

FOR LEASE

# *FREESTANDING* *±3,669 SF* *BUILDING*

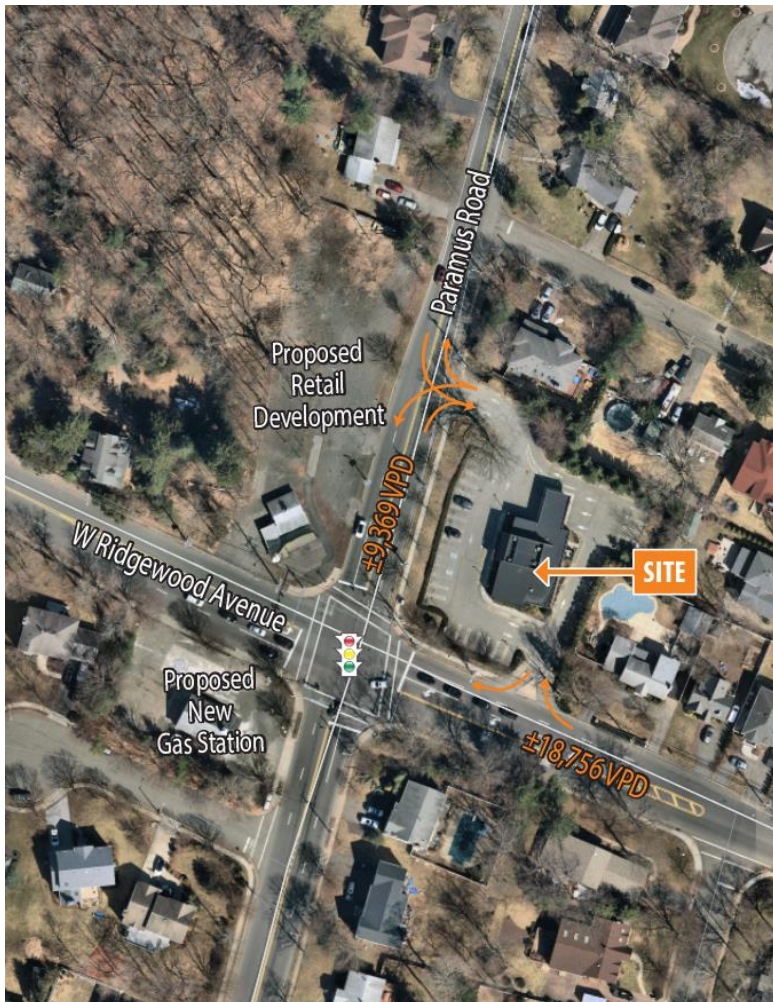
688 Paramus Road, Paramus, Bergen County, New Jersey





## PROPERTY INFO

- *New ownership as of December 2021*
- Building Size:  $\pm 3,669$  SF with three (3) drive thru lanes
- Property Size:  $\pm 0.94$  acres
- Access: Two curb cuts - 1) Paramus Road providing full access and 2) E Ridgewood Avenue - right in & right out
- Average Household Income exceeding \$160,000 within 5 miles
- Zoning: NB - Neighborhood Business Zone; Permitted uses include: retail, restaurants, offices, medical, auto repair and filling stations, personal care, drugstore, neighborhood convenience and laundromats
- Banks and financial uses are prohibited due to an existing deed restriction
- $\pm 25$  parking spaces
- Real Estate Taxes: \$34,881 or  $\pm \$9.50/\text{SF}$
- Asking Rent: \$40.00/SF, Triple Net



