT



2.3M visits annually*
3.52 visit frequency*
45 min avg. duration*

*Property Data by Placer.ai

REDEVELOPMENT
91,950 SF Retail Shopping Center

Proposed Redevelopment Rendering



Exciting Redevelopment Opportunities at Paramus Place

Multiple options available:

- **36,500 SF (divisible)** – Flexible square footage to meet tenant needs. Leases pending on two spaces.
- **10,800 SF Proposed Pad Site (divisible)**

Property Highlights

- **Prime Retail Hub** – Located on Route 4, experiencing **126,708 vehicles per day** and **2.3 million annual visits** in one of **New Jersey's busiest retail corridors**
- **High-Traffic Trade Area** – Adjacent to **Bergen Town Center**, home to **100+ stores** and an **approved 456-unit residential project**, fueling steady consumer demand
- **Surrounded by Top National Retailers** – Close proximity to **Westfield Garden State Plaza, Paramus Park Mall**, and major brands such as **Whole Foods, Target, Home Depot, and Best Buy**
- Bergen County boasts **average household incomes exceeding \$140K** within a 3-mile radius
- Paramus generates over **\$6 billion in annual retail sales**, ranking among the **highest-grossing retail hubs in the U.S.**
- **No Sales Tax on Clothing & Footwear** – A major driver of foot traffic, making Paramus a go-to shopping destination
- Conveniently located near **Garden State Parkway, Route 17**, and key commuter routes, drawing shoppers from across the region
- **Attractive Co-Broker Incentives** – **5% commission up to 15,000 SF**, and **4% commission for spaces 15,001 SF – 40,000 SF**

