

**FIFTY58**

58 EAST MIDLAND AVENUE , PARAMUS, NJ 07652



**OFFERING SUMMARY**

Available SF: 1,920 - 4,780 SF  
Lease Rate: Call For Details  
Building Size: 7,000 SF

**PROPERTY OVERVIEW**

Premium Retail Location: Mixed-Use New Development

**NEIGHBORING TENANTS**



**PROPERTY HIGHLIGHTS**

- Available Immediately: A - 2,100 SF (Vented), B - 2,680 SF and C - 1,920 SF (Spaces A & B can be combined)
- All New Construction - Part Of New Mixed-Use Luxury 45 Unit Residential Complex
- Approved For Restaurant, Retail, Medical and Fitness
- Space Vented For Restaurant Use
- Approved Outdoor Dining & Seating Area
- Excellent Midland Avenue Location on Midland Avenue with Easy Access to Full Route 17 Intersection
- Main Feed Road To Paramus Park Mall with New Stew Leonards Market & Soon-to-be-built Valley Hospital Complex
- Located In The Heart Of The Paramus Retail Corridor

FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

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clanyard@thegoldsteingroup.com

**MARC PALESTINA**

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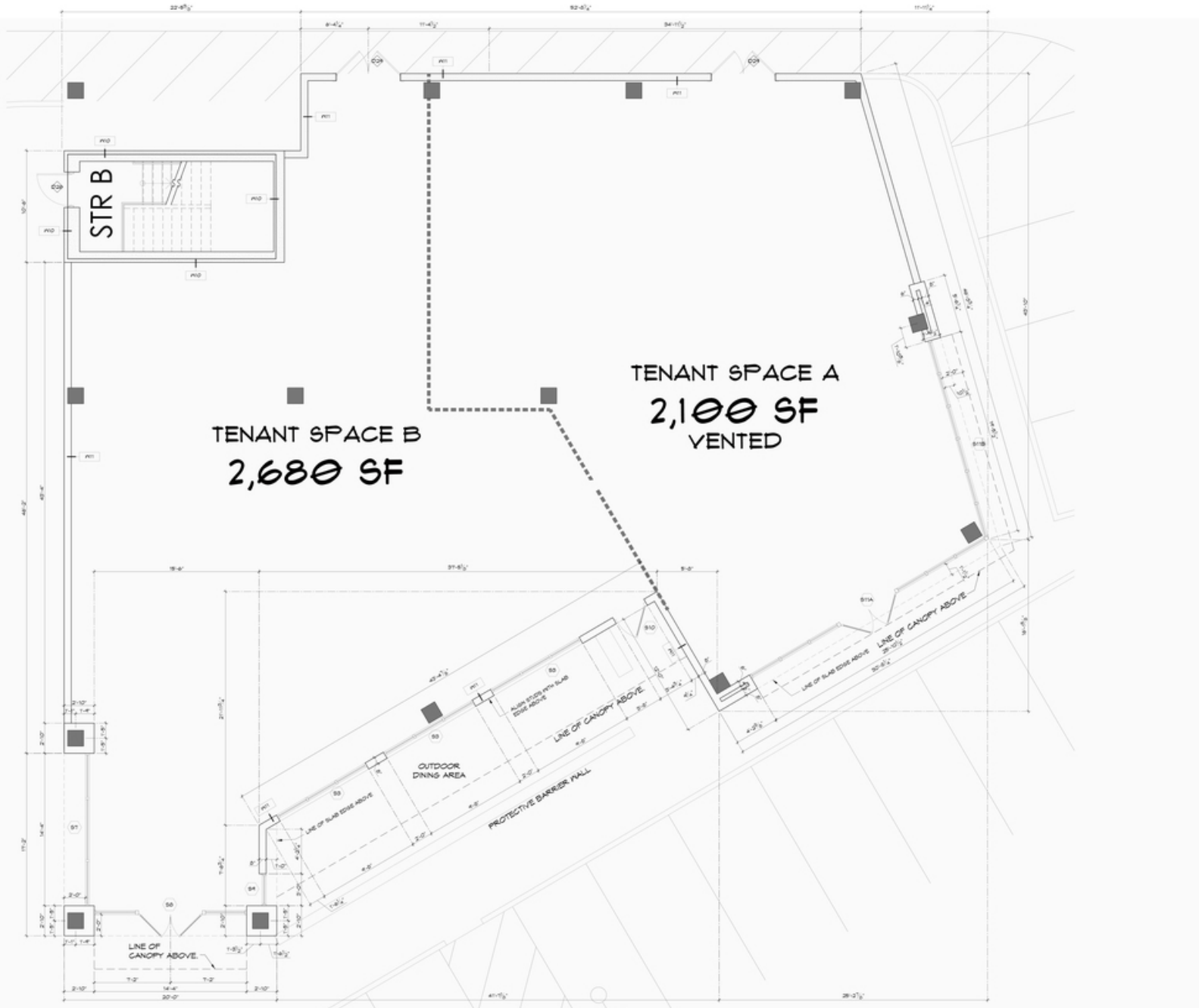
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PARTIAL GROUND FLOOR PLAN - TENANTS A & B  
 SCALE: 1/4" = 1'-0"

