

**PARAMUS, NJ - MCDONALD'S**

247 ROUTE 4, PARAMUS, NJ 07652



**OFFERING SUMMARY**

Available SF: 4,000 SF  
Lease Rate: Call for Details  
Building Size: 4,000 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: 4,000 SF-Existing Bldg for lease in Paramus NJ

**PROPERTY HIGHLIGHTS**

- Restaurant Site With Drive Thru
- Located in The Heart of The Paramus Retail Market
- 400 Feet of Rt. 4 Frontage
- 4,000 SF-Existing Bldg
- 60 Parking Spaces
- 154,000 Daily Vehicle Count

FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

201.703.9700 x115  
clanyard@thegoldsteingroup.com

**MARC PALESTINA**

201.703.9700 x149  
mpalestina@thegoldsteingroup.com



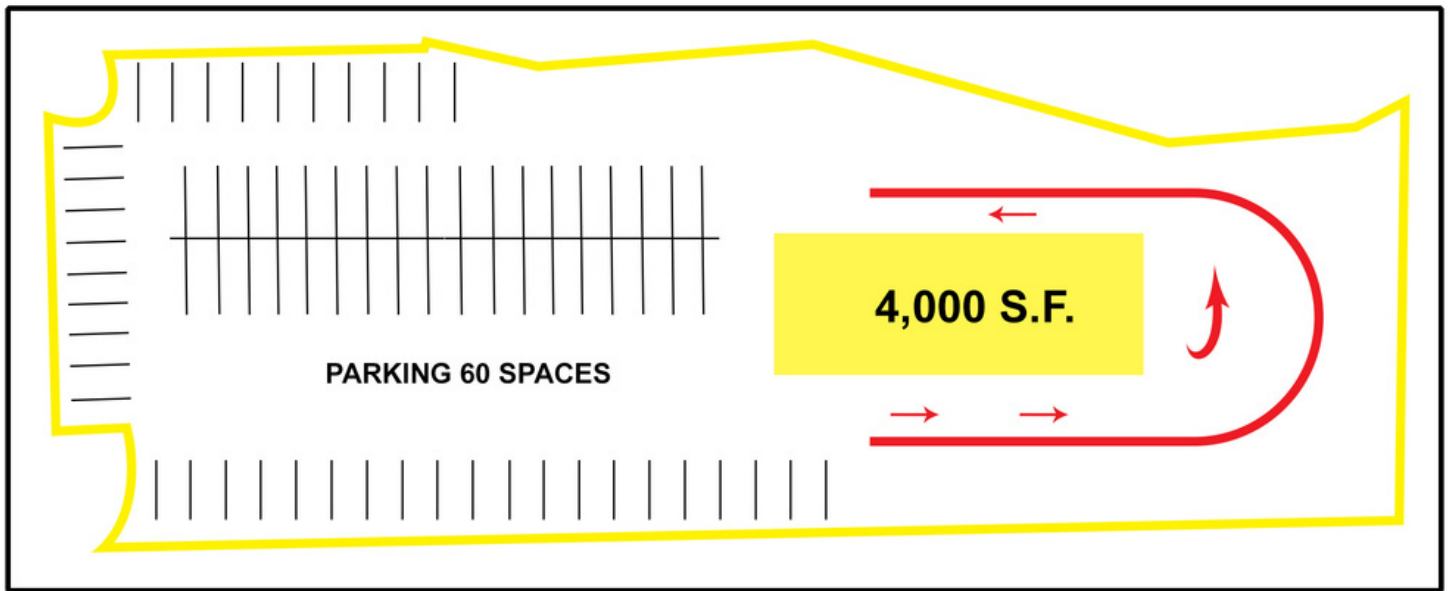
THEGOLDSTEINGROUP.COM

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

