

RETAIL SPACE AVAILABLE

PARAMUS, NJ

175 ROUTE 4 WEST

1,125 SF
Available
Route 4 West
Strip Center



SIZE
Inline 1,125 SF

ASKING RENT
Upon Request

CO-TENANTS
Dunkin', C2 Education, Better Home Cabinet & Stone

COMMENTS
Strip center located on Route 4 West, just before Route 208 North and Fair Lawn

POSSESSION
Immediate

NNN'S
CAM \$2.35 psf
Taxes \$4.90 psf
Insurance \$0.27 psf
\$7.55 psf (est.)

NEIGHBORS
Plaza Salon, Popeye's, Forte Piano Company, Extreme Motorsports, Scrubs & Beyond, Wendy's, RP Prime Steakhouse, Jack Daniels, 1 mile from Garden State Plaza

90 national retailers with 2+ locations in Paramus

35 national retailers with 3+ locations in Paramus

Located close to Garden State Plaza, and Bergen Towne Center

Excellent highway visibility 134,724 vehicles per day pass the site on the West and East Side of Route 4

Arcola Country Club sits directly behind property

CONTACT EXCLUSIVE AGENTS

DEBORAH STONE
dstone@ripconj.com
201.914.4406

RICHARD CURRAN
rcurran@ripconj.com
201.777.2305

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

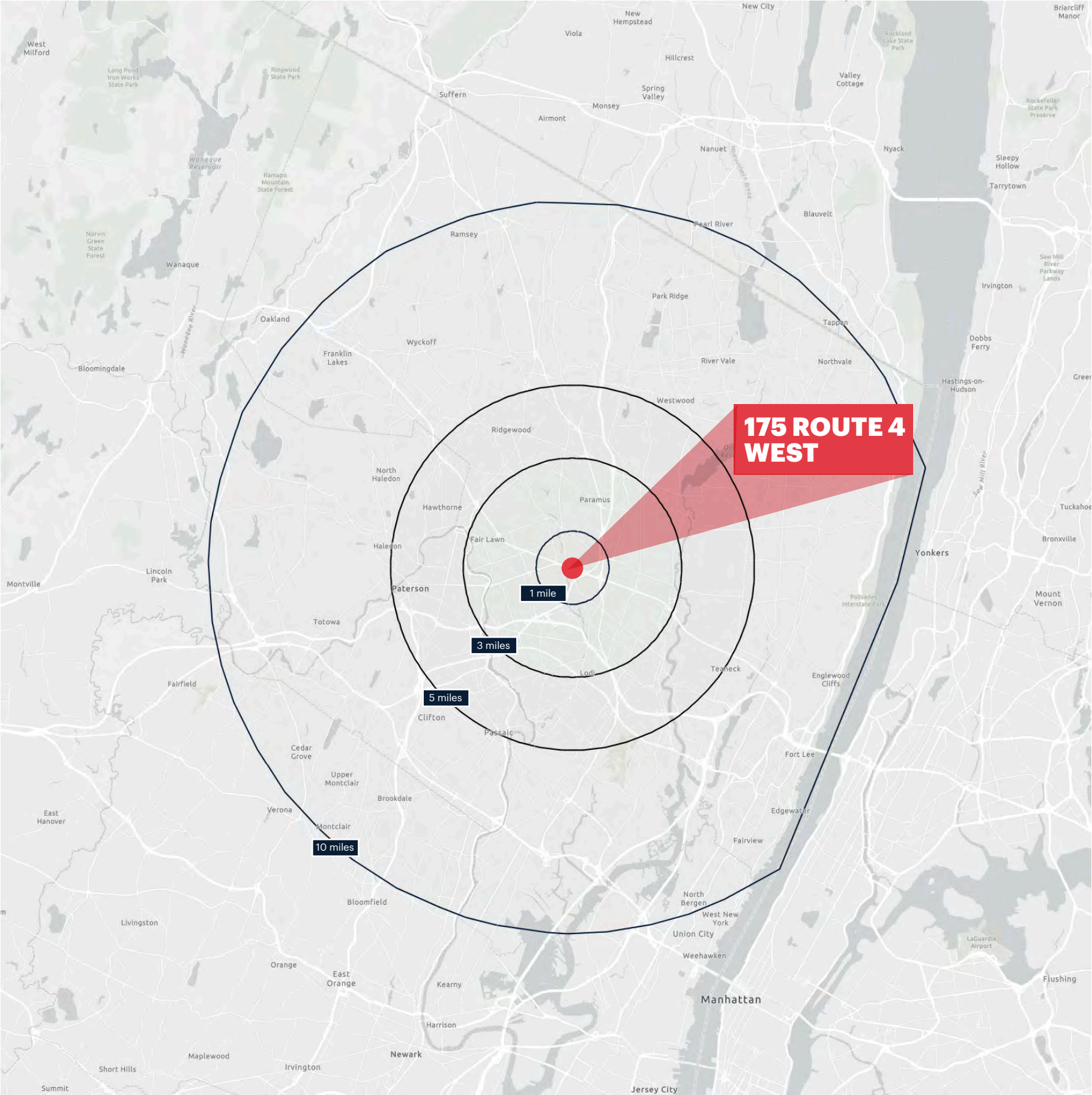
Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

LOW-LEVEL AERIAL



DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION
10,490

HOUSEHOLDS
3,657

MEDIAN AGE
44.2

COLLEGE GRADUATES (Bachelor's +)
4,320 - 56.8%

TOTAL BUSINESSES
1,092

TOTAL EMPLOYEES
13,337

AVERAGE HOUSEHOLD INCOME
\$175,776

3 MILE RADIUS

POPULATION
161,972

HOUSEHOLDS
59,585

MEDIAN AGE
43.0

COLLEGE GRADUATES (Bachelor's +)
64,403 - 49.0%

TOTAL BUSINESSES
7,212

TOTAL EMPLOYEES
97,536

AVERAGE HOUSEHOLD INCOME
\$157,433

5 MILE RADIUS

POPULATION
630,412

HOUSEHOLDS
219,884

MEDIAN AGE
39.4

COLLEGE GRADUATES (Bachelor's +)
173,453 - 38.1%

TOTAL BUSINESSES
24,324

TOTAL EMPLOYEES
276,591

AVERAGE HOUSEHOLD INCOME
\$133,969

10 MILE RADIUS

POPULATION
1,568,322

HOUSEHOLDS
566,378

MEDIAN AGE
40.9

COLLEGE GRADUATES (Bachelor's +)
822,574 - 46.2%

TOTAL BUSINESSES
60,745

TOTAL EMPLOYEES
715,827

AVERAGE HOUSEHOLD INCOME
\$153,400

*2024 estimates
excludes NYC