

PARAMUS, NJ - FREESTANDING BUILDING

255 STATE RT 4, PARAMUS, NJ 07652



OFFERING SUMMARY

Available SF: 3,000 - 12,000 SF
Lease Rate: Call for Details
Building Size: 15,000 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Available Immediately: Prime retail space in the heart of Paramus with excellent highway access & exposure.

PROPERTY HIGHLIGHTS

- 12,000 SF (End-Cap) - Will Divide
- Seeking Medical and Retail Tenants
- Recently Renovated 15,000 SF Free Standing Retail Building
- Prime Retail Site In The Heart Of The Paramus Retail Corridor
- Affluent Demographics with Strong Day Time Population
- Located in the Heart of The Paramus Retail Corridor
- Excellent Highway Access & Exposure
- 160,000+ Daily Car Count
- Pylon Signage Available

FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD

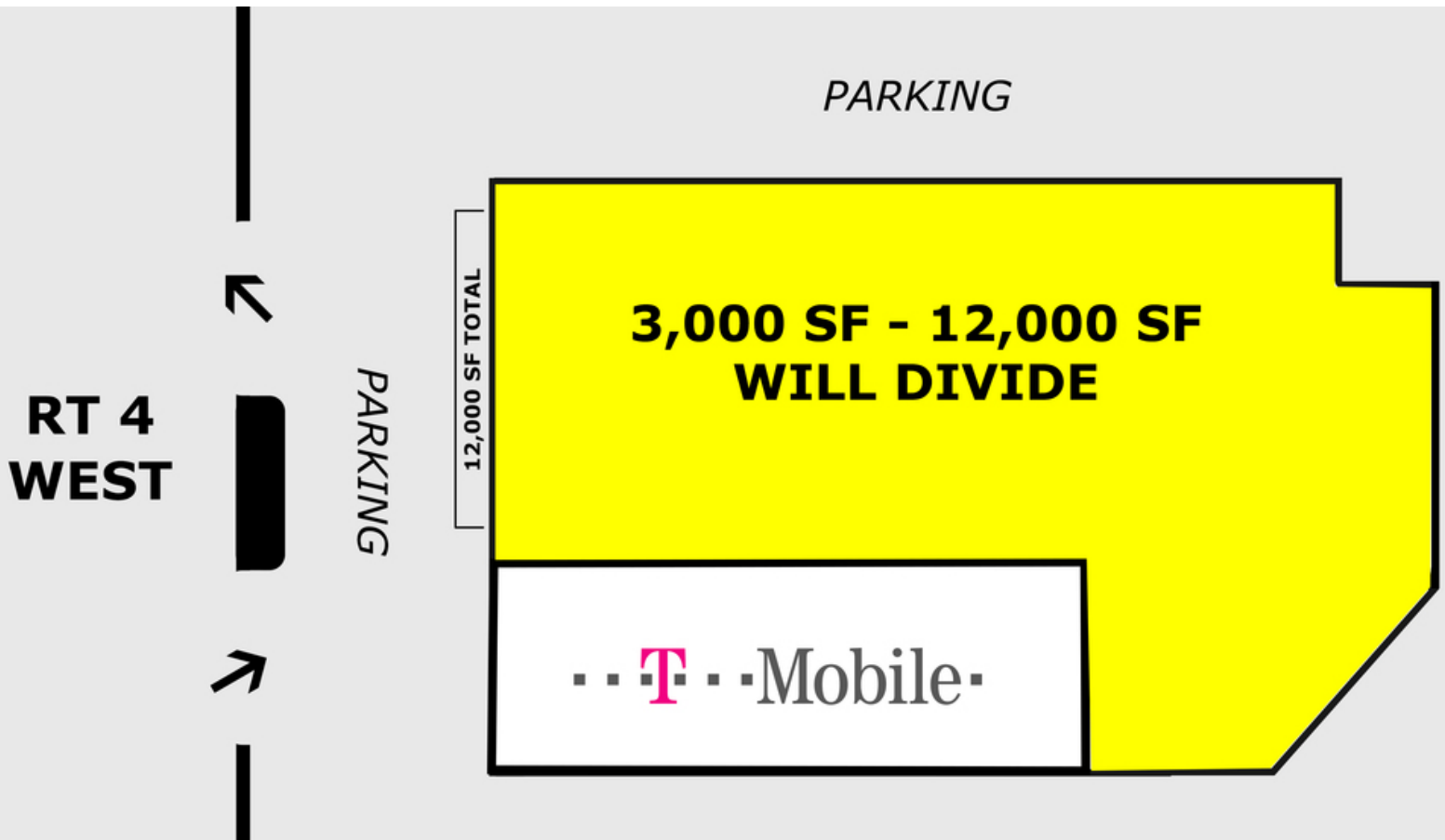
201.703.9700 x115
clanyard@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