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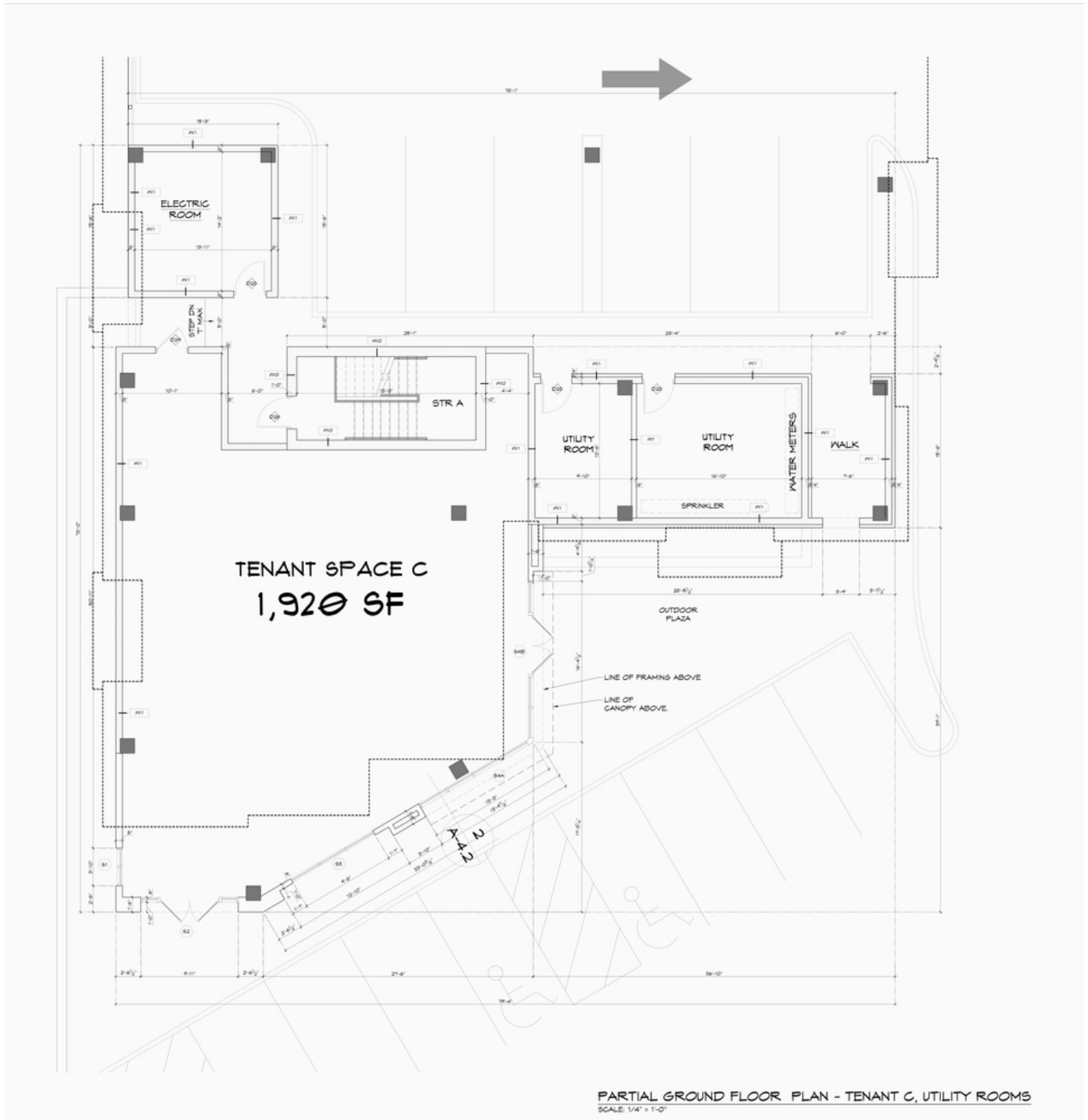
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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

