

# PARAMUS CROSSROADS

Join Our Line Up





# PROPERTY CHARACTERISTICS



**ADDRESS** 315-289 Route 17 South, Paramus, NJ  
**GLA** 101,322 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 - 19,485 SQ FT  
**RENTAL RATE** Upon Request  
**NNN** Estimated \$9.00 PSF

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES	20 MILES
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



 **PGA TOUR  
SUPERSTORE**

**SPACE AVAILABLE  
19,485 SF (Divisible)**

  
**TREK**

  
**TRINITY  
REHAB**

  
**Jersey Mike's  
SUBS**

  
**MAMOUN'S  
PASTRY**

**SPACE AVAILABLE  
5,747 SF (Divisible)**

  
**Tacoria**  
MEXICAN STREET EATERY

  
**URBAN  
BRICKS**  
BRICKIN' FIRST

**P.C. RICHARD & SON**

**17**

**115,000 ADT**

**145,109 ADT**





# SITE PLAN



1	PGA Tour Superstore	57,000 SF
2	Boss, Rabinowitz & Usal Plastic Surgery	4,825 SF
3	Available - DIVISIBLE	19,485 SF
4	Trek Bikes	4,044 SF
5	Trinity Rehab	3,169 SF
6	Jersey Mike's	1,440 SF
7	Mamoun's Falafel	1,760 SF
8	Available - DIVISIBLE	5,747 SF
9	PROPOSED - Tacoria	1,821 SF
10	Urban Bricks	2,031 SF

**GLA: 101,322 SF**

**N.J.S.H. ROUTE 17**

(120' ROW WIDTH PER TAX MAP)  
(SOUTH BOUND)