PARAMUS, NJ - FREESTANDING BUILDING

255 STATE RT 4, PARAMUS, NJ 07652



FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115
clanyard@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 - FREESTANDING BUILDING

255 STATE RT 4, PARAMUS, NJ 07652



FOR MORE INFORMATION CONTACT:

MARC PALESTINA
201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD
201.703.9700 x115
clanyard@thegoldsteingroup.com



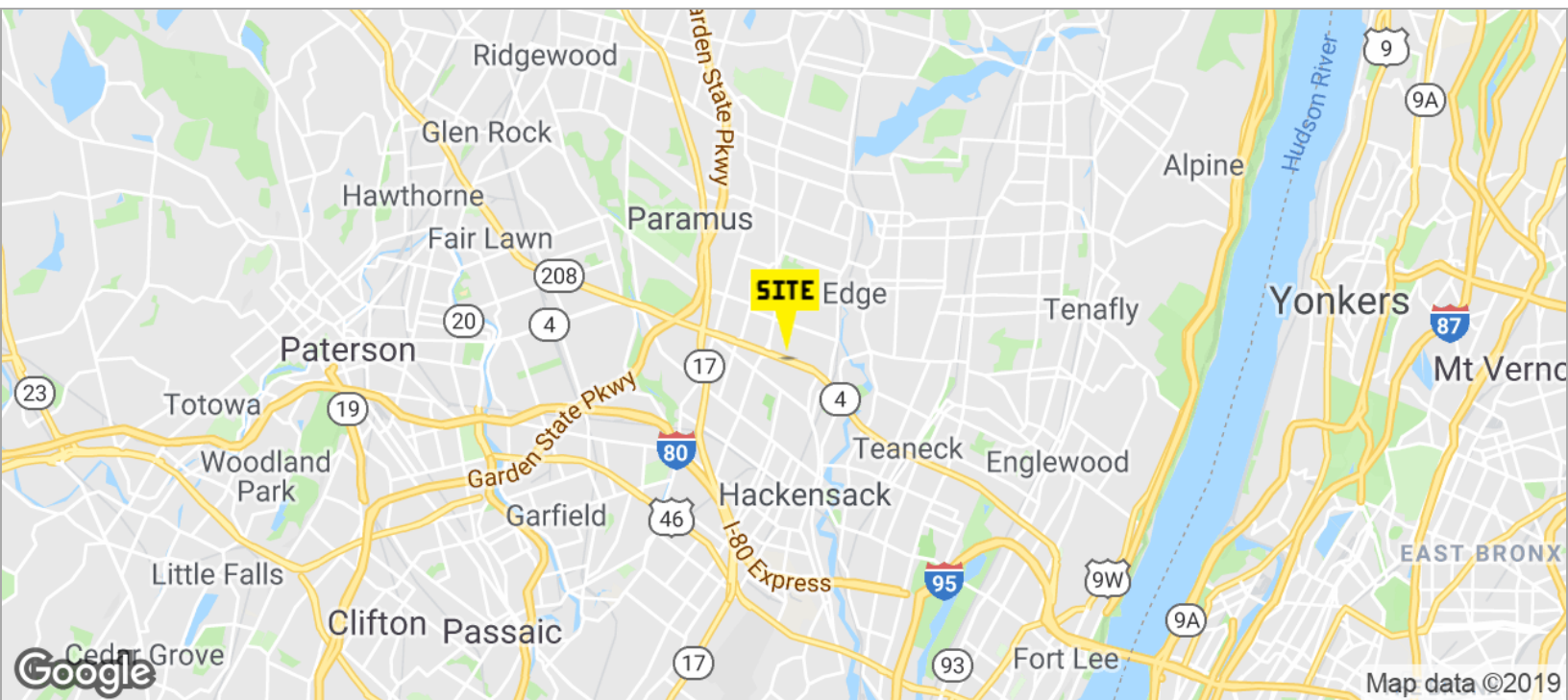
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

