

Paramus | IKEA Drive Plaza

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

LEVIN
MANAGEMENT



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

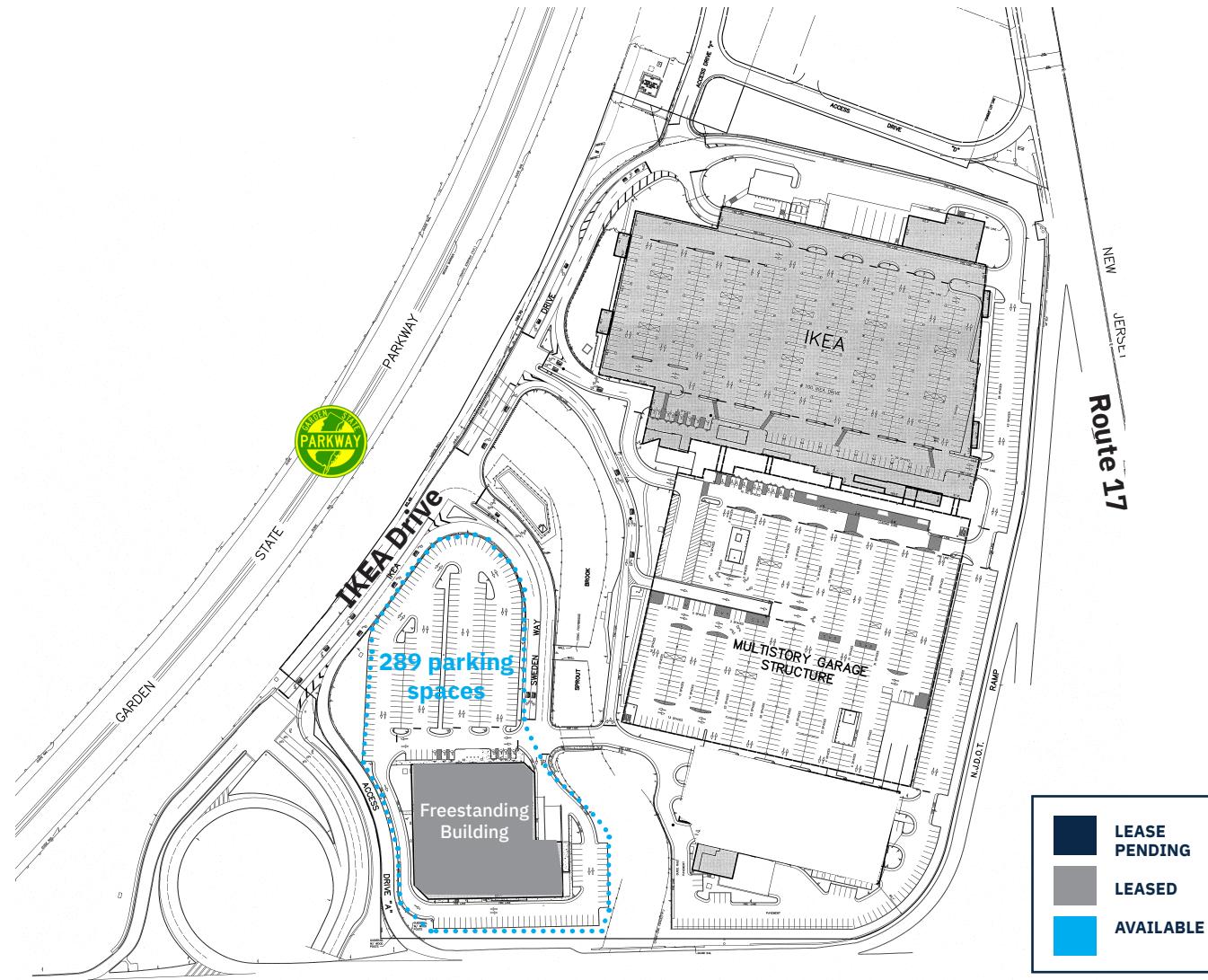
Source: sitesusa.com

