

LEVIN MANAGEMENT

RETAIL

Paramus Place Redevelopment

165 ROUTE 4 | PARAMUS, NJ 07652

Available Spaces

1,700-25,000 SF Available

8,775 SF Proposed Pad Site

Broker Incentives

5% commission on leases up to 15,000 SF; 4% on leases from 15,001–40,000 SF.

Nearby Retailers

bloomingdale's · TARGET · WHOLE FOODS MARKET · IKEA · Saks OFF 5TH · LOWE'S · NORDSTROM

Property Highlights

- **High-Profile Route 4 Frontage: Located along Route 4, with exposure to 126,708 vehicles daily in one of New Jersey's busiest retail corridors.**
- Unmatched Trade Area: Adjacent to Bergen Town Center (100+ stores) and near Garden State Plaza, Paramus Park Mall, and Shops at Riverside.
- Leasing Momentum: Lease signed with specialty grocer and lease pending with fitness tenant.
- Regional Shopping Magnet: Draws from 9.8M annual visitors
- Top-Tier Retail Market: $6B+ in annual retail sales, ranking among the nation's premier retail destinations.
- NJ Tax Advantage: No sales tax on clothing & footwear, boosting shopper traffic and conversion.
- Easy Access: Direct connectivity to the Garden State Parkway, Route 17, and major commuter routes.
- **Average Daily Traffic:** 63,744 Route 4

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5-Mile Demographics

545,212 POPULATION	**194,165** HOUSEHOLDS
$156,160 AVERAGE HH INCOME	**313,998** DAYTIME POPULATION

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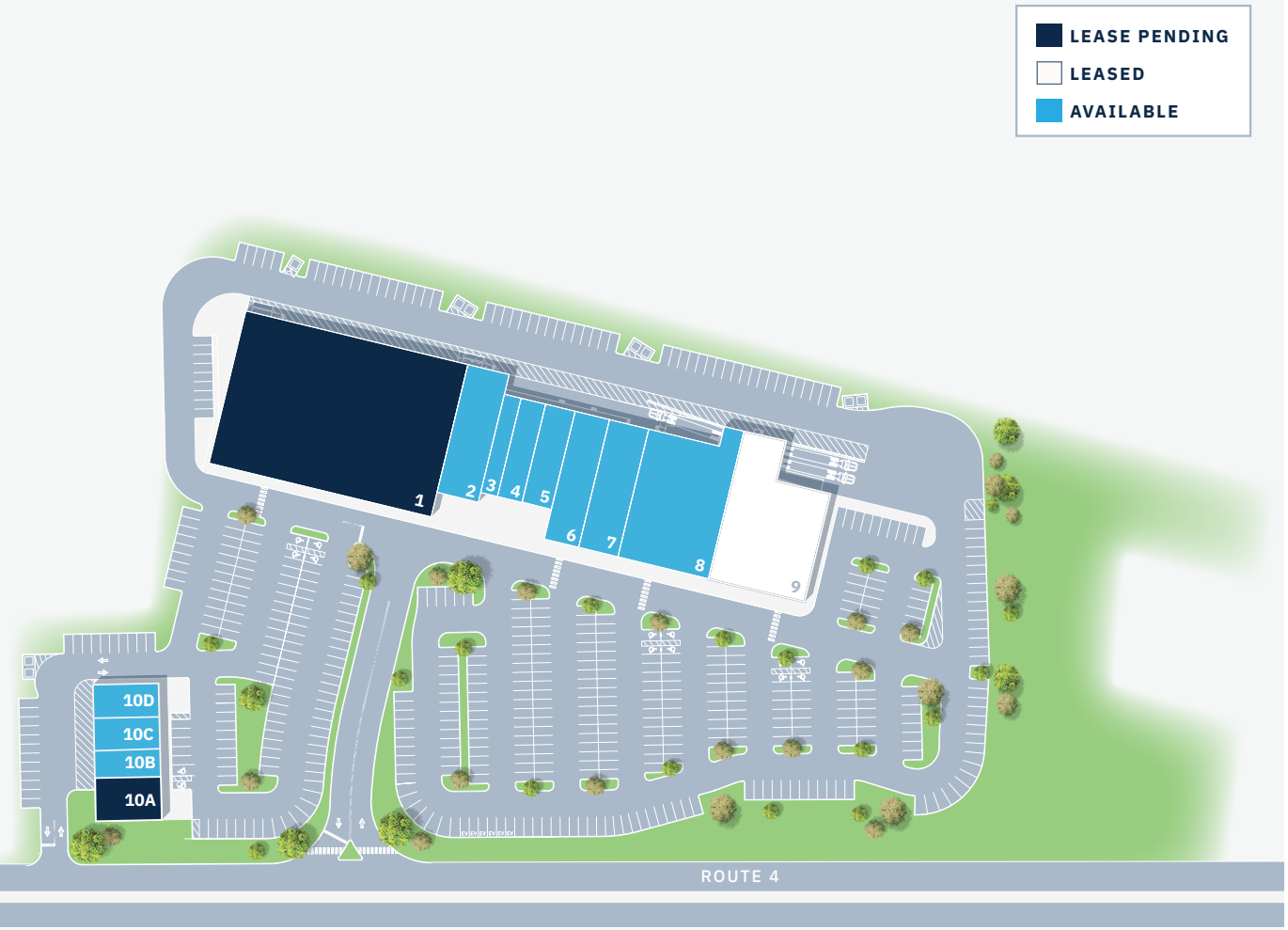
PROPOSED SITE PLAN



