

FOR SALE OR LEASE

Former Dressbarn

RETAIL



PROPERTY HIGHLIGHTS

- **Building Size:** ±9,000 sq. ft., single story
- **Land Area:** ±0.81 acres
- **Frontage:** 113.4' on Route 4
- **Parking:** 40 spaces
- **Ceiling Height:** 12' clear
- **Zoning:** HCC-2 – Highway Commercial corridor
- **Taxes (2018):** \$51,225 (\$5.69 PSF)
- **Block/Lot:** Block 103/Lot 3
- **Year Built:** 1978
- **Asking Price/Rate:** Call for quote

Notes:

1. Easily accessible by the Garden State Parkway and Route 17
2. Excellent visibility and ample parking, with two curb cuts, cross easements to the adjacent properties and rear access to Paramus Road
3. Sits along one of the busiest retail corridors in the Tri-State with a traffic count of ±93,738 vehicles per day



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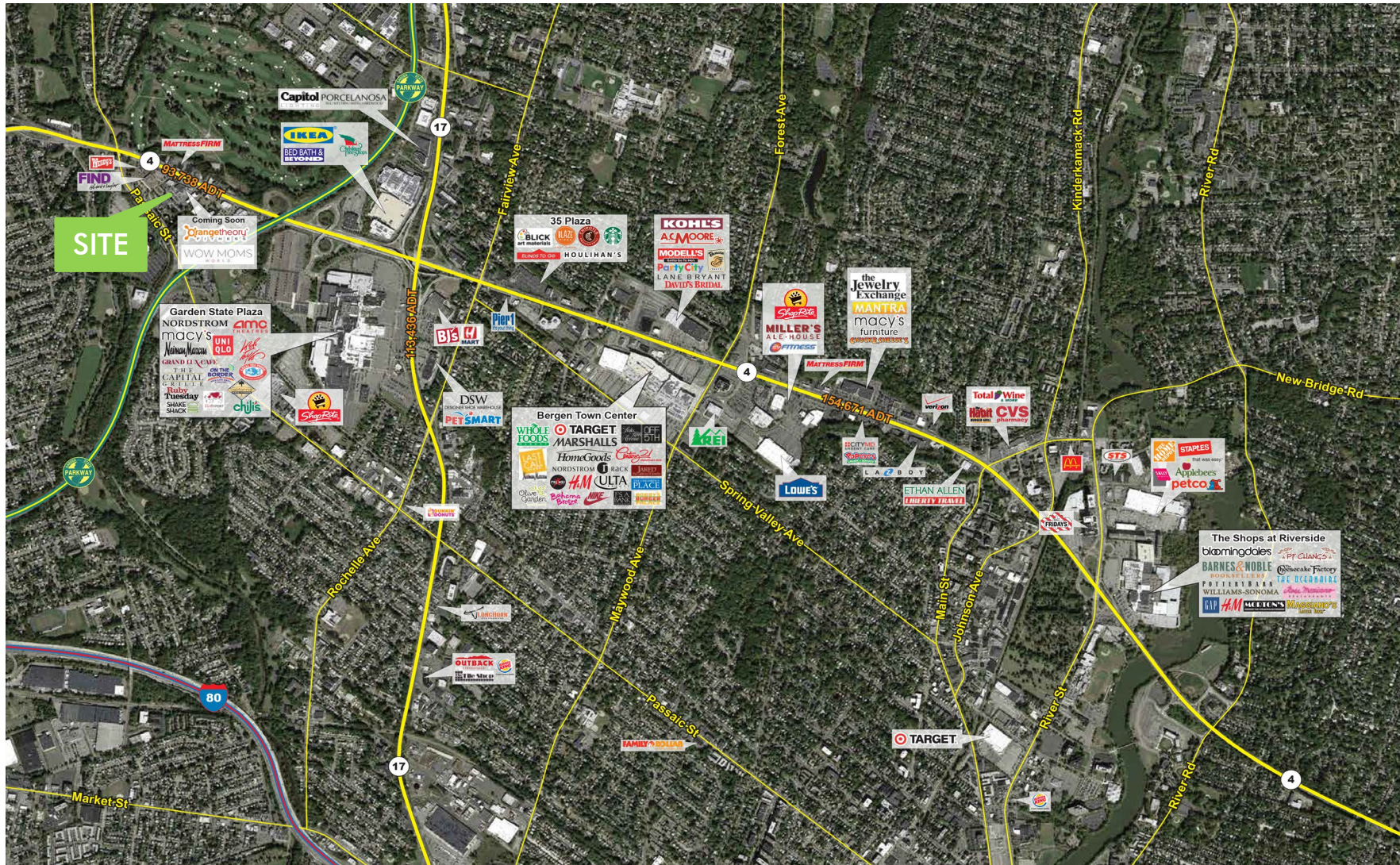
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MARKET AERIAL