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SITE PLAN



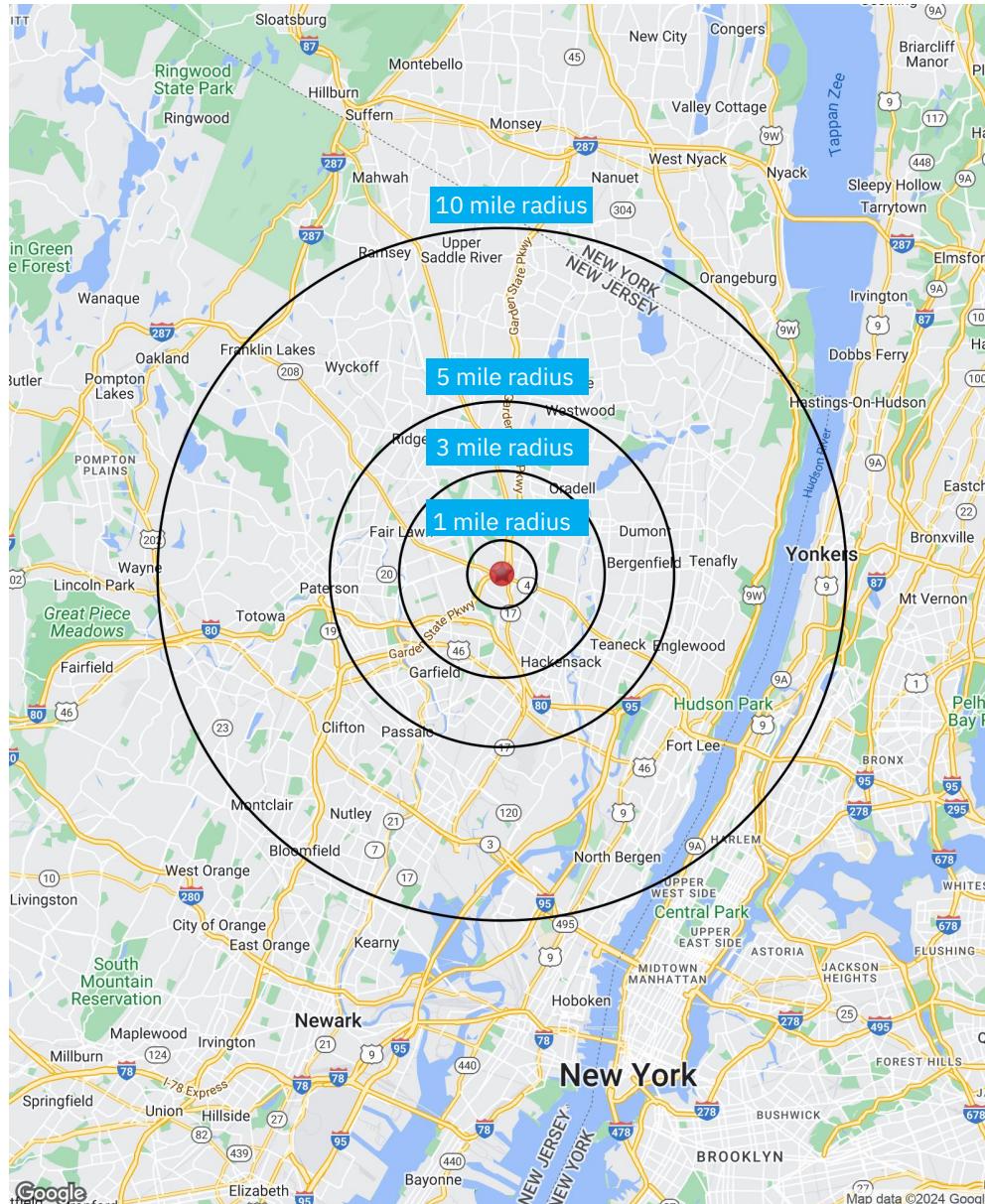
Route 4

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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