Tenant Roster		SF
1	Lease Pending	35,030
2	Available	5,460*
3	Available	1,700*
4	Available	2,500*
5	Available	3,000*
6	Available	4,550*
7	Available	5,200*
8	Available	12,360*
9	Lease signed with Specialty Grocer	12,500*
10A	Lease Pending	2,470
10B	Available	2,000
10C	Available	2,100
10D	Available	2,205

*Up to 36,500 SF (divisible)

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CONCEPTUAL RENDERINGS









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DEMOGRAPHICS

2010-2020 Census | 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	14,657	178,787	558,406
Households	5,154	65,404	197,530
Average Household Income	$198,018	$165,135	$153,816
Projected Average Household Income (2028)	$230,250	$167,890	$158,454
Median Household Income	$162,294	$131,349	$123,215
Total Businesses	1,008	10,440	26,706
Total Employees	12,365	108,527	244,633
Daytime Population	14,198	134,567	313,998
Total Annual Household Expenditure	$768.09M	$8.73B	$25.51B
HH Income $200K or more	1,772	17,935	49,318
College Degree + (Bachelor Degree or Higher)	5,855	64,965	172,756

Source: sitesusa.com



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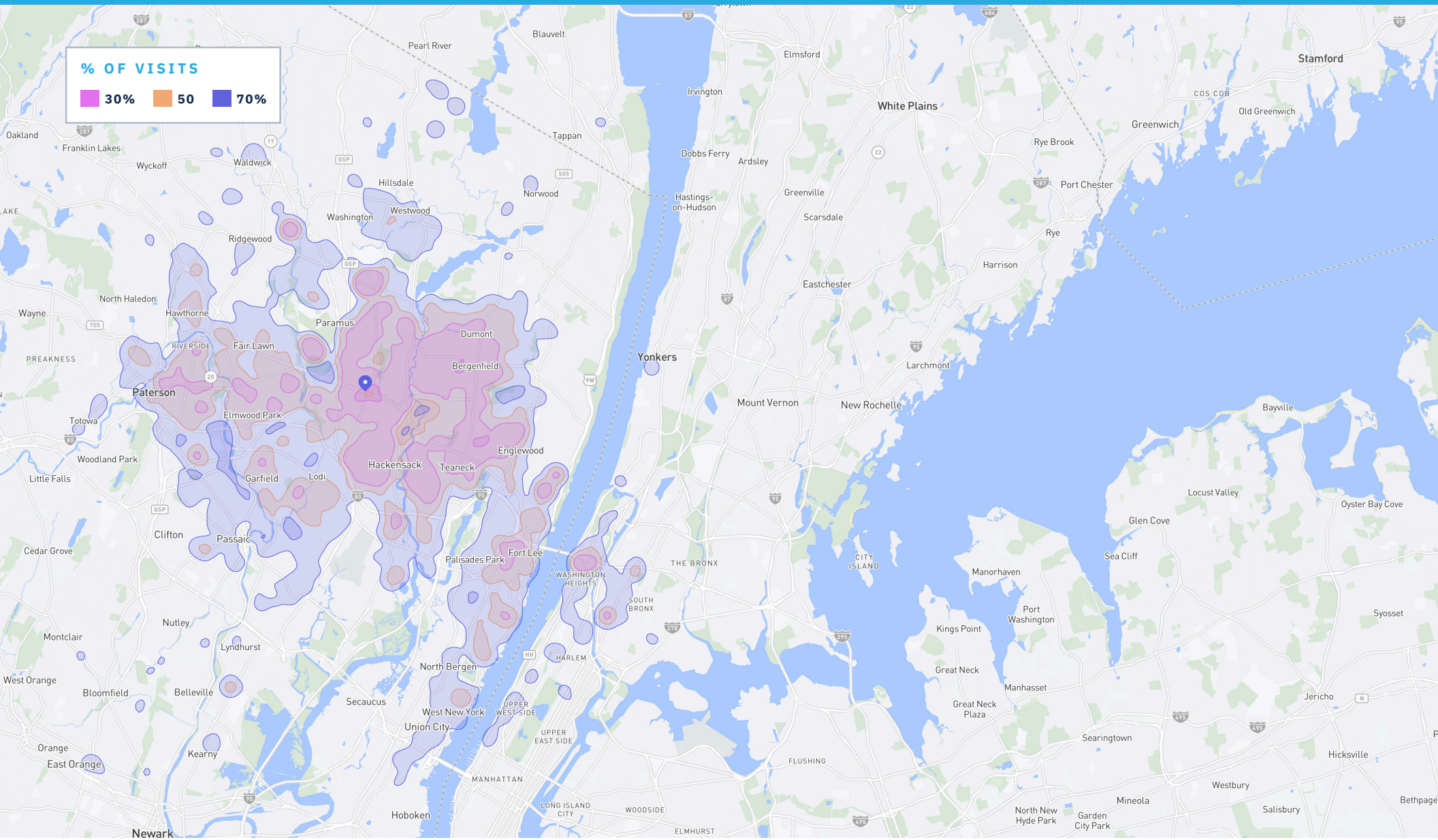
AUDIENCE PROFILE | PLACERAI



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CLOSE AERIAL



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MARKET AERIAL



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Our History is Strong.
Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Ed Vasconcellos

LEASING REPRESENTATIVE

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