

Retail Opportunity

117 Route 4 W.
Paramus, NJ

3,080 SF Available on Route 4 W and Spring Valley Rd.



PROPERTY SUMMARY

LOCATION

LOCATED ON ROUTE 4 W.
AND SPRING VALLEY ROAD
INTERSECTION

SIZE

+/- 3,080

TRAFFIC COUNT

134,018 VPD

PARKING

PARKING LOT BEING RE-
PAVED INCLUDING GRASS
AREA ON SIDE OF BUILDING

FRONTAGE

100 FT ON ROUTE 4 W
100 FT ON SPRING VALLEY

POSSESSION

IMMEDIATE

TERM

NEGOTIABLE

DELIVERY

VANILLA BOX

ASKING RENT

UPON REQUEST

NEIGHBORING RETAILERS



CAVA



Panera
BREAD™



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Bobby Antonicello Jr. - Exclusive Broker

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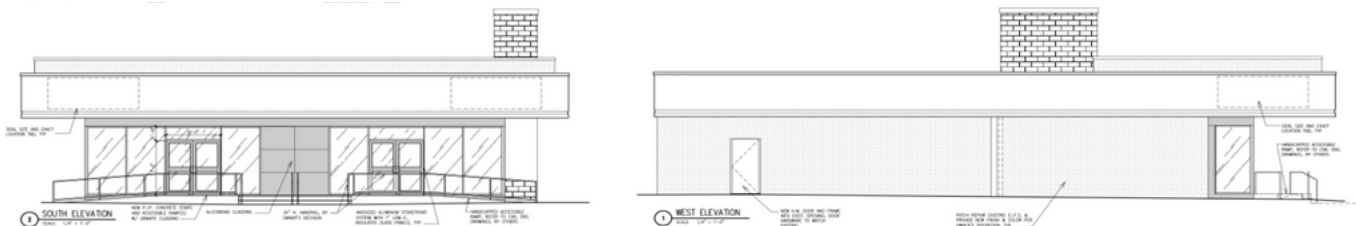
HIGHLIGHTS

- 117 Route 4 W, Paramus NJ is a stand alone building positioned along Route 4 W and Spring Valley Road.
- **3,080** available with ample parking and amazing signage opportunity.
- Located in the heart of the Paramus Retail Corridor 1/2 mile from RT 4 and RT 17 intersection.
- Direct access from Route 4 and Spring Valley Road.
- Directly across from Bergen Town Center which includes Target, Homegoods, Best Buy, Starbucks, Banana Republic, Lowes, Whole Foods and The Gap. Adjacent to KOHLS, Rise, Lane Bryant, Panera and Vitamin Shoppe.
- Bus Stop directly in front of property.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,566	162,344	565,992
Median Age of Householder	45	43	40
Average HHI	\$162,751	\$137,031	\$125,929

BUILDING PLAN



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