

# PARAMUS CROSSROADS

289-315 Route 17 South, Paramus, NJ

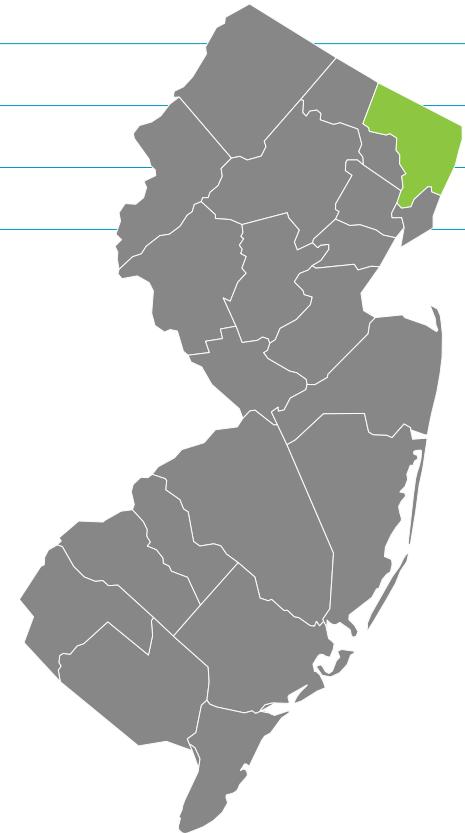
40,000 SF OF NEW RETAIL



# PROPERTY CHARACTERISTICS



Address	289-315 Route 17 South, Paramus, NJ
GLA	141,825 SQ FT
Frontage	440 Feet on Route 17 South
Building Height	36 Feet
Traffic Counts	Route 17: 145,109 ADT Garden State Parkway 115,000 ADT
Access	Route 17 South: Direct right-in, right out Route 17 North: Turn-around at Midland Avenue
Parking Count	5 to 1
Available Space	1,200-20,000 SQ FT
Rental Rate	Upon Request
NNN	Estimated \$9.00 PSF



<b>DEMOGRAPHICS</b>	5 Miles	10 Miles	15 Miles	30 Minutes
Population	498,390	1,806,005	6,042,282	10,009,637
Daytime Population	254,361	832,934	3,719,166	5,509,964
Med HH Income	\$88,873	\$81,886	\$77,188	\$74,377
Average HH Income	\$109,389	\$103,971	\$106,405	\$100,492
% Bachelor's Degree or Higher	39.4%	39.3%	40.5%	39.1%