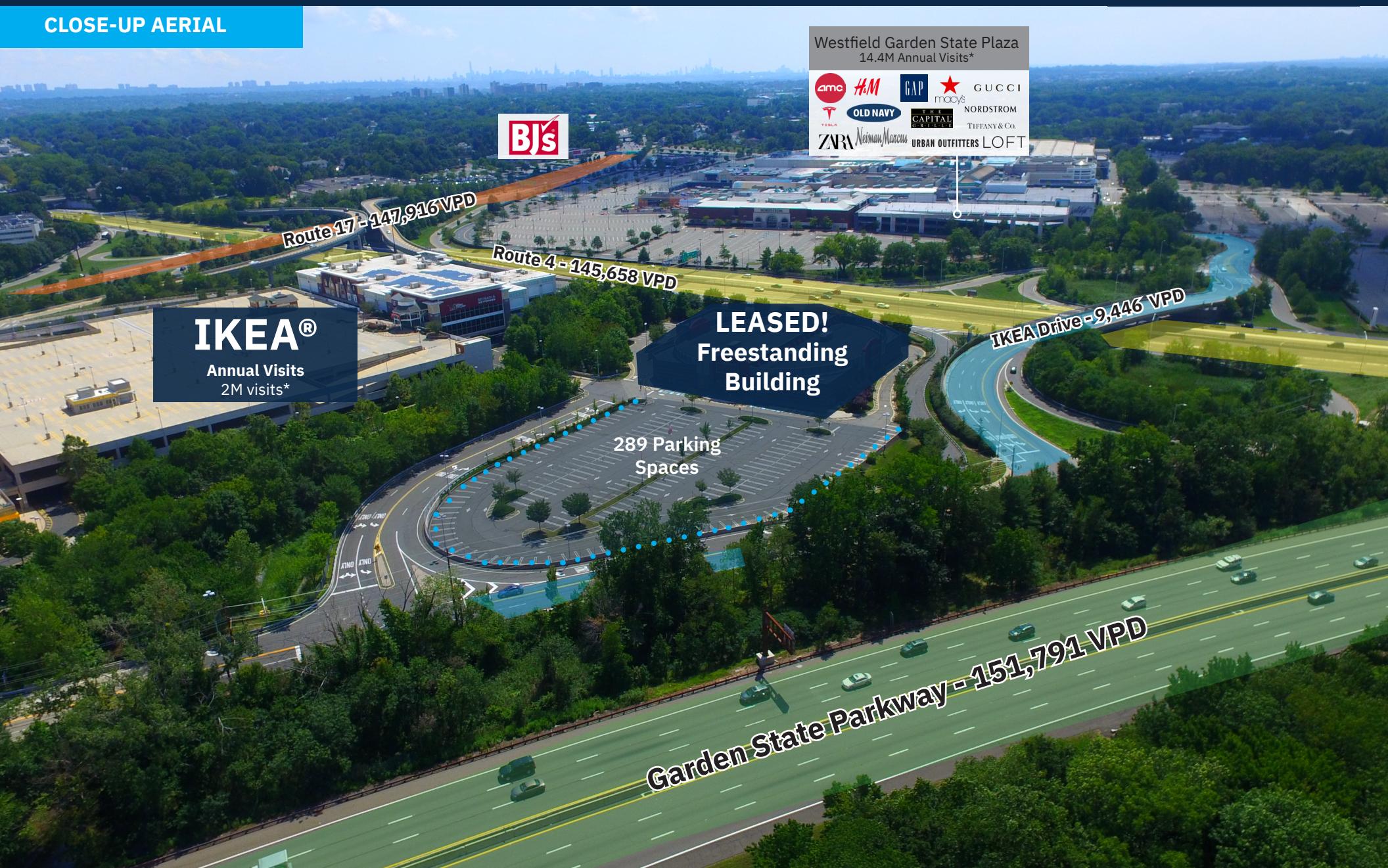
| | | | |
|-------------------------|-----------|-----------------------|-----------|
| Population | 2.15 M | Avg. Household Income | \$144,754 |
| Households | 799,469 | Total Businesses | 84,885 |
| Med. Household Income | \$104,378 | Total Employees | 765,508 |
| College Degree (B.A. +) | 637,474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

