

Paramus | IKEA Drive Plaza

50,739 SF FREESTANDING BUILDING FOR LEASE | 200 IKEA DRIVE

LEVIN
MANAGEMENT



2M visits annually*
1.91 visit frequency*
65 min avg. duration*

*Property Data by Placer.ai

IKEA®

Annual Visits
2M visits*

BJ's

Westfield Garden State Plaza

Annual Visits
14.4M visits*

Route 17 - 147,916 VPD

Route 4 - 145,658 VPD

LEASED!
**Freestanding
Building**

IKEA Drive
9,446 VPD

289 Parking
Spaces

Garden State Parkway - 151,791 VPD

For Lease

Available Space: Fully Leased

Asset Class: 1 Story - freestanding retail

Ceiling Height: 24-33' to metal deck

Dimensions: 207' to 227' (max contiguous)

Parking: 289 spaces available

Prior Tenant: Sports Authority

Lease Type: Triple Net

Loading: 2 docks, on grade

Pylon: Yes

Possession Date: Immediate

Property Highlights

- **Flagship Opportunity:** Join a premier Shopping Center anchored by IKEA®, ranked in the top 1% of furniture and home furnishing retailers for total annual visitors nationwide. (Placer.ai)
- **Prime Location:** Centrally positioned at the crossroads of Route 4, Route 17, and the Garden State Parkway, the trade area extends beyond the NYC Metro, attracting international travelers and tourists.
- **Super-Regional Retail Hub:** Neighbored by landmark shopping destinations, with cross-access to Westfield's Garden State Plaza - 14.4M annual visitors (Ranked #1 most visited mall in NJ, #30 nationwide).
- **High Visibility:** Prominent signage opportunities, including a pylon and facade facing Route 4.