# AERIAL PERSPECTIVE

40,000 SF PRIME  
RETAIL AVAILABLE

 **PGA TOUR  
SUPERSTORE**

**PC.  
RICHARD  
& SON**



 **145,109 ADT**



**115,000 ADT**

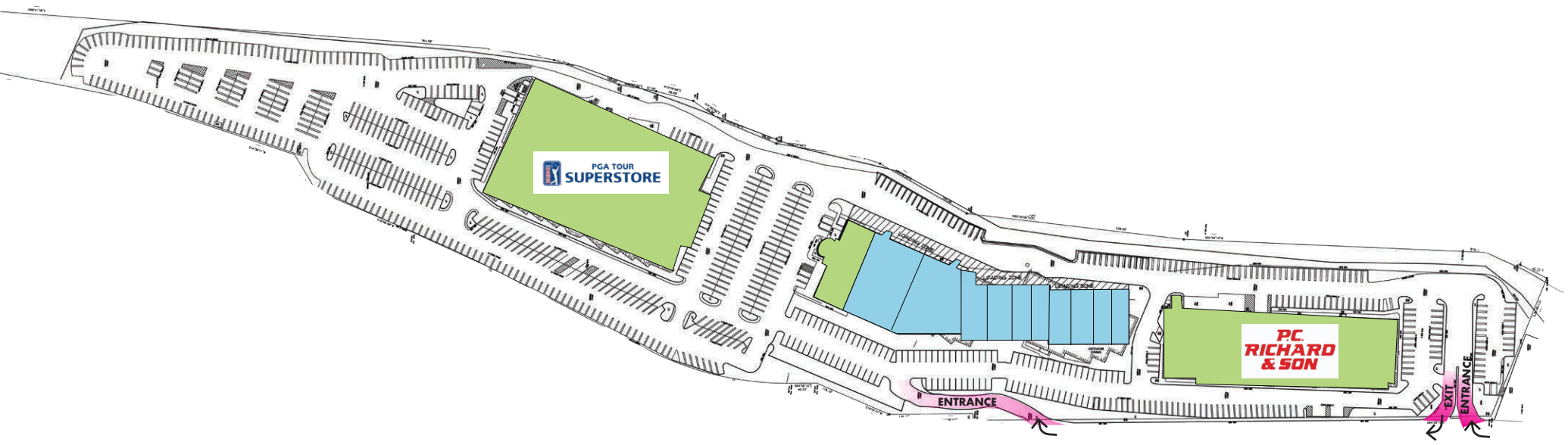


# PROJECT RENDERING

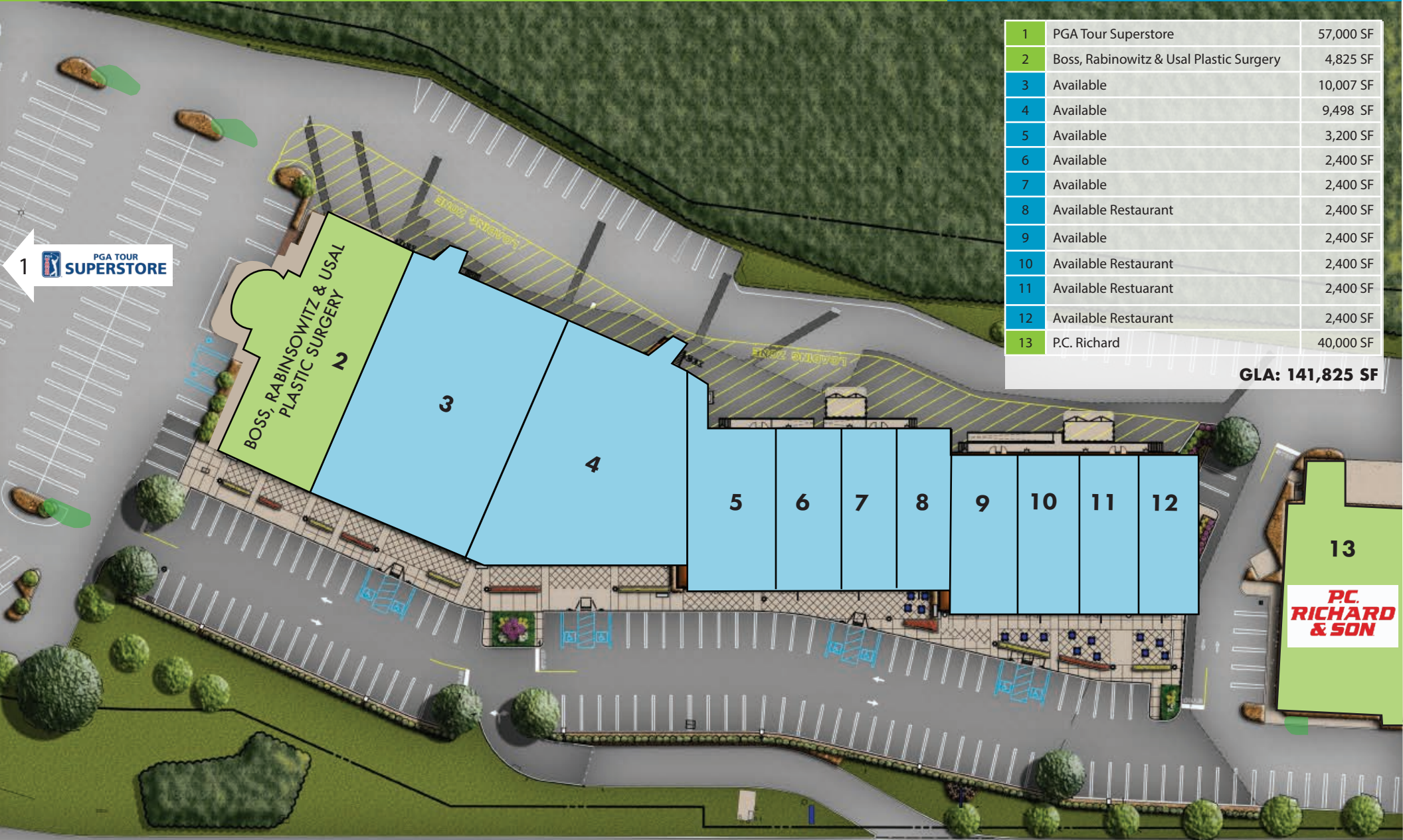
PARAMUS  
**CROSSROADS**  
289-315 Route 17 South, Paramus, NJ