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CLOSE-UP AERIAL

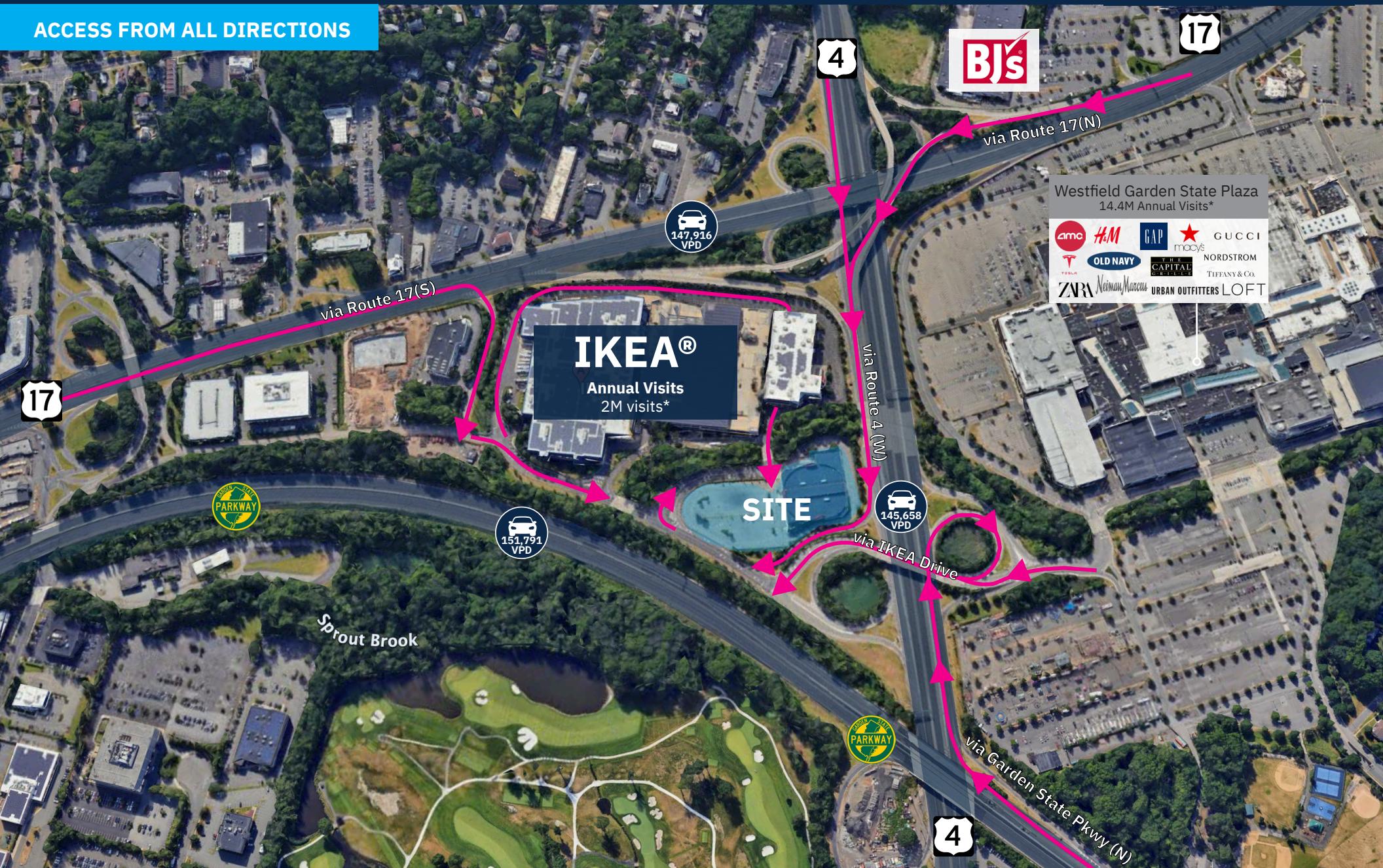


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ACCESS FROM ALL DIRECTIONS



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PHOTO GALLERY