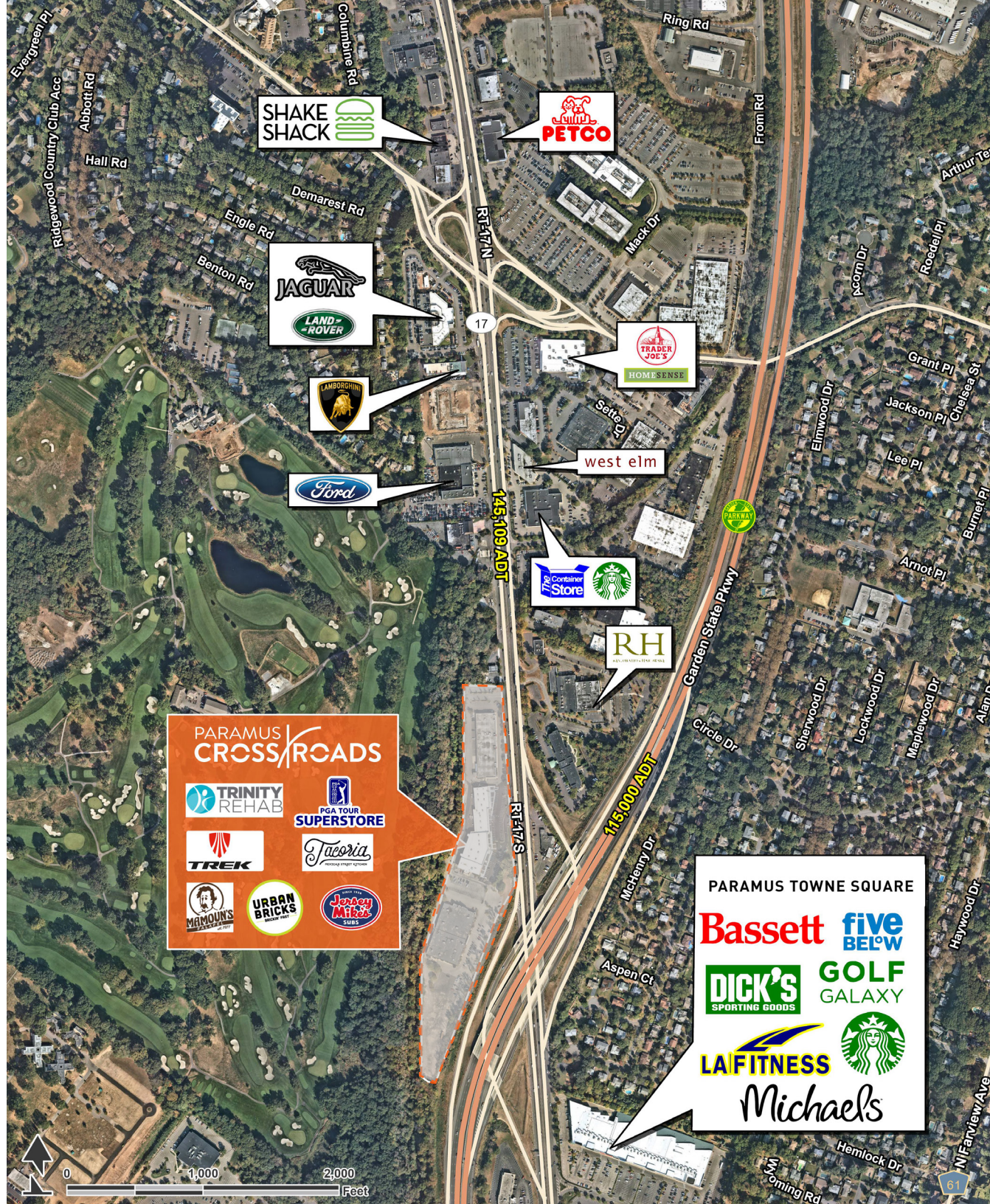


# PARAMUS, NJ FACTS



- Highest per capita retail spending in the nation
- Over \$5 billion in annual retail sales per year more than any other zip code in the US
- Traffic Count:
 

Route 17:	145,109 ADT
Route 4:	146,106 ADT
Garden State Pkwy:	115,000 ADT
- 9 million +/- SF of retail space
- 250,000 daytime population and 13 million square feet of office space within 5 miles
- One of the highest average household incomes in the US at \$131,187
- Over 20 major national retailers have two stores in the Paramus market





RIDGEWOOD GATEWAY

Starbucks

B.GOOD  
FOOD WITH ROOTS

CalicoCorners

BARNES & NOBLE

Equinox

Mitchell Gold + Bob Williams

Panera BREAD

rochebobois

Z GALLERIE

Pier 1 Imports

ARTISTIC TILE

THE FASHION CENTER

tj-maxx

buybuy BABY

BED BATH & BEYOND

FAIRWAY WORLD MARKET

PARAMUS PLAZA

Ashley

Marshalls

SPELCHERS

bluepearl

MIDRIDGE CENTER

Durlington

Pet Goods

HomeGoods

JOANN

The Vitamin Shoppe

PEARLE CO VISION

ANTHONY'S

STAPLES

EONS

GREEK FOOD FOR LIFE

Visionworks

petvalu

SHAKE SHACK

PARAMUS PARK MALL

macy's

OLD NAVY

Bergen

17,197 STUDENTS

JAGUAR

LAND-ROVER

STARBUCKS

west elm

HOMESENSE

The Container Store

PARAMUS CROSSROADS

TRINITY REHAB

FOR THE SUPERSTORE

Tacobella

TREK

URBAN BRICKS

Jockey MITS

MAMOURS

PARAMUS TOWNE SQUARE

Bassett

five BELOW

DICK'S SPORTING GOODS

GOLF GALAXY

LA FITNESS

Starbucks

Michaels

Starbucks

M&S

FedEx Office

KOHLER

JENNIFER

PARAMUS PLACE

ACMOORE

KOHL'S

MODELL'S

Party City

Panera BREAD

THE OUTLETS AT BERGEN TOWNE CENTER

TARGET

OFF 5TH

blommingdales

Contenderz

NORDSTROM

rack

Marshalls

WHOLE FOODS

BOBBY'S BURGERS

CHRIS STEAK HOUSE

WESTFIELD GARDEN STATE PLAZA

macy's

NORDSTROM

Lord & Taylor

Neiman Marcus

GRAND

AMA

THE CAPITAL

Pier 1 Imports

Walmart



# PARAMUS CROSSROADS

PARAMUS NEW JERSEY

315-289 ROUTE 17 SOUTH

A DEVELOPMENT BY



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