# SITE PLAN

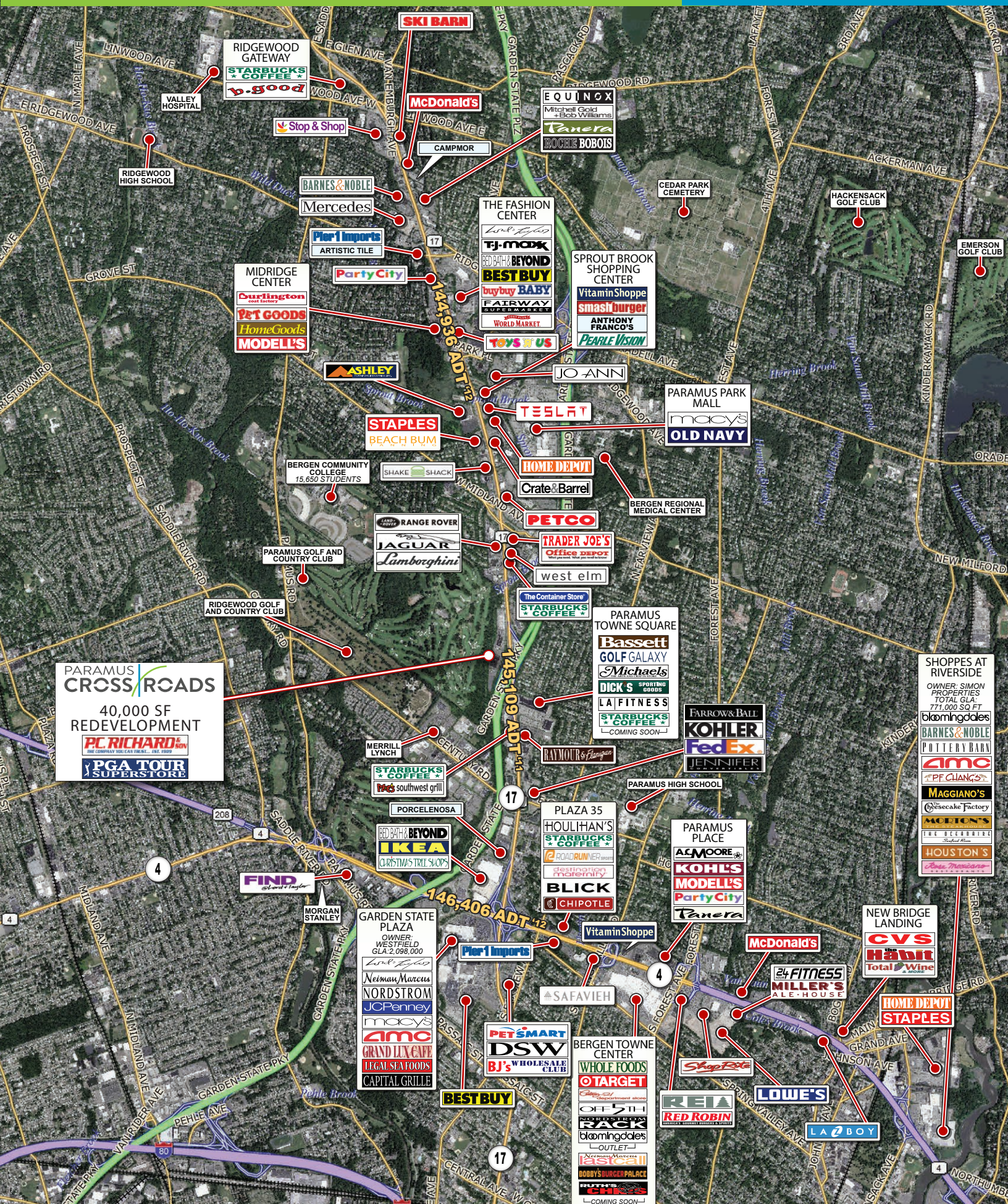


# LEASING PLAN



1	PGA Tour Superstore	57,000 SF
2	Boss, Rabinowitz & Usal Plastic Surgery	4,825 SF
3	Available	10,007 SF
4	Available	9,498 SF
5	Available	3,200 SF
6	Available	2,400 SF
7	Available	2,400 SF
8	Available Restaurant	2,400 SF
9	Available	2,400 SF
10	Available Restaurant	2,400 SF
11	Available Restuarant	2,400 SF
12	Available Restaurant	2,400 SF
13	P.C. Richard	40,000 SF

**GLA: 141,825 SF**



**PARAMUS CROSSROADS**  
 40,000 SF REDEVELOPMENT  
 P.C. RICHARD & SON  
 PGA TOUR SUPERSTORE

**SHOPPES AT RIVERSIDE**  
 OWNER: SIMON PROPERTIES  
 TOTAL GLA: 771,000 SQ FT  
 blommingdales  
 BARNES & NOBLE  
 POTTERY BARN  
 AMC  
 THE PF CLANGS  
 MAGGIANO'S  
 Cakes & Creamery  
 MOTT'S  
 THE BECKHARTS  
 HOUSTON'S  
 Pops & Pops

RIDGEWOOD GATEWAY  
 STARBUCKS COFFEE  
 y-good

SKI BARN

McDonald's

EQUINOX  
 Mitchell Gold + Bob Williams  
 Panera  
 ROCHE BOBOIS

Stop & Shop

BARNES & NOBLE  
 Mercedes

THE FASHION CENTER  
 Love & Light  
 T.J. MAXX  