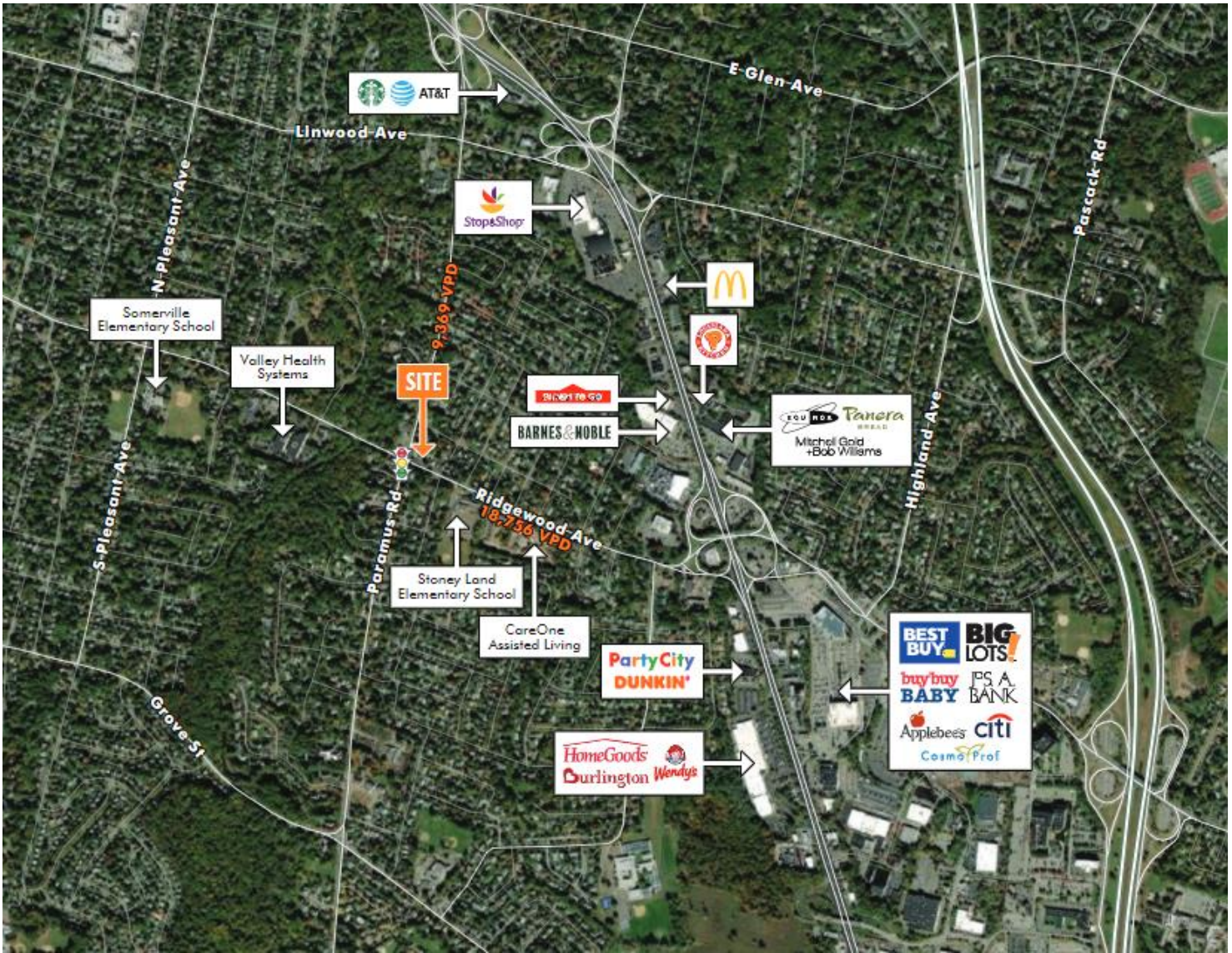
## SITE PLAN



| 2021<br>DEMOGRAPHICS  | 1 mile    | 2 miles   | 3 miles   | 5 miles   |
|-----------------------|-----------|-----------|-----------|-----------|
| Population            | 12,802    | 42,174    | 101,461   | 321,100   |
| Households            | 4,262     | 14,080    | 35,198    | 113,526   |
| Average HH<br>Income  | \$213,697 | \$221,580 | \$209,041 | \$162,635 |
| Median HH Income      | \$155,398 | \$161,629 | \$155,067 | \$117,556 |
| Daytime<br>Population | 15,773    | 50,960    | 107,812   | 319,974   |



AERIAL



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## PLEASE CONTACT:

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