160-162 ROUTE 4 EAST, PARAMUS NJ

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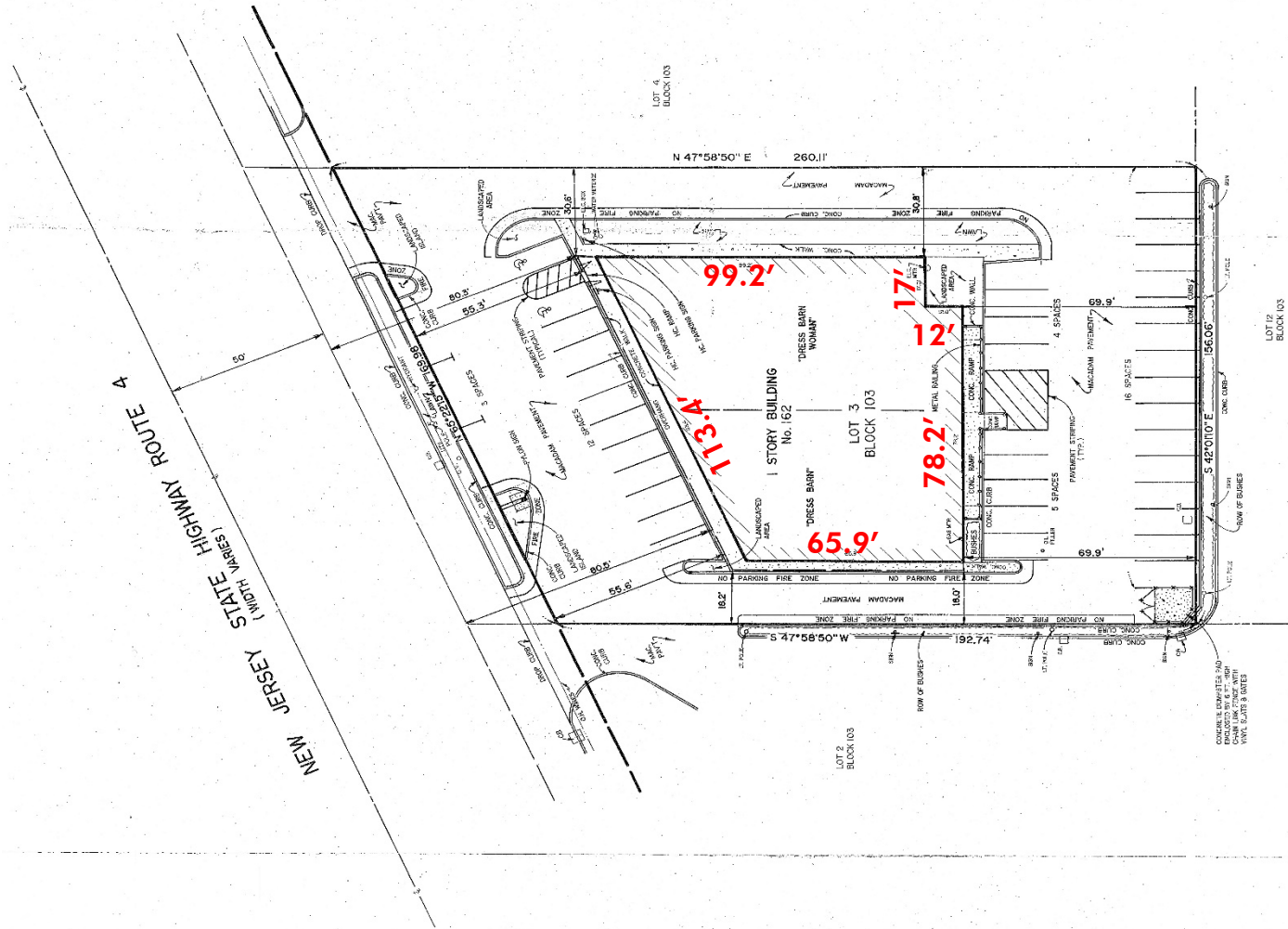
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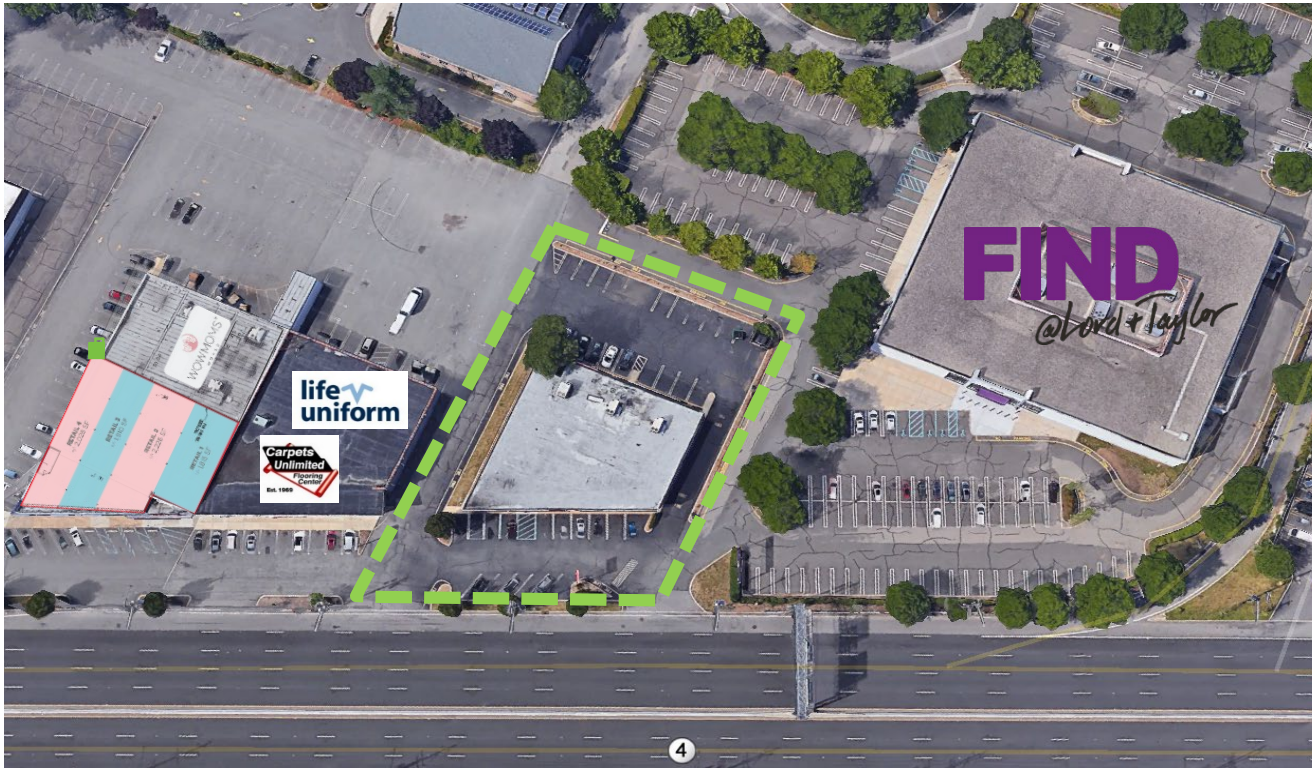
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RETAIL

SITE PLAN







LOCATION INFORMATION



RETAIL

Demographics within Paramus show a population of 10,792 people with a median household income of over \$106,127 per year, making this an extremely desirable market for both tenants and investors alike.