 BED BATH & BEYOND  
 buybuy BABY  
 FAIRWAY SUPERMARKET  
 WORLD MARKET  
 TOYS R US

SPROUT BROOK SHOPPING CENTER  
 Vitamin Shoppe  
 smashburger  
 ANTHONY FRANCO'S  
 PEARLE VISION

MIDRIDGE CENTER  
 Burlington  
 Pet Goods  
 HomeGoods  
 MODELL'S

PartyCity

ASHLEY

JO ANN

STAPLES  
 BEACH BUM

TESLA

PARAMUS PARK MALL  
 macy's  
 OLD NAVY

BERGEN COMMUNITY COLLEGE  
 15,650 STUDENTS

SHAKE SHACK

HOME DEPOT  
 Crate & Barrel

RANGE ROVER  
 JAGUAR  
 Lamborghini

PETCO  
 TRADER JOE'S  
 Office DEPOT

west elm

The Container Store  
 STARBUCKS COFFEE

PARAMUS TOWNE SQUARE  
 Bassett  
 GOLF GALAXY  
 Michaels  
 DICK'S SPORTING GOODS  
 LA FITNESS  
 STARBUCKS COFFEE  
 COMING SOON

FARROW & BALL  
 KOHLER  
 FedEx  
 JENNIFER

MERRILL LYNCH  
 STARBUCKS COFFEE  
 southwest grill

PORCELENOSA  
 BED BATH & BEYOND  
 IKEA  
 CHRISTMAS TREE SHOPS

FIND

GARDEN STATE PLAZA  
 OWNER: WESTFIELD  
 GLA: 2,098,000  
 Neiman Marcus  
 NORDSTROM  
 JCPenney  
 macy's  
 AMC  
 GRAND LUXE CAFE  
 LEGAL SEA FOODS  
 CAPITAL GRILLE

