

Paramus Place (Proposed Redevelopment)

165 ROUTE 4 | PARAMUS, NJ 07652



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

*Property Data by Placer.ai



REDEVELOPMENT
109,732 SF Retail Shopping Center

Proposed Redevelopment Rendering



Available Spaces

Multiple opportunities for proposed redevelopment: 109,732 SF (divisible). Flexible square footage on spaces available. Proposed 10,000 SF Pad Site (divisible) with drive-thru.

Property Highlights

- Prime redevelopment planned for Paramus Place on Route 4 with 126,708 vehicles per day and 2.3 million annual visits
- Situated adjacent to Bergen Town Center boasting 100+ stores and approved for a 456 unit residential project
- Proximate to the Garden State Parkway and Route 17.
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers**

Nearby Retailers



Average Daily Traffic

126,708 Route 4

Demographics

3-mile radius



175,072
POPULATION



64,451
HOUSEHOLDS



\$165,448
AVERAGE HH INCOME



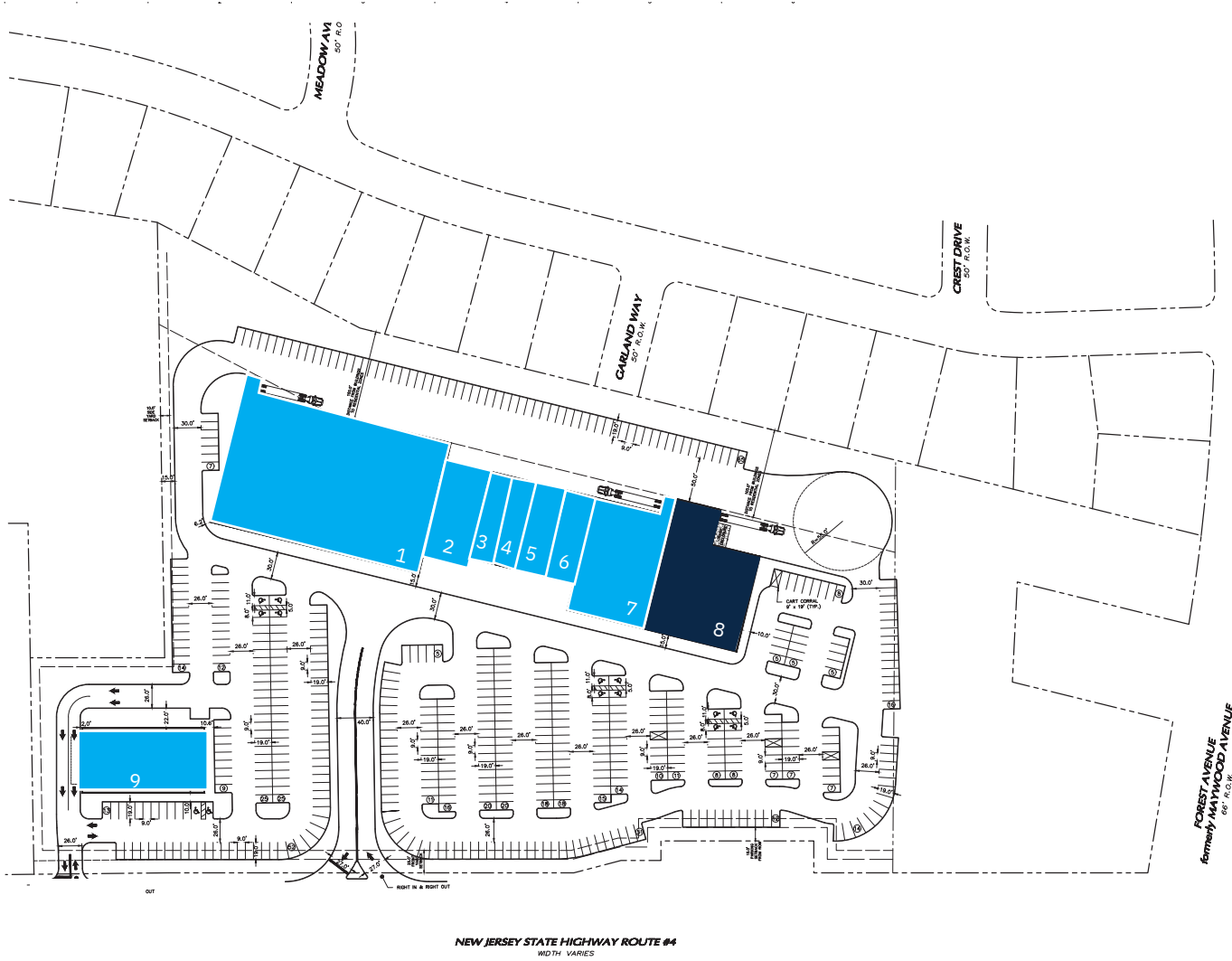
134,567
DAYTIME POPULATION

Source: sitesusa.com

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PROPOSED SITE PLAN



TENANT ROSTER

SF

1	Available	36,300*
2	Available	5,500*
3	Available	2,500*
4	Available	2,500*
5	Available	3,500*
6	Available	3,500*
7	Available	12,000*
8	Under Negotiation	13,550
9	Proposed Pad Site w/drive-thru	10,000*

* SF are proposed sizes and are flexible.