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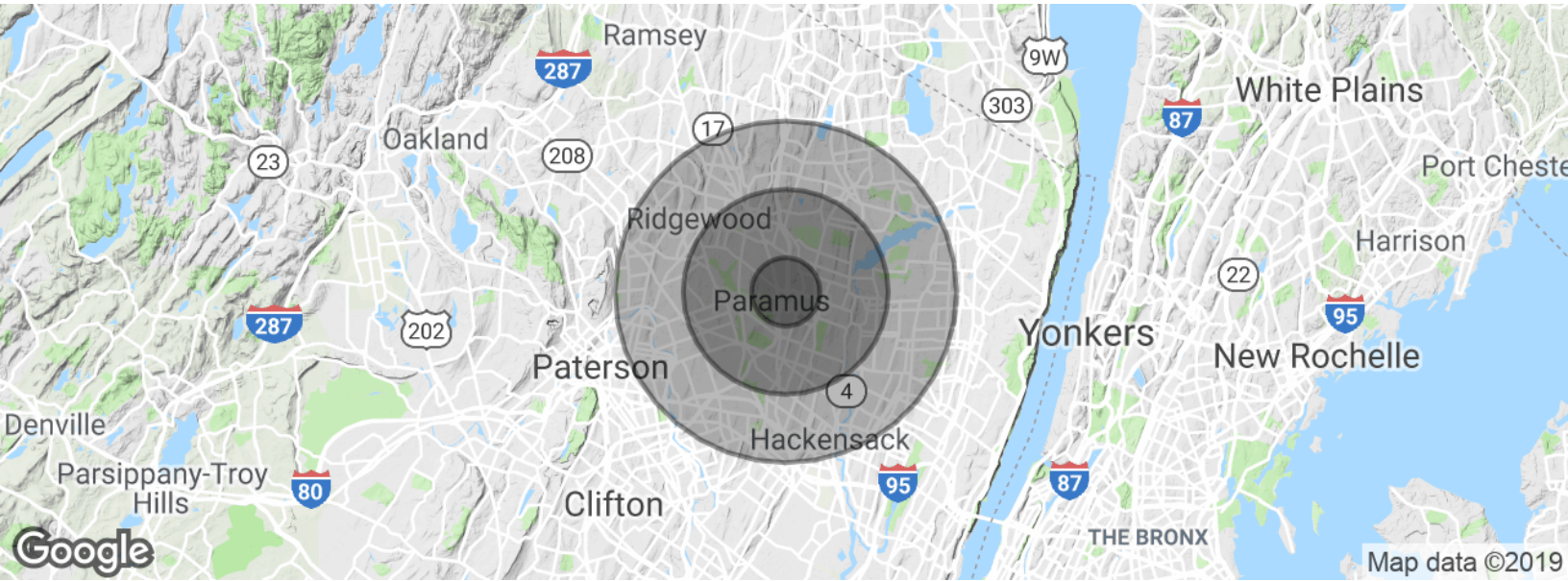
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,351	101,715	380,168
Median age	45.8	43.6	41.1
Median age (Male)	45.9	42.7	40.1
Median age (Female)	45.8	44.5	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,255	34,713	138,548
# of persons per HH	3.3	2.9	2.7
Average HH income	\$125,052	\$122,188	\$111,261
Average house value	\$633,614	\$560,089	\$522,742

\* Demographic data derived from 2010 US Census

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