

CONCEPTUAL RENDERING

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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:** Two national retailer leases pending.
- 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

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

LEASE PENDING

LEASED

AVAILABLE



Tenant Roster		SF
1	Lease Pending	35,030
2	Available	7,500*
3	Available	1,700*
4	Available	2,500*
5	Available	3,000*
6	Available	4,500*
7	Available	5,200*
8	Available	12,100*
9	Lease Pending	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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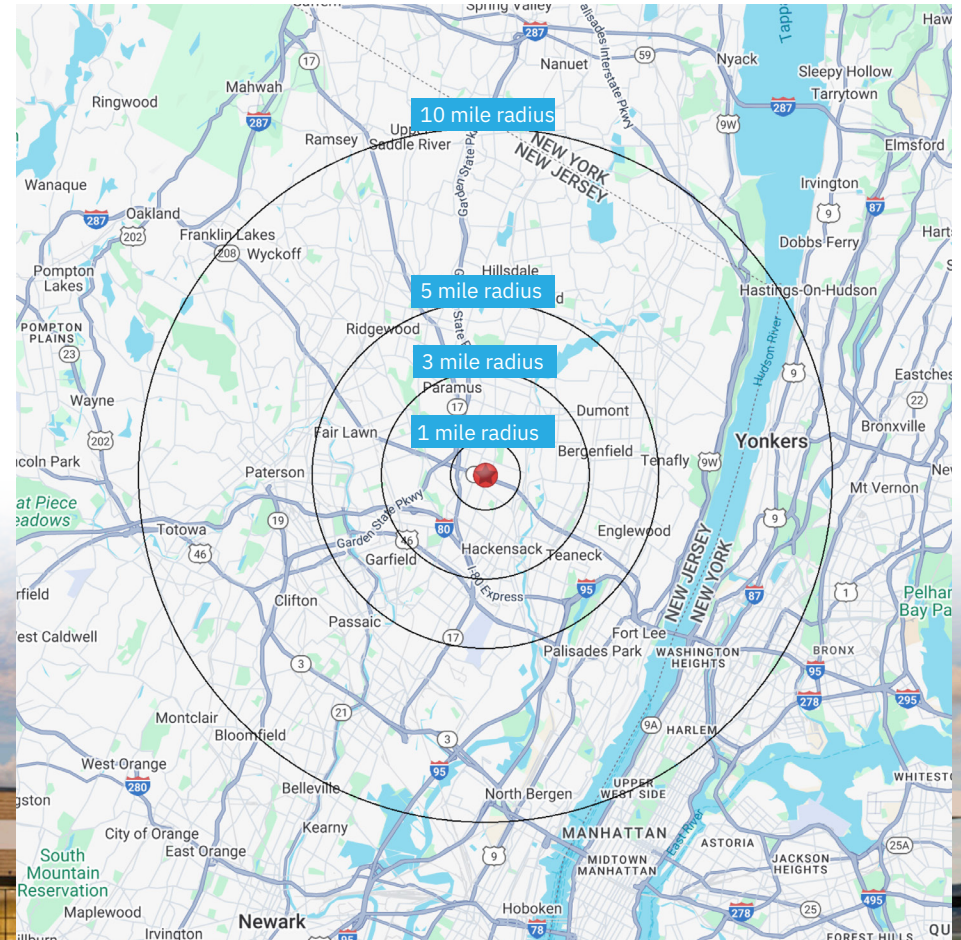
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DEMOGRAPHICS

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

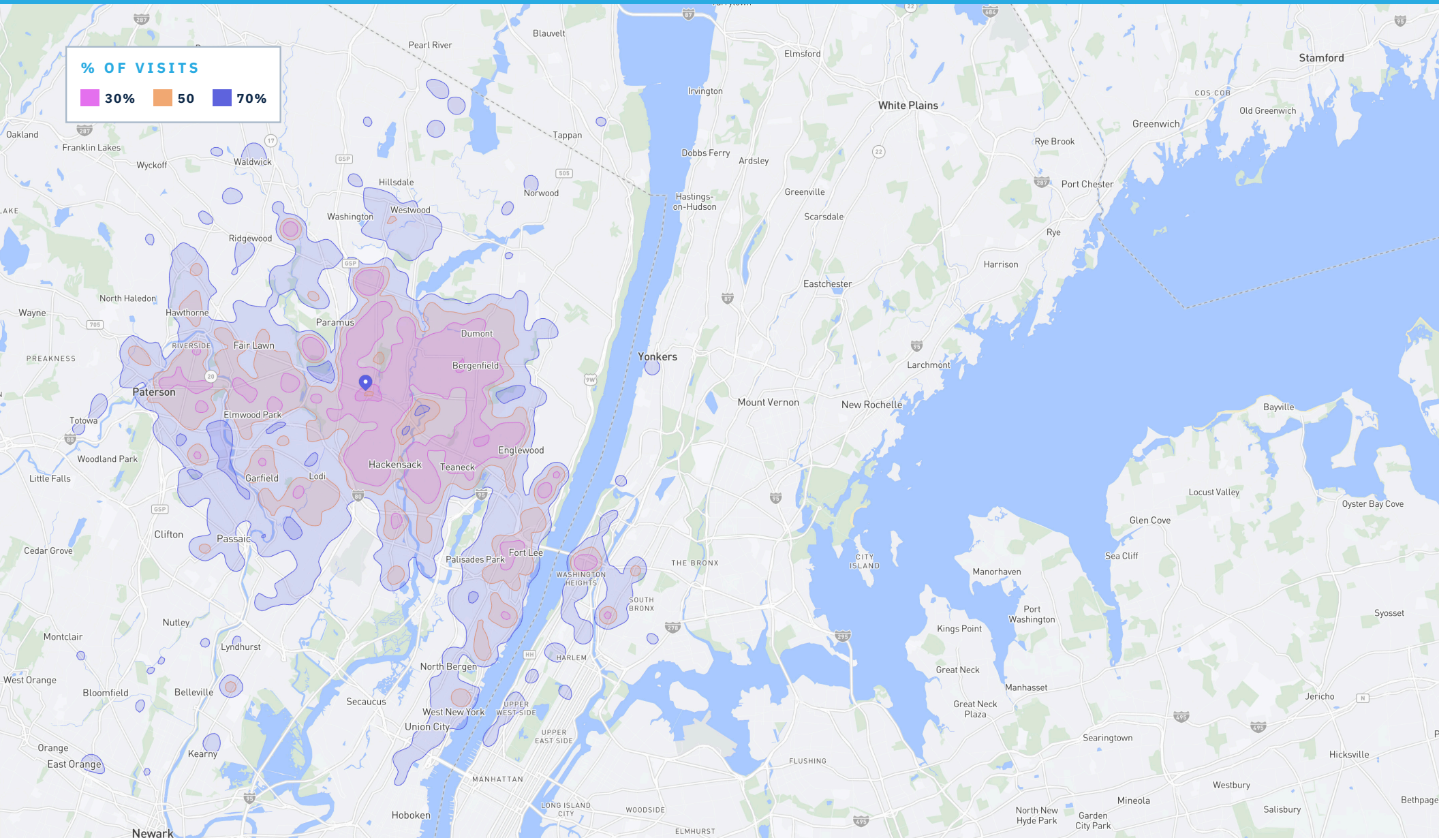
Source: sitesusa.com



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AUDIENCE PROFILE | PLACERA I



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CLOSE 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

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