Nearby Retailers



Average Daily Traffic

126,708 Route 4

Demographics

3-mile radius



175,072
POPULATION



64,451
HOUSEHOLDS



\$165,448
AVERAGE HH INCOME



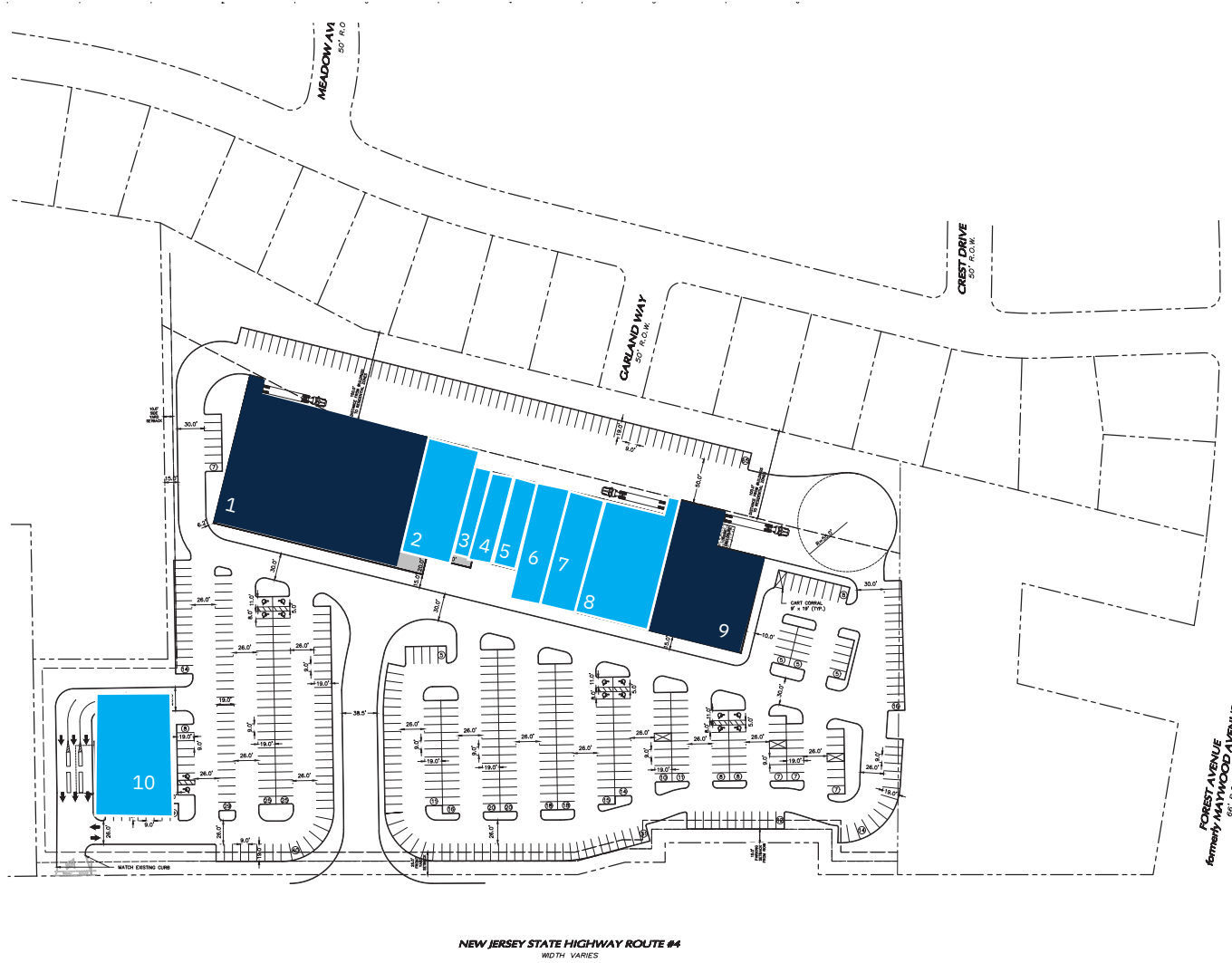
134,567
DAYTIME POPULATION

Source: sitesusa.com

Paramus Place (Proposed Redevelopment)

165 ROUTE 4 | PARAMUS, NJ 07652

PROPOSED SITE PLAN



TENANT ROSTER

		SF
1	Lease Pending	32,000*
2	Available	7,500*
3	Available	1,700*
4	Available	2,500*
5	Available	3,000*
6	Available	4,500*
7	Available	5,200*
8	Available	12,100*
9	Lease Pending	12,800
10	Proposed Pad Site	10,800*

* SF are proposed sizes and are flexible.



