

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
91,950 SF Retail Shopping Center

Proposed Redevelopment Rendering



Exciting Redevelopment Opportunities at Paramus Place

Multiple options available:

- **91,950 SF (divisible)** – Flexible square footage to meet tenant needs
- **Proposed 10,800 SF Pad Site (divisible)** – Ideal for drive-thru users

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



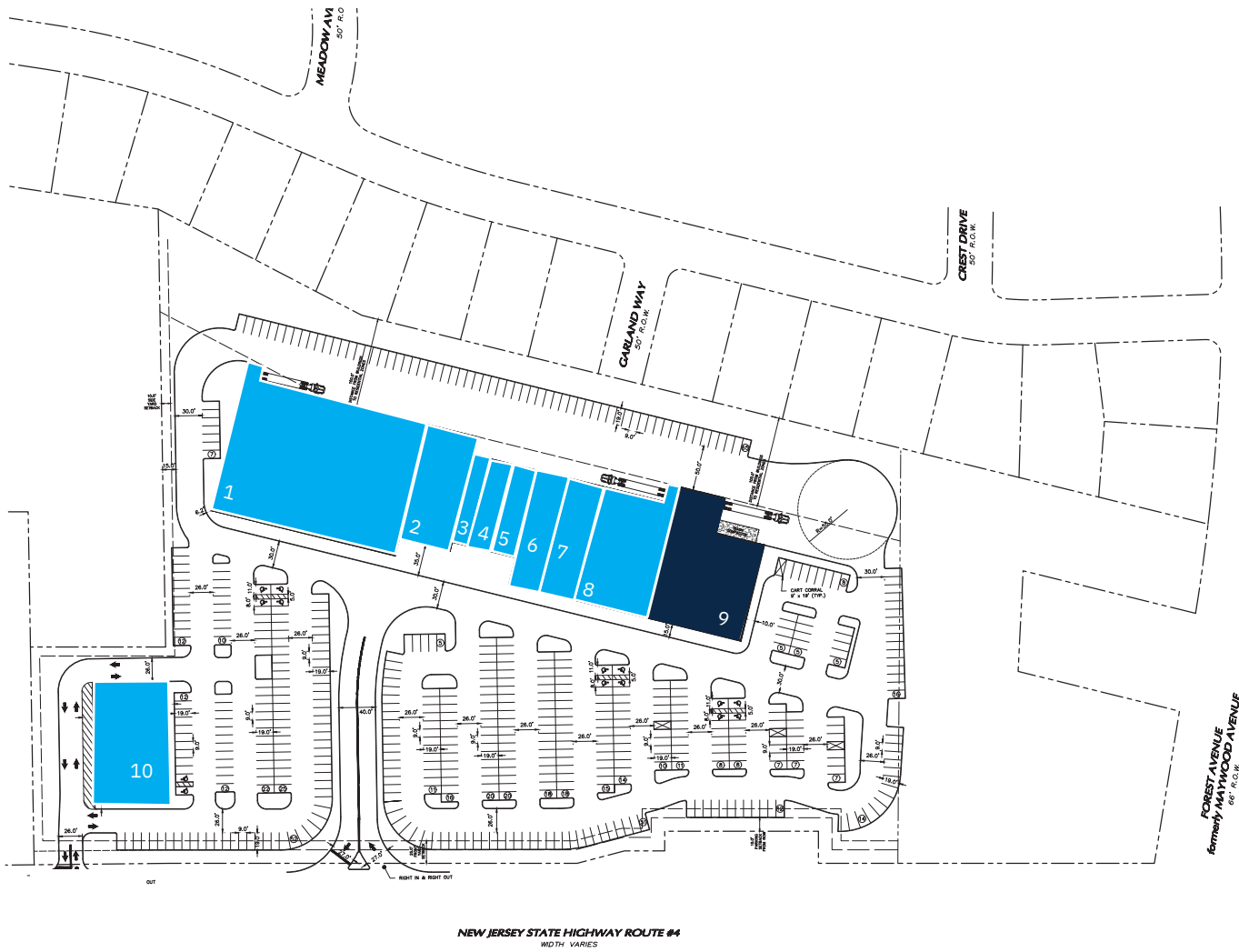
134,567
DAYTIME POPULATION

Source: sitesusa.com

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PROPOSED SITE PLAN



TENANT ROSTER

SF

1	Available	31,800*
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	Under Negotiation	12,800
10	Proposed Pad Site w/drive-thru	10,800*

* SF are proposed sizes and are flexible.