Nearby Retailers



Demographics

5-mile radius



609,284
POPULATION



213,866
HOUSEHOLDS



\$142,616
AVERAGE HH INCOME



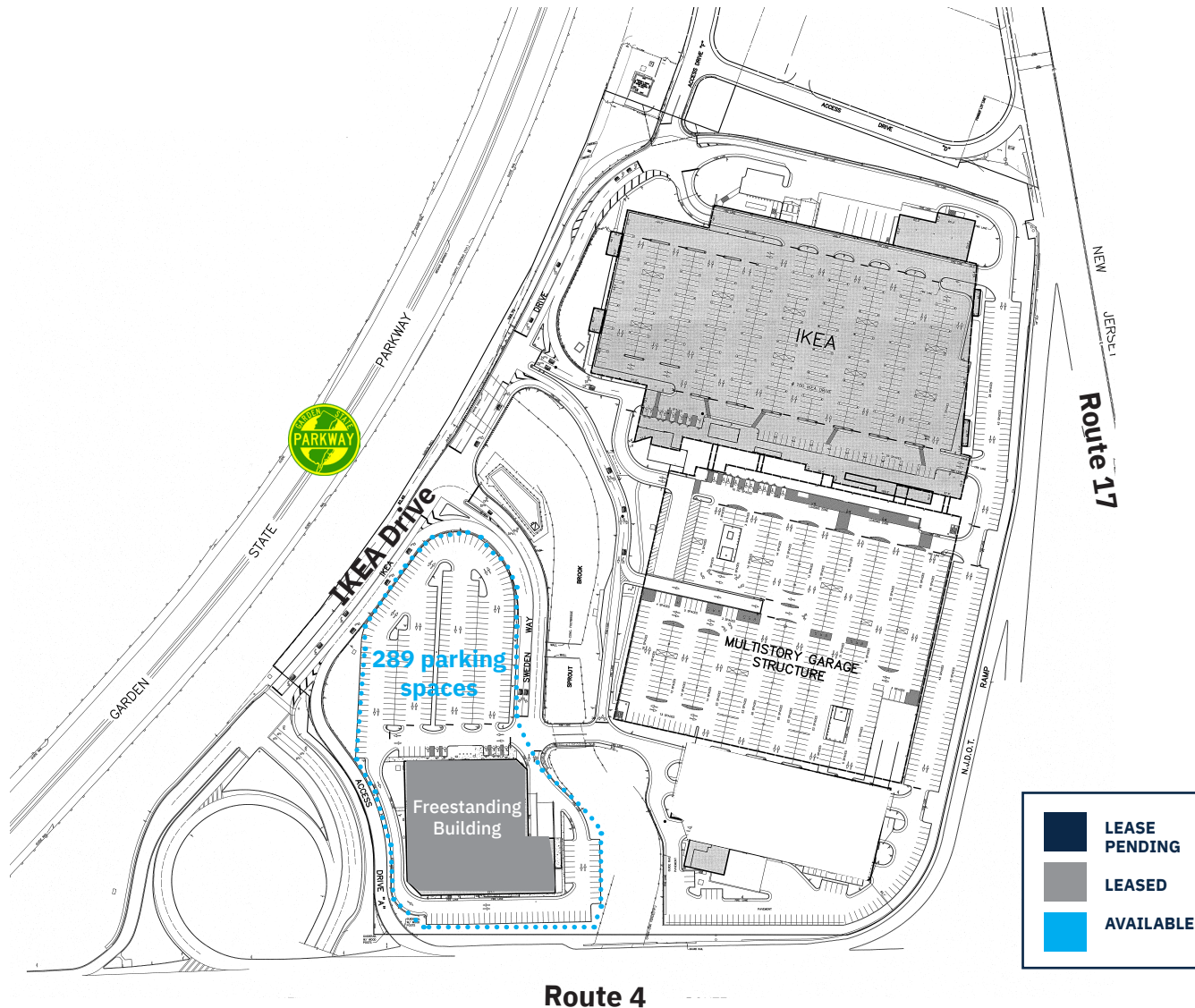
306,386
DAYTIME POPULATION

Source: sitesusa.com

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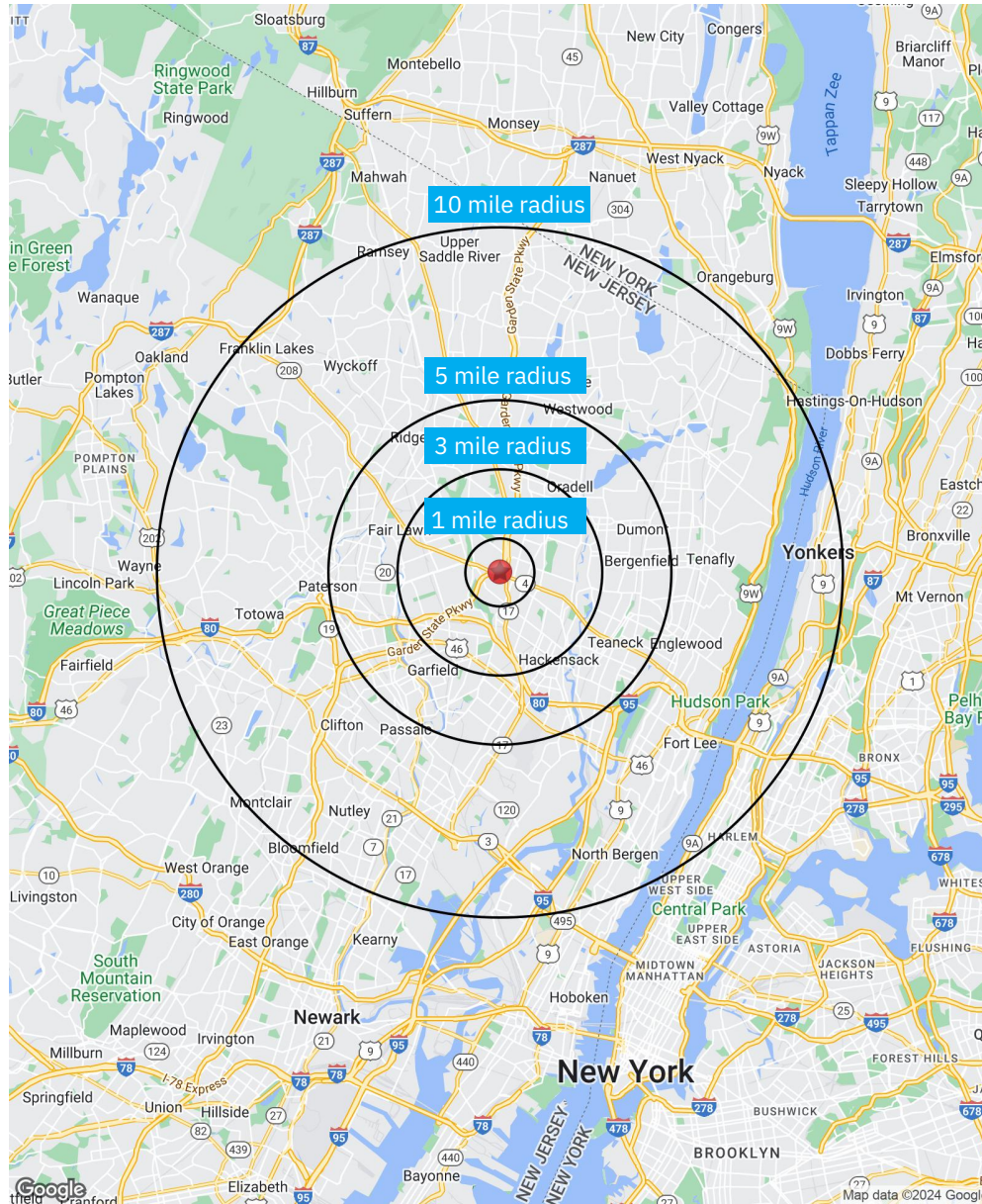
SITE PLAN



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DEMOGRAPHICS



1 MILE RADIUS

Population 8,568	Avg. Household Income \$179,771
Households 3,076	Total Businesses 968
Med. Household Income \$119,308	Total Employees 13,108
College Degree (B.A. +) 3,204	Daytime Population 14,341