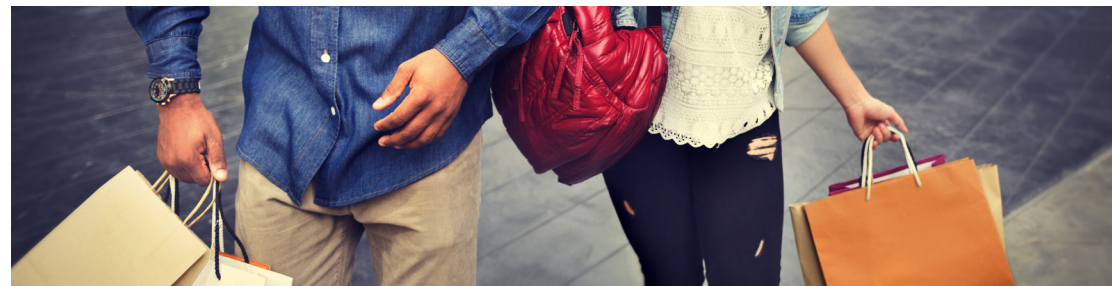
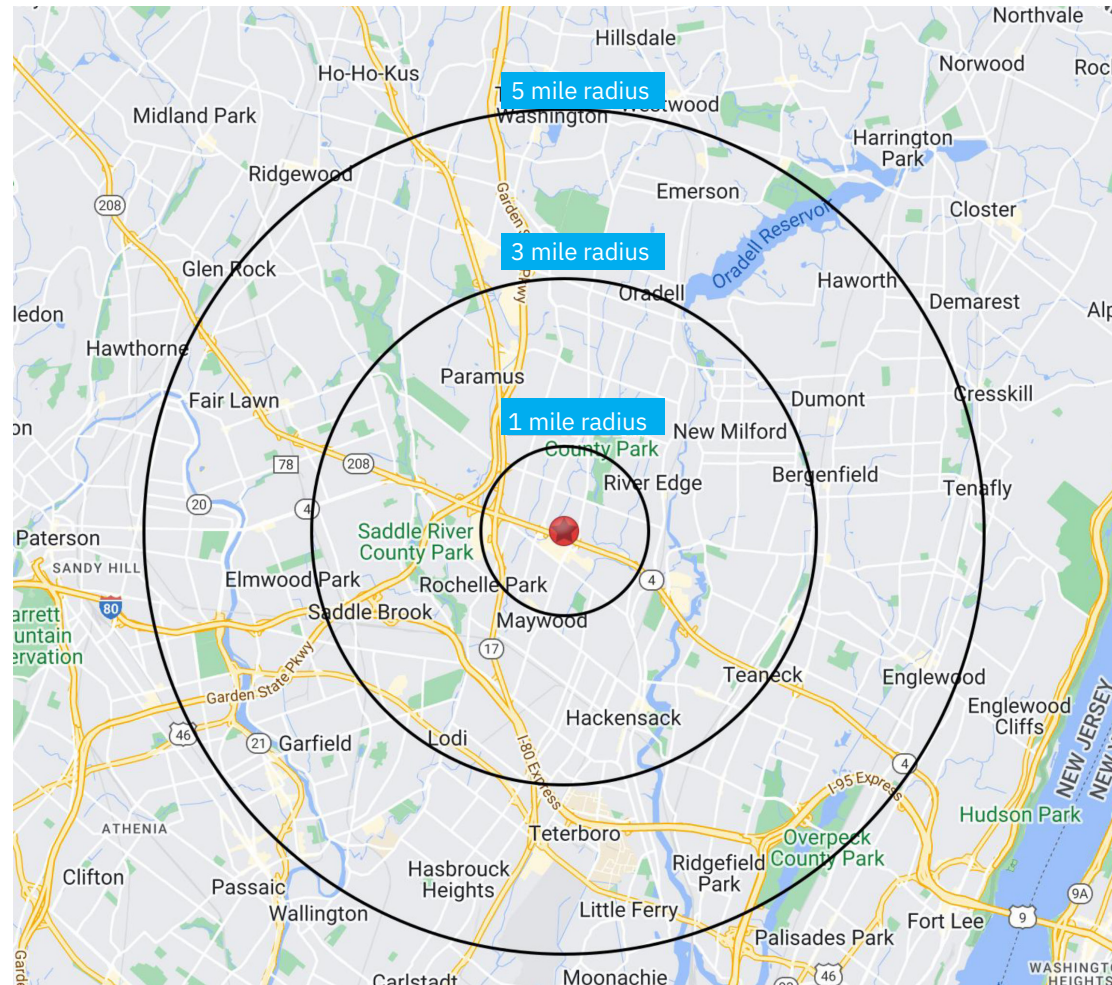
Paramus Place (Proposed Redevelopment)

165 ROUTE 4 | PARAMUS, NJ 07652

DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	14,637	175,072	545,212
Households	5,110	64,451	194,165
Average Household Income	\$212,515	\$165,448	\$156,160
Projected Average Household Income (2028)	\$230,250	\$167,890	\$158,454
Median Household Income	\$142,084	\$130,053	\$121,296
Total Businesses	842	9,716	25,332
Total Employees	11,556	106,580	237,404
Daytime Population	14,198	134,567	313,998
Total Annual Household Expenditure	\$638.65M	\$6.59B	\$18.99B
HH Income \$200K or more	1,620	16,987	46,079
College Degree + (Bachelor Degree or Higher)	5,927	63,851	169,890

Source: sitesusa.com



Paramus Place

165 ROUTE 4 | PARAMUS, N.J. 07652

LEVIN
MANAGEMENT

CLOSE-UP AERIAL



Newly Approved
456 Unit Residential
Development
on 8 acres



Route 4 - 126,708 vpd

REDEVELOPMENT
91,950 SF Retail Shopping Center

165 ROUTE 4 | PARAMUS, NJ 07652



CONTACT EXCLUSIVE AGENT

ED VASCONCELLOS
Leasing Representative
t. 908.226.5290 m. 856.912.4863
evasconcellos@levinmgt.com



Main Office
975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS