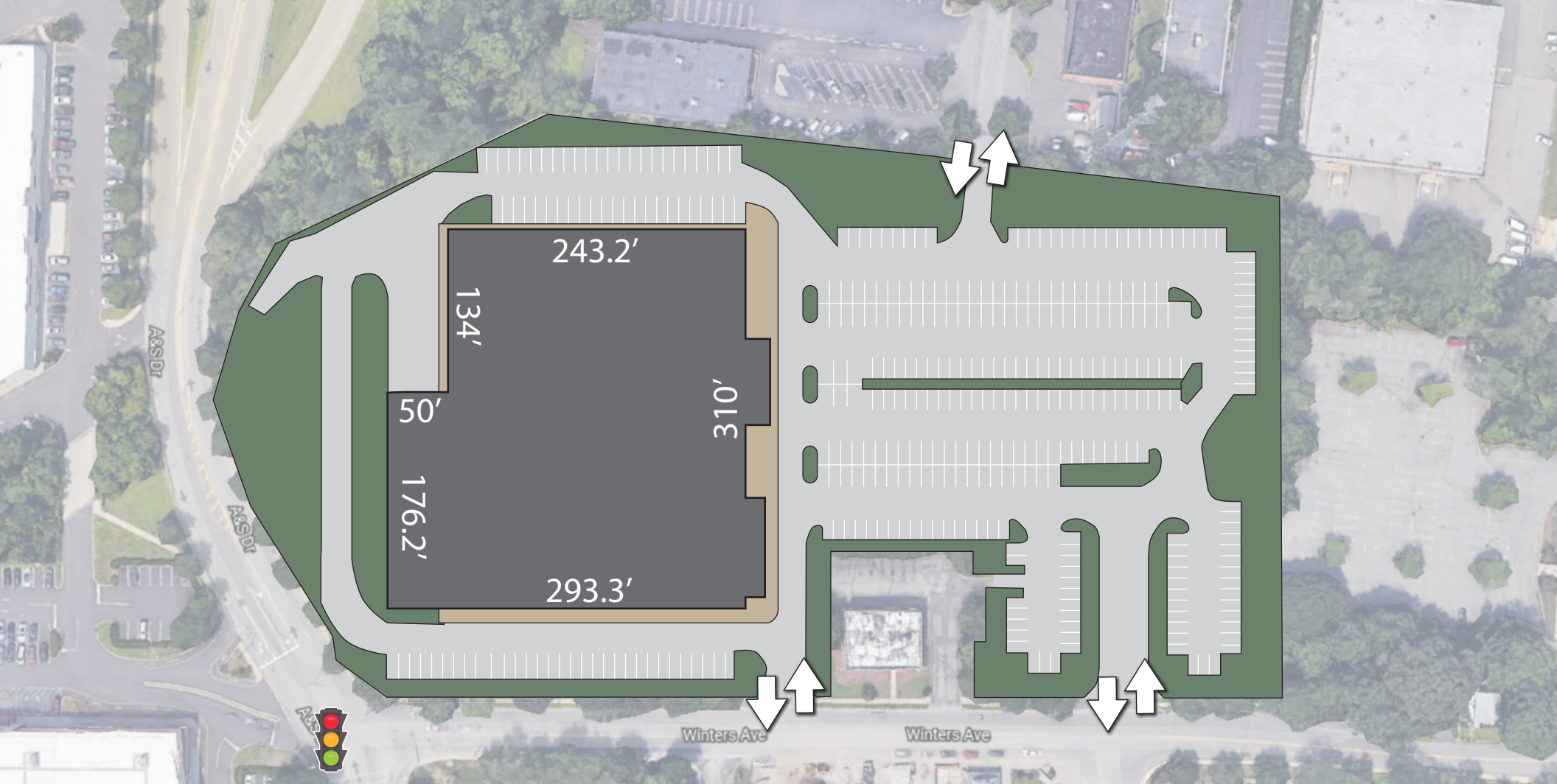


UNDER CONTRACT

577 WINTERS AVENUE
PARAMUS, NJ



91,135 SF
CAN BE DIVIDED



577 WINTERS AVE.

PARAMUS, NJ

SITE INFORMATION

AVAILABLE: 91,135 SF DIVISIBLE

RENT: CALL FOR QUOTE

NOTES: • THE ONLY FREESTANDING BIG BOX

ACREAGE: 7.57 ACRES

TAXES: APPROX. \$460,000/YR

OPPORTUNITY IN THE MARKET

PARKING: 456 SPACES

TRAFFIC: 93,611 VPD RT.17

CEILING HEIGHT: 24'-30' CLEAR

DELIVERY: IMMEDIATE



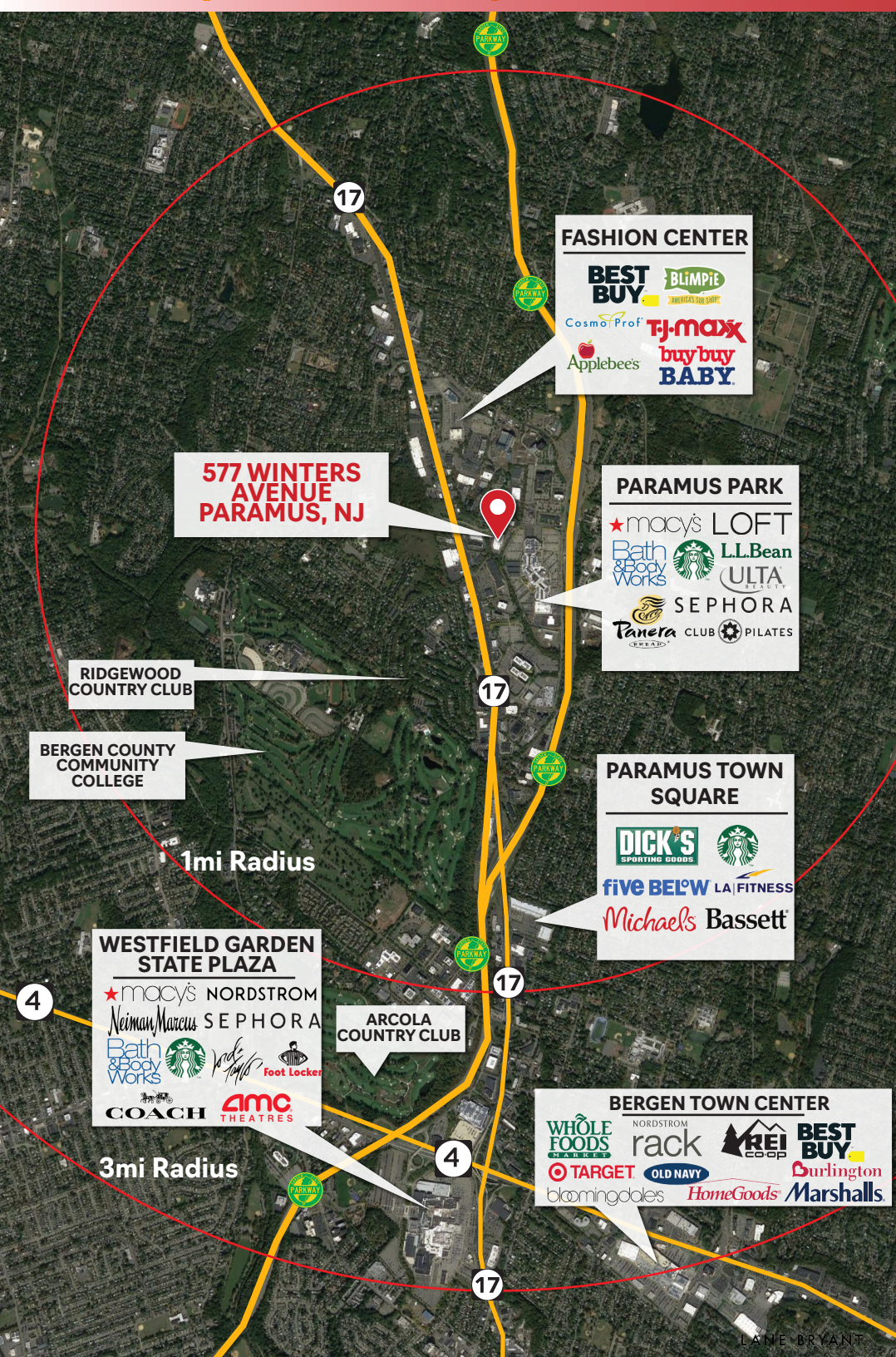
JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