2019 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	10,792	160,488	621,230
 DAYTIME POPULATION	15,691	100,766	298,732
 HOUSEHOLDS	4,028	59,774	210,966
 MEDIAN HOUSEHOLD INCOME	\$106,127	\$91,587	\$72,654

160-162 ROUTE 4 EAST, PARAMUS NJ

PERMITTED USES IN HCC & HCC-2

All uses permitted in the HCC Zone shall be permitted in the HCC-2 Zone except multi-family residential, hospitals and health care facilities campus, hotels and convention centers and funeral parlors. All accessory uses permitted in the HCC Zone shall be permitted in the HCC-2 Zone.

- A. Within the HCC Zone, no building, structure or area or lot or land shall be used in whole or in part for other than one or more of the permitted uses expressly set forth herein or accessory uses accessory and subordinate to the permitted uses and conditional uses expressly set forth herein.
- B. Permitted uses shall include all uses not prohibited in Article VII, Uses Prohibited in All Zones, residential uses permitted in the residential zone districts and as expressly prohibited in this Article.

PERMITTED USES include the following:

1. All permitted uses identified in the NB (Neighborhood Business) Zone and the LB (Limited Business) Zone
2. Hotels and convention centers;
3. Retail stores used for the sale of merchandise, wholesale salesroom;
4. Personal service establishment;
5. Restaurants;
6. Shopping centers and malls;
7. Movie theaters;
8. Art galleries and museums;
9. Medical, professional and administrative offices;
10. Medical and Dental clinics;
11. Adult day-care and child day-care facilities;
12. Business or professional offices, office buildings, banks;
13. Health and Fitness facilities, exercise or health clubs, gymnasium or athletic establishment, indoor swimming pools;
14. Funeral homes;
15. Business or Vocational Schools (except for the teaching of any trade or occupation prohibited in Article VII, Uses Prohibited in All Zones);
16. Commuter parking/transportation terminal;
17. Motor vehicle service and repair; automotive supply and service establishments and filling stations;
18. Recreation and recreational facilities;
19. New car dealerships, subject to the provisions of § 429-132;
20. Hospitals and health care facilities campus, subject to the provisions of
21. Assisted living, skilled nursing, long-term acute care, dementia or memory care facilities;
22. Research laboratories provided the same do not involve any hazardous or toxic substances unless off-site disposal pursuant to NJDEP regulations. The above permitted uses are by way of example and not limitation.

- C. Multi-family residential shall be a conditional use within the HCC Zone subject to the conditions set forth herein.
 1. other than deed restricted affordable housing units/apartments, no units or apartment may contain three (3) bedrooms or more;
 2. every multi-family residential development shall include a ground level retail component which retail component shall have a minimum depth of forty (40) feet;
 3. the maximum height shall be sixty (60) feet and the maximum number of stories shall not exceed four (4) above the ground level retail component.
 4. The maximum density shall be sixteen (16) dwelling units per acre comprising the development parcel.

ACCESSORY USES

- A. An accessory use shall be permitted, provided that:
 1. The use is customarily incident to a permitted use, and subordinate to the main permitted use; and
 2. Not in violation of the provisions set forth hereafter.
- B. The following accessory uses are permitted ancillary to a permitted, conditional, or other accessory use:
 1. Parking structures;
 2. Billiard room, bowling alley and game rooms as part of shopping center or mall;
 3. Amusement game machines as part of a shopping center or mall, and not to exceed one percent of the aggregate space/square footage available for lease by retail tenants and subject to the provisions of Section 429-130 below;
 4. Used car sales and dealerships as part of a new car dealership;
 5. Storage of materials and supplies provided that the same are within an enclosed building;
 6. Truck loading spaces;
 7. Helipad; and
 8. Towing associated with an automobile repair or service facility or operated by a towler licensed by the Borough of Paramus, provided such use is appropriately screened.