



**809** Route 17  
Paramus, NJ

**13,775 SF FOR SALE / LEASE**

Highly Visible on Route 17 South

In the Heart of the  
Paramus Retail Corridor

Plenty of Parking & Signage

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# 809 Route 17 South, Paramus, NJ

Total SF	13,775
Tailgate	1 Tailgate
Drive In	1 Possible
Ceiling Height	+/-15 feet
Parking Spaces	90
Zoning:	HCC2
Lot Size	2.52 Acres
Taxes	\$76,000
<b>Lease Price</b>	<b>\$28.50 NNN</b>
<b>Sale Price</b>	<b>\$5,600,000</b>



**Don't miss this opportunity! Freestanding building with excellent frontage on 2.5 acres along Route 17 with lots of parking both front and rear.**

**Nearby retail includes the high-end Paramus Design Center and the Fashion Center to the south as well as McDonald's, Popeyes and Panera Bread. Just South of Stop N Shop, Columbia Bank, Barnes & Noble and Blinds To Go. This building is among the most prominent locations in the area.**

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# FIRST TIME AVAILABLE IN 30 YEARS!

## 809 Route 17 South, Paramus, NJ

**LOCATED** – In the heart of the Paramus Retail Corridor, just North of Route 4. In between Linwood Avenue and Ridgewood Avenue

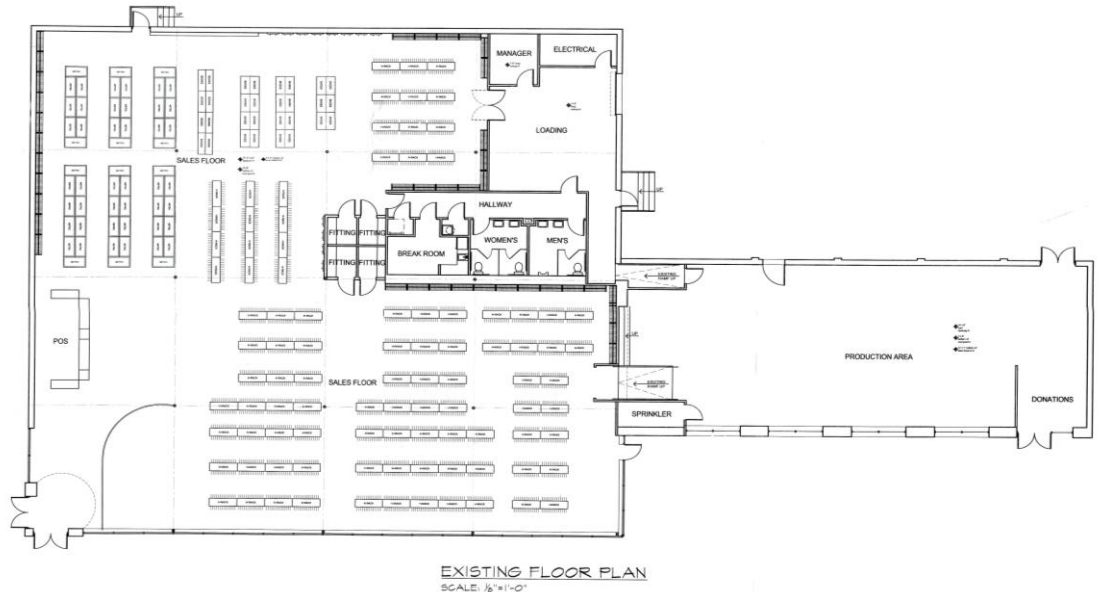
**ADJACENT** – Next to Panera Bread in the Paramus Design Center and McDonalds.

**ACROSS** – Barnes & Noble, Stop & Shop, Gym Source, Blinds To Go and Paramus Bagels & Deli on southbound.

**STATISTICS: 3 MILE RADIUS**  
Population = 100,352  
Daytime Employment = 66,313  
Average HHI = \$137,312

**TRANSPORTATION** – Stops for both Coach USA and NJ Transit along Route 17.

**ATTRACTIONS** – NJ's busiest intersection is seconds from top area shopping, premiere golf courses and theaters.



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