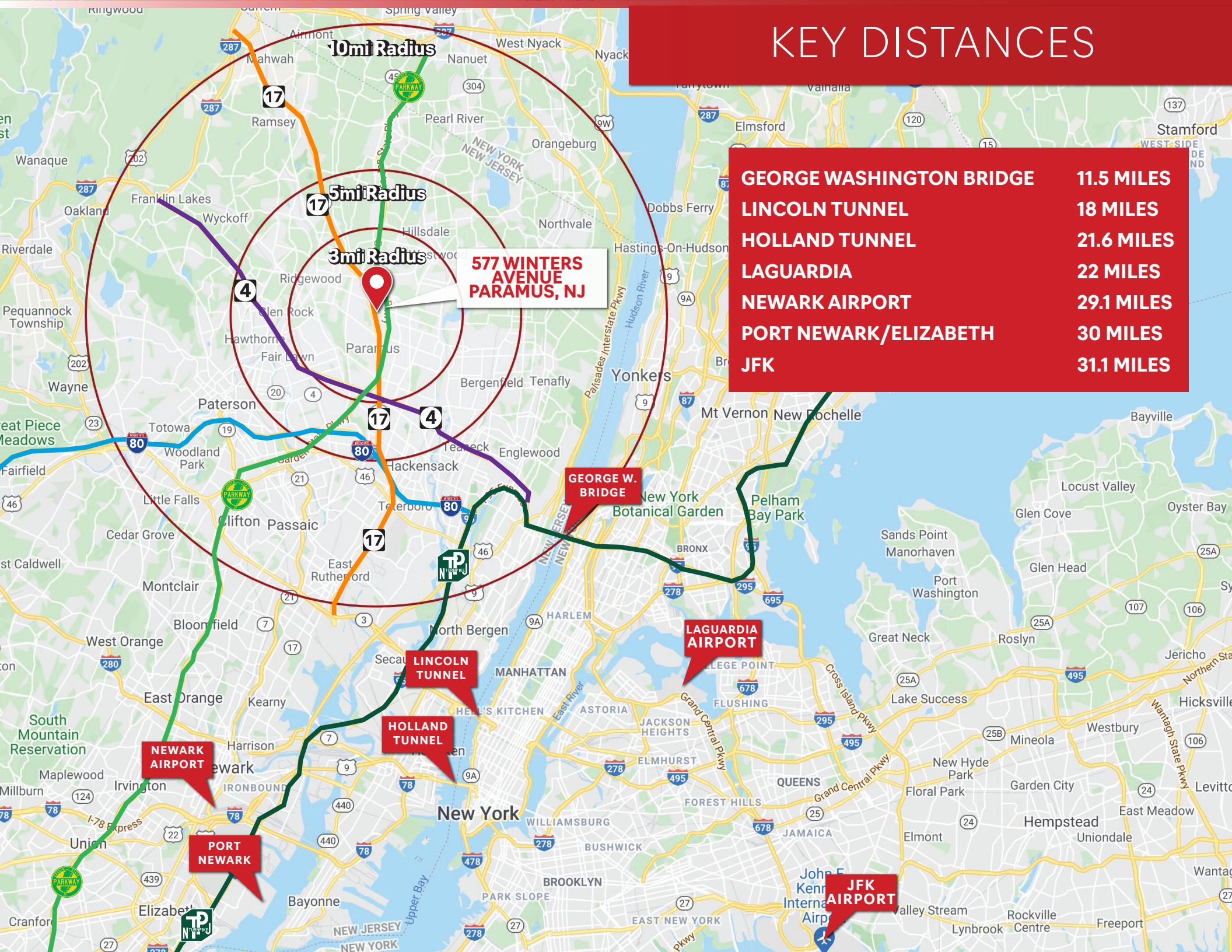


DEMOGRAPHICS



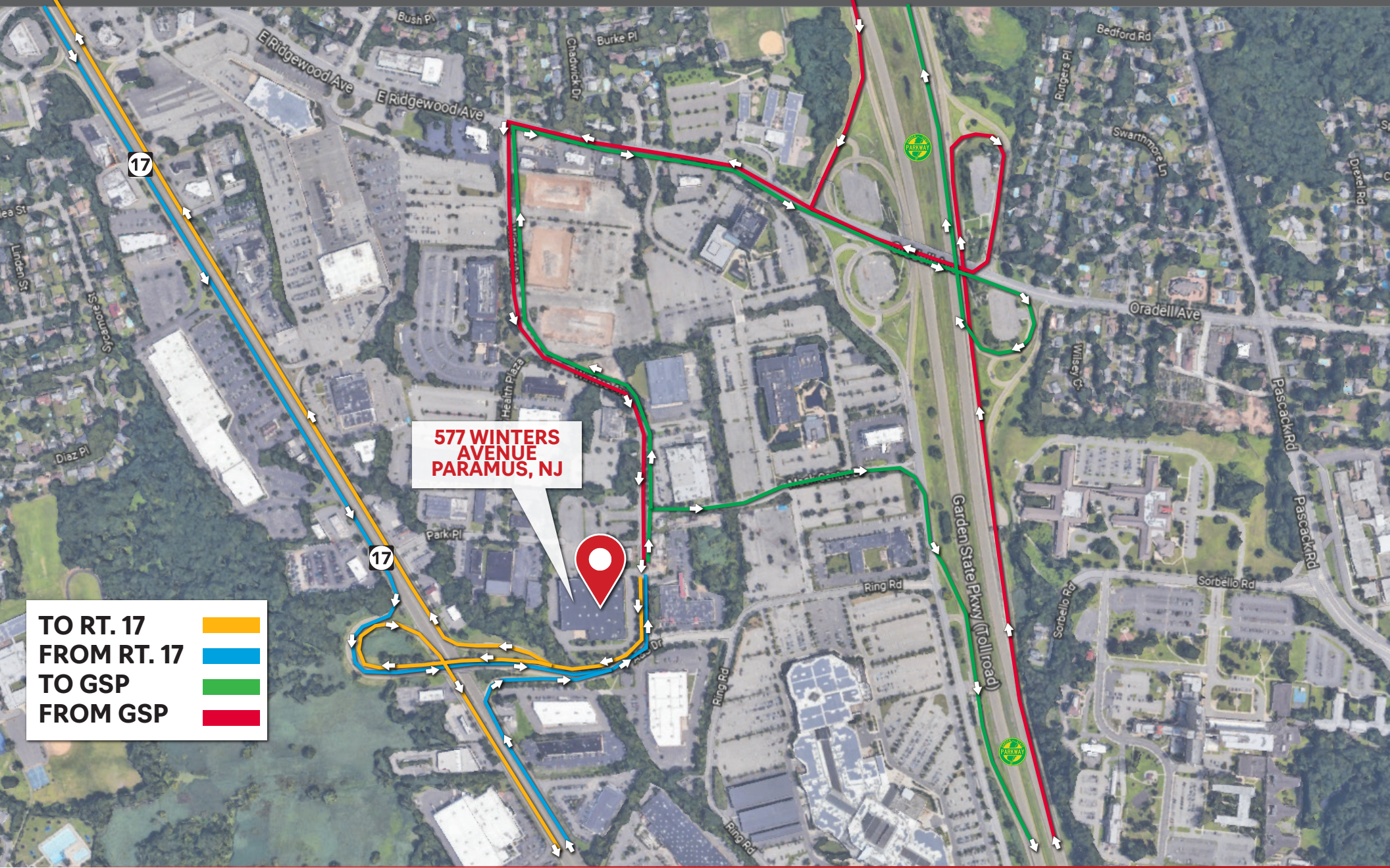
	3 Miles	5 Miles	10 Mile
Population	106,415	375,351	1,500,000
Labor Population	84,435	303,144	1,210,000
Households	36,717	133,188	531,698
Average HH Income	\$182,558	\$154,896	\$131,058
Per Capita Income	\$63,147	\$55,041	\$46,503
Average HH Net Worth	\$2.13 M	\$1.64 M	\$1.32 M
Median Age	44	41.6	39.9

KEY DISTANCES



**577 WINTERS AVENUE
PARAMUS, NJ**

GEORGE WASHINGTON BRIDGE	11.5 MILES
LINCOLN TUNNEL	18 MILES
HOLLAND TUNNEL	21.6 MILES
LAGUARDIA	22 MILES
NEWARK AIRPORT	29.1 MILES
PORT NEWARK/ELIZABETH	30 MILES
JFK	31.1 MILES



577 WINTERS AVE.

PARAMUS, NJ

ACCESS MAP