NEW JERSEY STATE HIGHWAY ROUTE #4
WIDTH VARIES

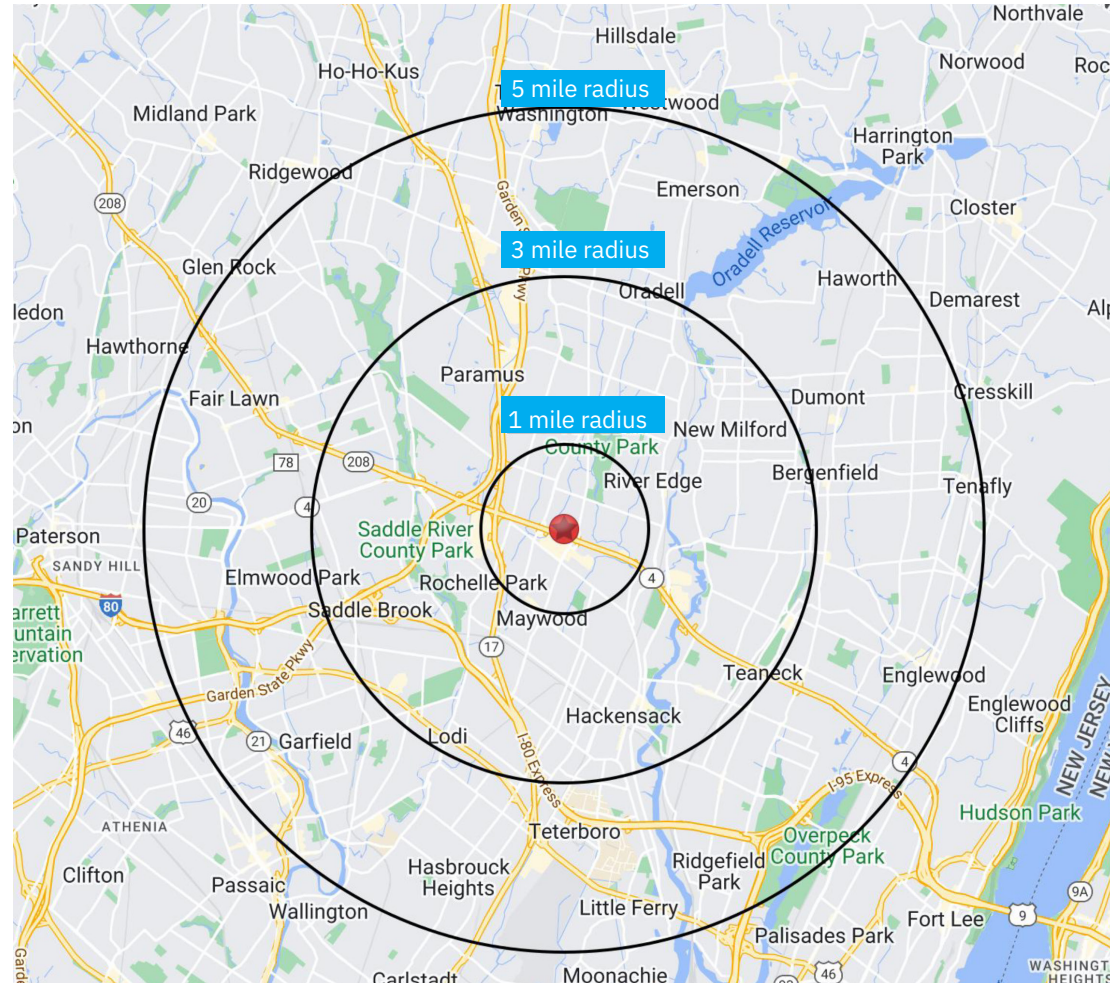
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DEMOGRAPHICS

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, Kohls, Whole Foods, Marshalls, Lands' End, 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

REDEVELOPMENT
91,950 SF Retail Shopping Center

CONTACT EXCLUSIVE AGENT

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