3 MILE RADIUS

Population 166,692	Avg. Household Income \$157,845
Households 62,889	Total Businesses 8,626
Med. Household Income \$120,841	Total Employees 96,893
College Degree (B.A. +) 58,254	Daytime Population 115,864

5 MILE RADIUS

Population 609,284	Avg. Household Income \$142,616
Households 213,866	Total Businesses 28,224
Med. Household Income \$110,104	Total Employees 246,456
College Degree (B.A. +) 165,621	Daytime Population 306,386

10 MILE RADIUS

Population 2.15 M	Avg. Household Income \$144,754
Households 799,469	Total Businesses 84,885
Med. Household Income \$104,378	Total Employees 765,508
College Degree (B.A. +) 637,474	Daytime Population 1.01 M

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CLOSE-UP AERIAL



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ACCESS FROM ALL DIRECTIONS



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PHOTO GALLERY

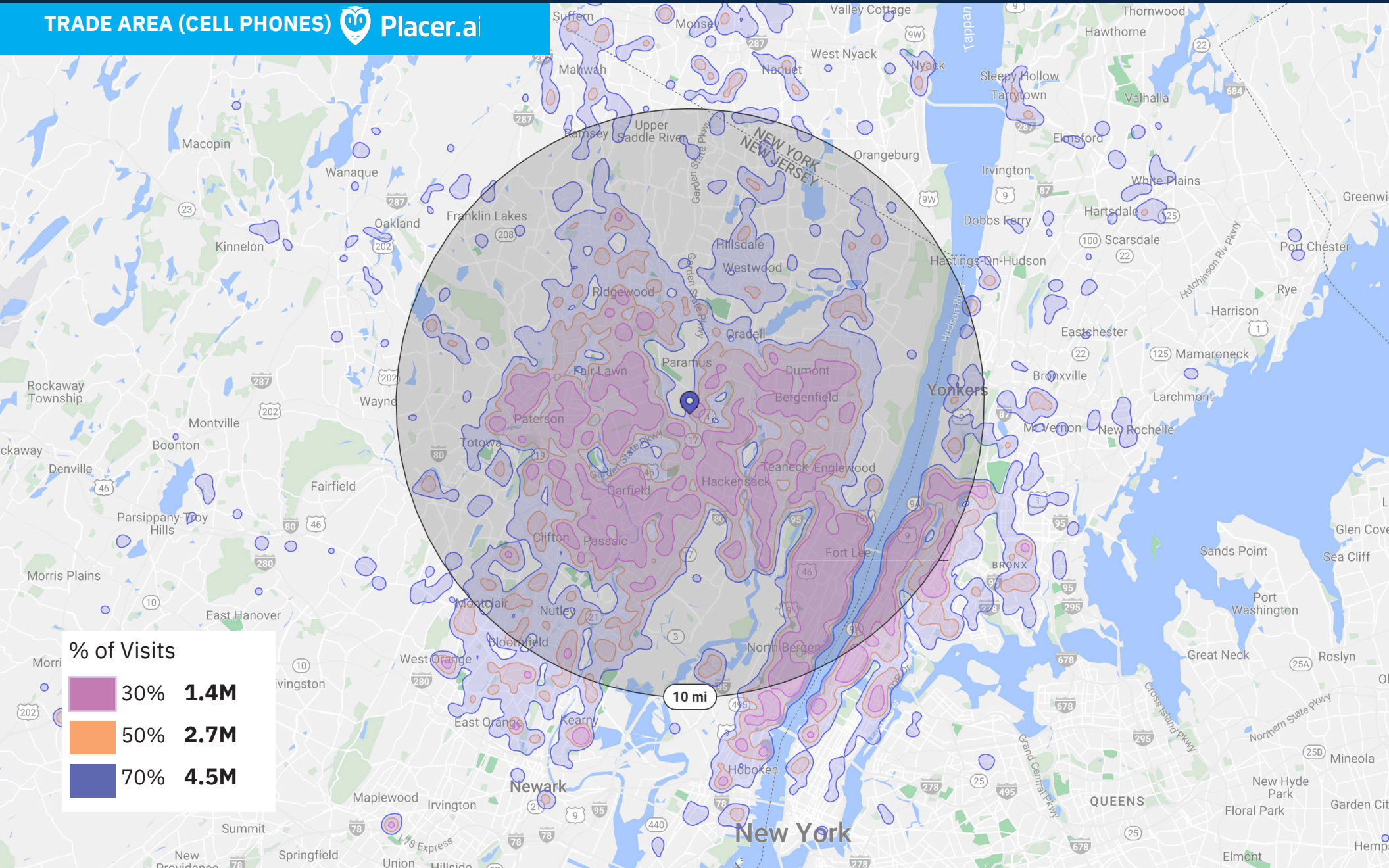


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TRADE AREA (CELL PHONES)  Placer.ai



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MARKET AERIAL



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