THEGOLDSTEINGROUP.COM

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 - FREESTANDING BUILDING

255 STATE RT 4, PARAMUS, NJ 07652



FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

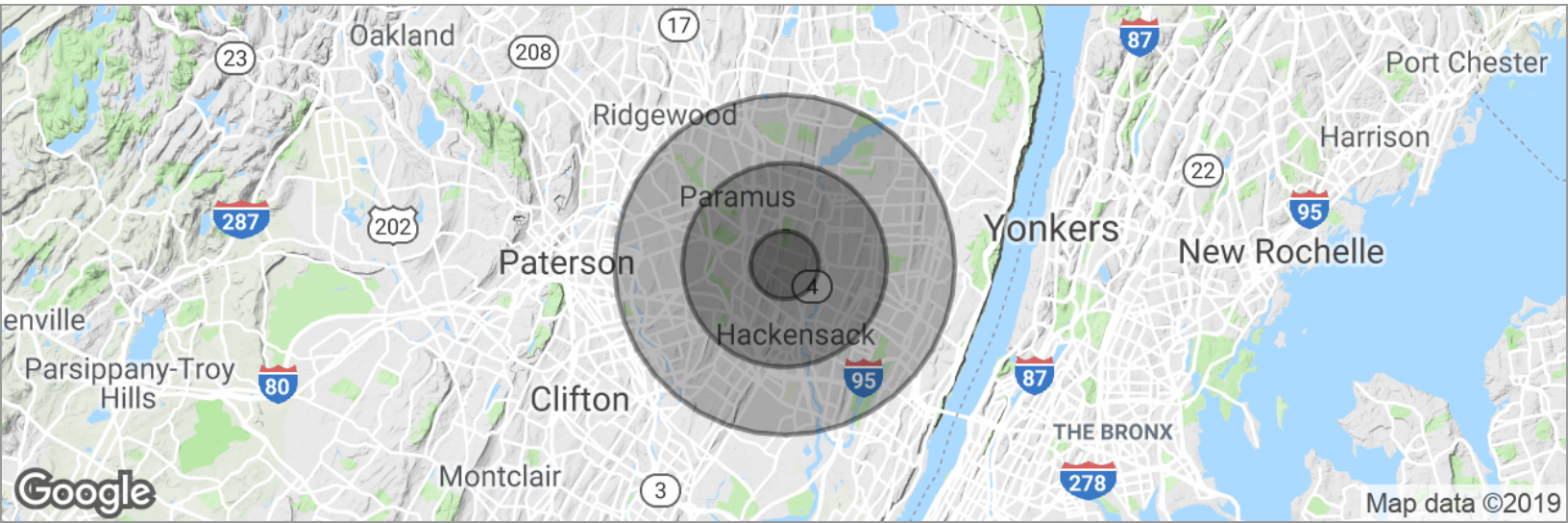
CHUCK LANYARD

201.703.9700 x115
clanyard@thegoldsteingroup.com



PARAMUS, NJ - FREESTANDING BUILDING

255 STATE RT 4, PARAMUS, NJ 07652



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,994	185,726	502,106
Median age	41.6	39.5	40.0
Median age (Male)	40.6	38.3	38.4
Median age (Female)	42.8	40.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,779	67,749	179,412
# of persons per HH	2.7	2.6	2.7
Average HH income	\$129,334	\$120,323	\$118,410
Average house value	\$419,169	\$415,992	\$430,518

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115
clanyard@thegoldsteingroup.com