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

**PARAMUS, NJ - MCDONALD'S**

247 ROUTE 4, PARAMUS, NJ 07652



FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

201.703.9700 x115  
clanyard@thegoldsteingroup.com

**MARC PALESTINA**

201.703.9700 x149  
mpalestina@thegoldsteingroup.com

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

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



**THEGOLDSTEINGROUP.COM**



**PARAMUS, NJ - MCDONALD'S**

247 ROUTE 4, PARAMUS, NJ 07652



FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

201.703.9700 x115  
clanyard@thegoldsteingroup.com

**MARC PALESTINA**

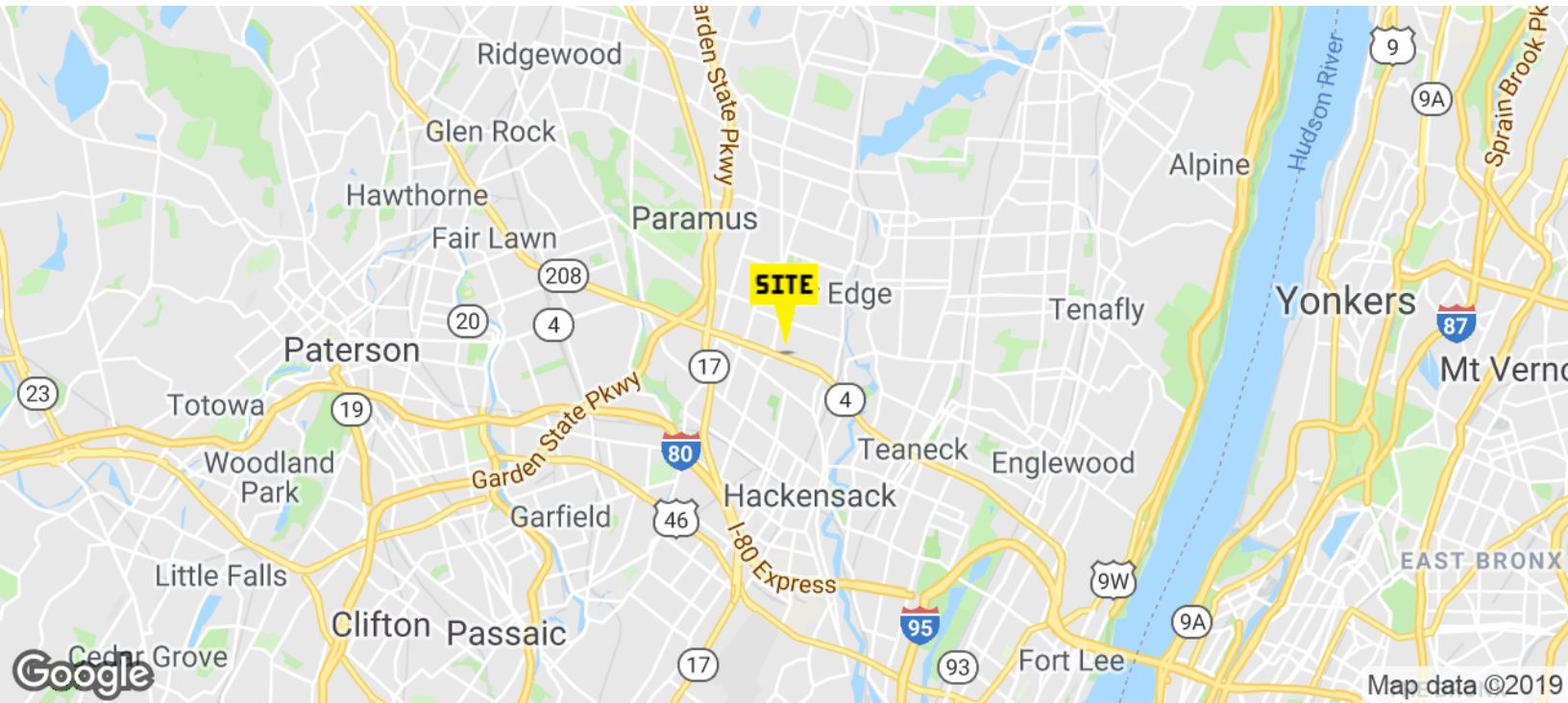
201.703.9700 x149  
mpalestina@thegoldsteingroup.com