PLAZA 35  
 HOULIHAN'S  
 STARBUCKS COFFEE  
 ROAD RUNNER SPORTS  
 Rite Aid  
 BLICK  
 CHIPOTLE

PARAMUS PLACE  
 AC MOORE  
 KOHL'S  
 MODELL'S  
 PartyCity  
 Tanera

MORGAN STANLEY

Pier 1 Imports

Vitamin Shoppe  
 SAFAVIEH

McDonald's  
 24 FITNESS  
 MILLER'S ALE-HOUSE

NEW BRIDGE LANDING  
 CVS  
 Habit  
 Total Wine

BEST BUY

PET SMART  
 DSW  
 BJ's WHOLESALE CLUB

BERGEN TOWNE CENTER  
 WHOLE FOODS  
 TARGET  
 OFF 211  
 RACK  
 blommingdales  
 OUTLET  
 BOBBY'S BURGER PALACE  
 CHEE  
 COMING SOON

REI  
 RED ROBIN

LOWE'S  
 LA Z BOY

HOME DEPOT  
 STAPLES

# NEARBY RETAILERS

- Highest per capita retail spending in the nation
- Over \$5 billion in annual retail sales
- Traffic Count: Route 17 - 145,109 ADT; Route 4 - 146,106 ADT
- 9 million +/- SF of retail space
- 1.4 million people within 10 miles
- 250,000+ daytime population within 5 miles
- 13 million SF of office space within 5 miles

**Ashley** HOMES TO GO

SHAKE SHACK

TESLA

THE HOME DEPOT

Crate&Barrel

petco

LAND ROVER

TRADER JOE'S

Lamborghini

Ford

Stew Leonard's

west elm

STARBUCKS

The Container Store

RESTORATION HARDWARE OUTLET

COURTYARD Marriott

PC RICHARD & SON

PARAMUS CROSSROADS  
40,000 SF RETAIL

PGA TOUR SUPERSTORE

PARAMUS TOWN SQUARE

five BELOW

DICK'S SPORTING GOODS

Michael's

Bassett

LA FITNESS

Garden State Plaza  
2.1 MSF  
**2 MILES (5 Min)**



# ABOUT PARAMUS - BERGEN COUNTY



**Bergen County** is New Jersey's most populous, with 917,045 residents. There are staggering daytime populations of 250,150 employees within 5 miles, and 731,560 within 10 miles of Paramus Crossroads. In addition to a number of major malls in the Paramus area, there are 8.14 million square feet of office space within three miles of Paramus Crossroads, helping to contribute to the astounding daytime counts.



**Bergen County** boasts one of the highest average household income levels in the United States, at \$112,745 – good for 16th in the entire nation. The borough of **Paramus** by itself far exceeds that number, with an average household income of \$133,782.



**Paramus** roadways have some of the highest traffic counts in New Jersey. Route 17 has 145,109 vehicles per day, while neighboring Route 4 and the Garden State Parkway have 146,406 and 115,000, respectively. The roadways in Paramus are utilized on a daily basis by residents, commuters and shoppers alike, given the borough's prime access to four major malls and several major arteries to New York City, Central and Southern New Jersey and Upstate New York.



**Paramus** generates more than \$5 billion in retail sales per year – more than any other zip code in the United States. This total is in spite of the fact that most retail in Paramus is closed on Sundays.



**Bergen County** is the #1 county in New Jersey for bank deposits, accounting for over 50% more than the next highest county, Hudson. The borough of Paramus is home to a number of major private wealth management companies, including: Merrill Lynch, Morgan Stanley, UBS, Fidelity, and RBC.



30 major national retailers have 2 stores in the Paramus market. Among these are brands such as: Bed Bath & Beyond, Macy's, Best Buy, Party City, and Pier 1 Imports. New Jersey charges no sales tax on clothing or shoes, providing a very attractive shopping destination market for residents from Upstate New York and the Five Boroughs.

LEASING INFORMATION



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A DEVELOPMENT BY



**ADVANCE**  
REALTY