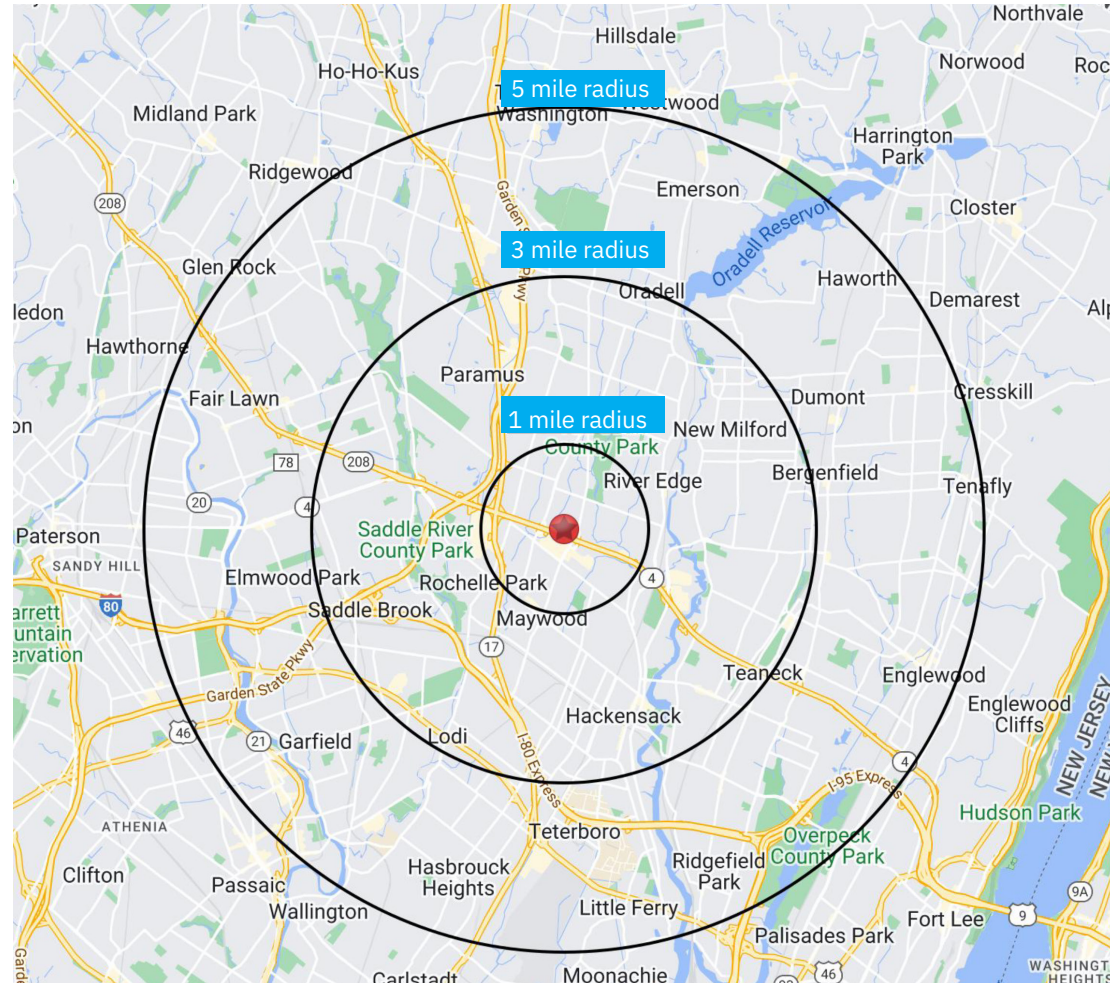
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DEMOGRAPHICS

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



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CLOSE-UP AERIAL

The Outlets at Bergen Town Center

Logos for various retail brands including Burlington, H&M, Nordstrom Rack, Off 5th, GAP Factory, Bloomingdale's, Ulta, Target, Cava, Lowe's, Kohl's, Whole Foods, Marshalls, Banana Republic, Best Buy, Old Navy, REI, Chopt, Miller's Ale House, and HomeGoods.

Newly Approved
456 Unit Residential
Development
on 8 acres

Westfield Garden State Plaza

Logos for various retail brands including AMC, H&M, GAP, Macy's, Tiffany & Co., Old Navy, Gucci, Urban Outfitters, ZARA, Loft, Neiman Marcus, and Nordstrom.

IKEA Drive Plaza

Route 4 - 126,708 vpd

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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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