**PARAMUS, NJ - MCDONALD'S**

247 ROUTE 4, PARAMUS, NJ 07652



FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

201.703.9700 x115  
clanyard@thegoldsteingroup.com

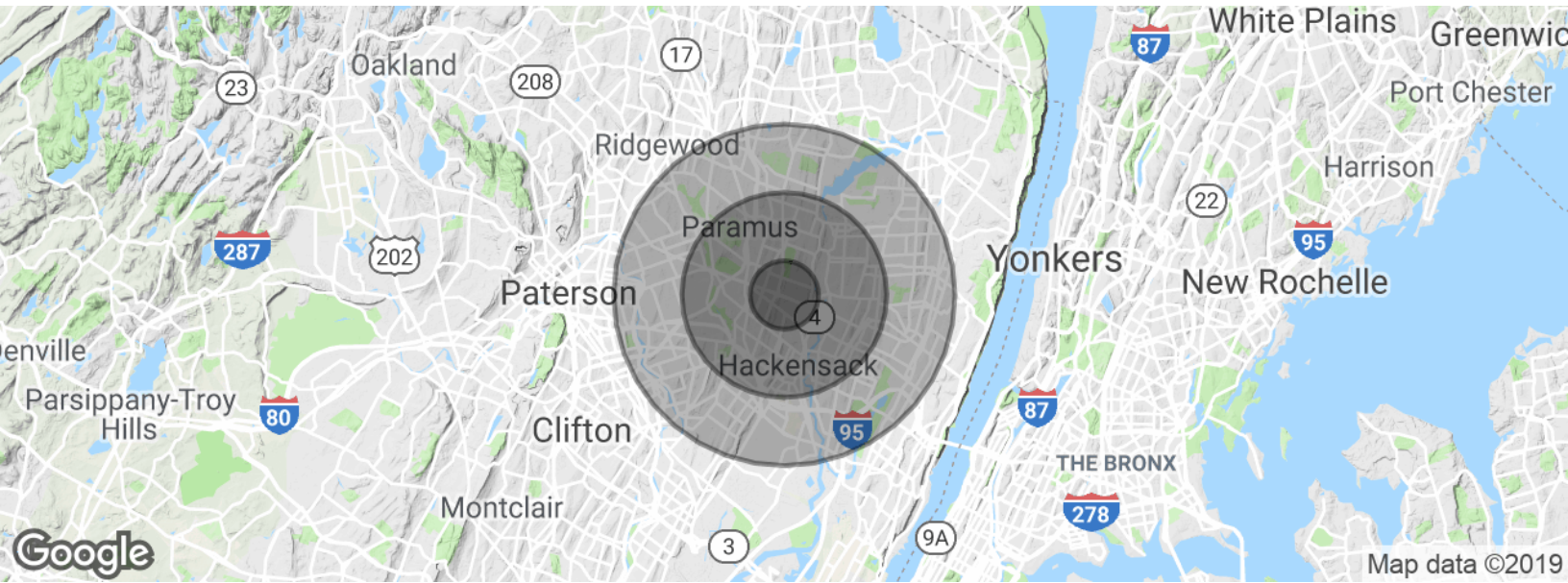
**MARC PALESTINA**

201.703.9700 x149  
mpalestina@thegoldsteingroup.com



**PARAMUS, NJ - MCDONALD'S**

247 ROUTE 4, PARAMUS, NJ 07652



POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,195	172,303	468,842
Median age	41.5	39.5	40.0
Median age (Male)	40.6	38.3	38.4
Median age (Female)	42.7	40.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,619	65,496	172,496
# of persons per HH	2.7	2.6	2.7
Average HH income	\$93,562	\$96,566	\$94,492
Average house value	\$449,183	\$456,833	\$467,621

\* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

**CHUCK LANYARD**

201.703.9700 x115  
clanyard@thegoldsteingroup.com

**MARC PALESTINA**

201.703.9700 x149  
mpalestina@thegoldsteingroup.com

