

**Final Price Reduction!**  
**\$3,500,000!**

**50** Route 4 E  
Paramus, NJ

**FOR SALE | 14,072 SF RETAIL | FOR LEASE**

**Proposed Divisions to 10,072 and 4,000 SF**

**Building for Sale \$3,500,000 or for Lease \$27.50 PSF**

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

# RARE MIXED USE INVESTMENT

## 50 Route 4 E, Paramus, NJ



**LOCATED** – In the heart of the Paramus Retail Corridor, less than a mile from the 17/4 intersection.

**ADJACENT** – Just west of Harmon Face Values, David's Bridal, and The Vitamin Shoppe. Easy access to/from Paramus Place, which includes Kohl's, Panera Bread, AC Moore, Modell's Sporting Goods, and Party City.

**ACROSS** – 35 Plaza which includes Houlihan's, Starbucks and Road Runner Sports.

**STATISTICS: 3 MILE RADIUS**

Population = 167,999  
 Daytime Employment = 135,911  
 Average HHI = \$113,448  
 Average HH Consumer Spend = \$30,166

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

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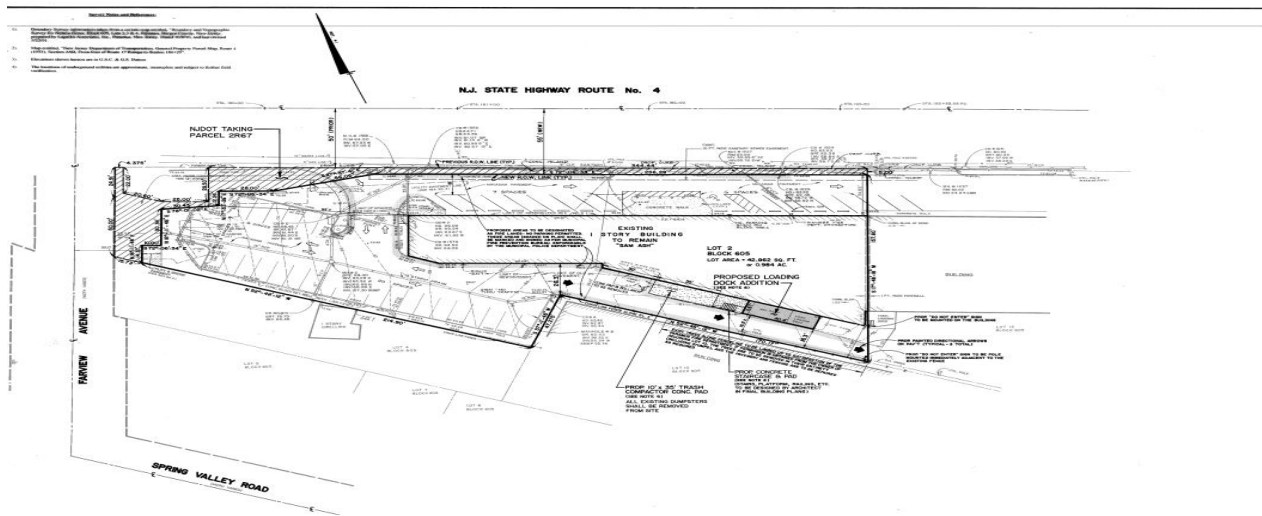
# NEWLY RENOVATED STRIP MALL

## 50 Route 4 East Paramus, NJ

SF Available 14,072  
Proposed Divisions to 10,072 or 4,000  
Lot Size .9 Acres  
Heat GAS  
Parking 41  
Zoning Retail

Sale Price \$3,500,000  
Lease Price \$27.50  
Taxes/CAM \$66,020/2017 = \$4.85

**Possession Date: Arranged**



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