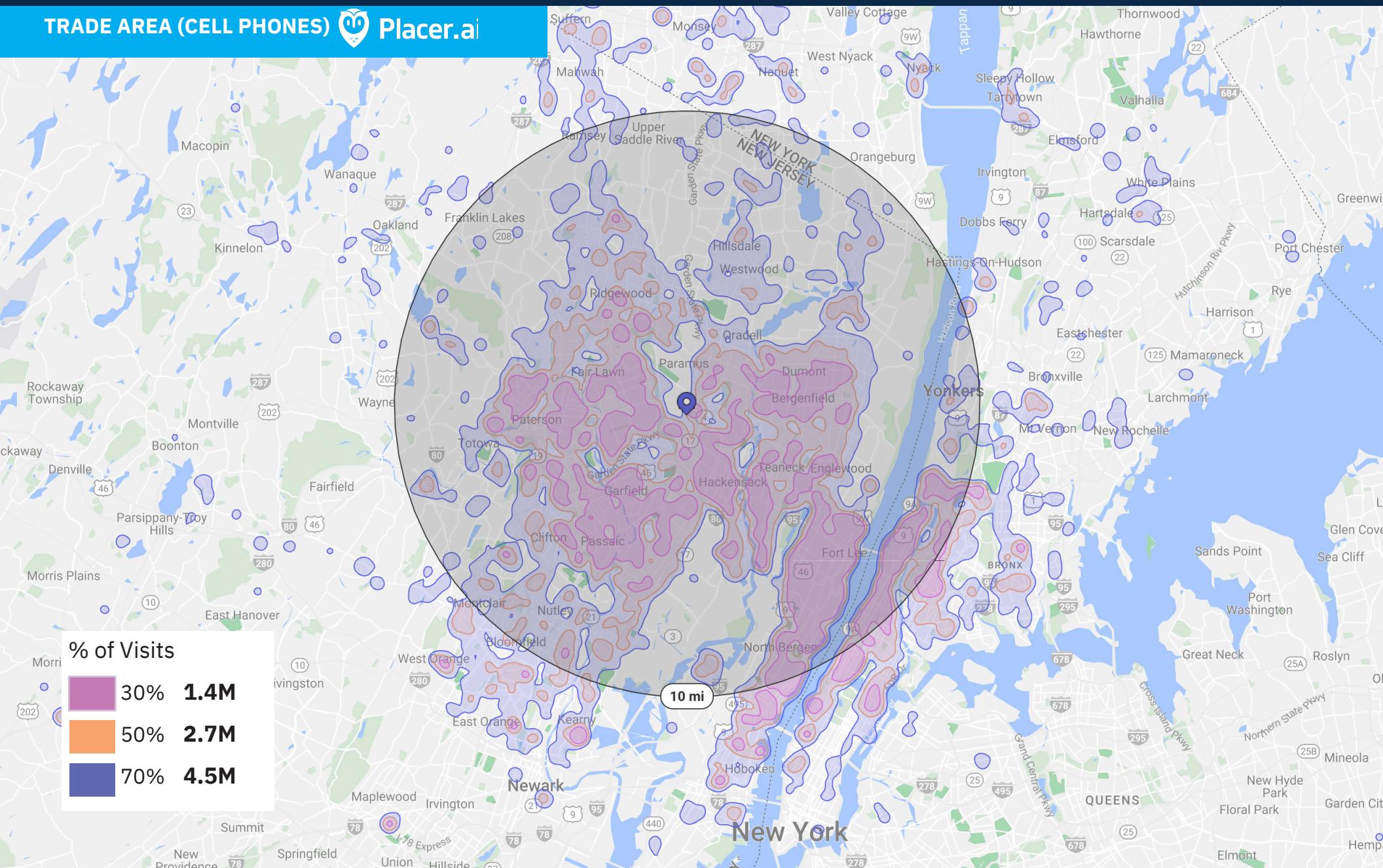


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TRADE AREA (CELL PHONES)  Placer.ai



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MARKET AERIAL



CONTACT EXCLUSIVE AGENTS

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