

Paramus Place (Planned Redevelopment)

165 ROUTE 4 | PARAMUS, NJ 07652

LEVIN
MANAGEMENT



2.3M visits annually*
3.52 visit frequency*
45 min avg. duration*

*Property Data by Placer.ai

REDEVELOPMENT
91,950 SF Retail Shopping Center

Proposed Redevelopment Rendering



Exciting Redevelopment Opportunities at Paramus Place

- **36,500 SF (divisible)**
Flexible configurations to accommodate various SF requirements.
- **10,800 SF Proposed Pad Site (divisible)**

Property Highlights

- **High-Profile Location:** Strategically positioned along Route 4 with 126,708 vehicles daily and **2.3 million annual visits**, in one of New Jersey's busiest retail corridors.
- **Prime Retail Trade Area:** Adjacent to Bergen Town Center (100+ stores) and near Garden State Plaza and Paramus Park Mall.
- **Leasing Momentum:** Two leases are currently pending with well-established national retailers, setting the stage for a compelling tenant mix.
- Draws from 9.8 million annual visitors generated by the area's top-performing centers.
- \$213K+ average household income within 1 mile
- \$6B+ in annual retail sales, ranking this among the nation's premier retail markets
- No Sales Tax on Clothing & Footwear, driving additional shopper traffic.
- Excellent Accessibility with direct routes to the Garden State Parkway, Route 17, and key commuter corridors.
- **Attractive Co-Broker Incentives:** 5% up to 15,000 SF; 4% for 15,001–40,000 SF.

Nearby Retailers



Average Daily Traffic

126,708 Route 4

Demographics

5-mile radius



545,212
POPULATION



194,165
HOUSEHOLDS



\$156,160
AVERAGE HH INCOME



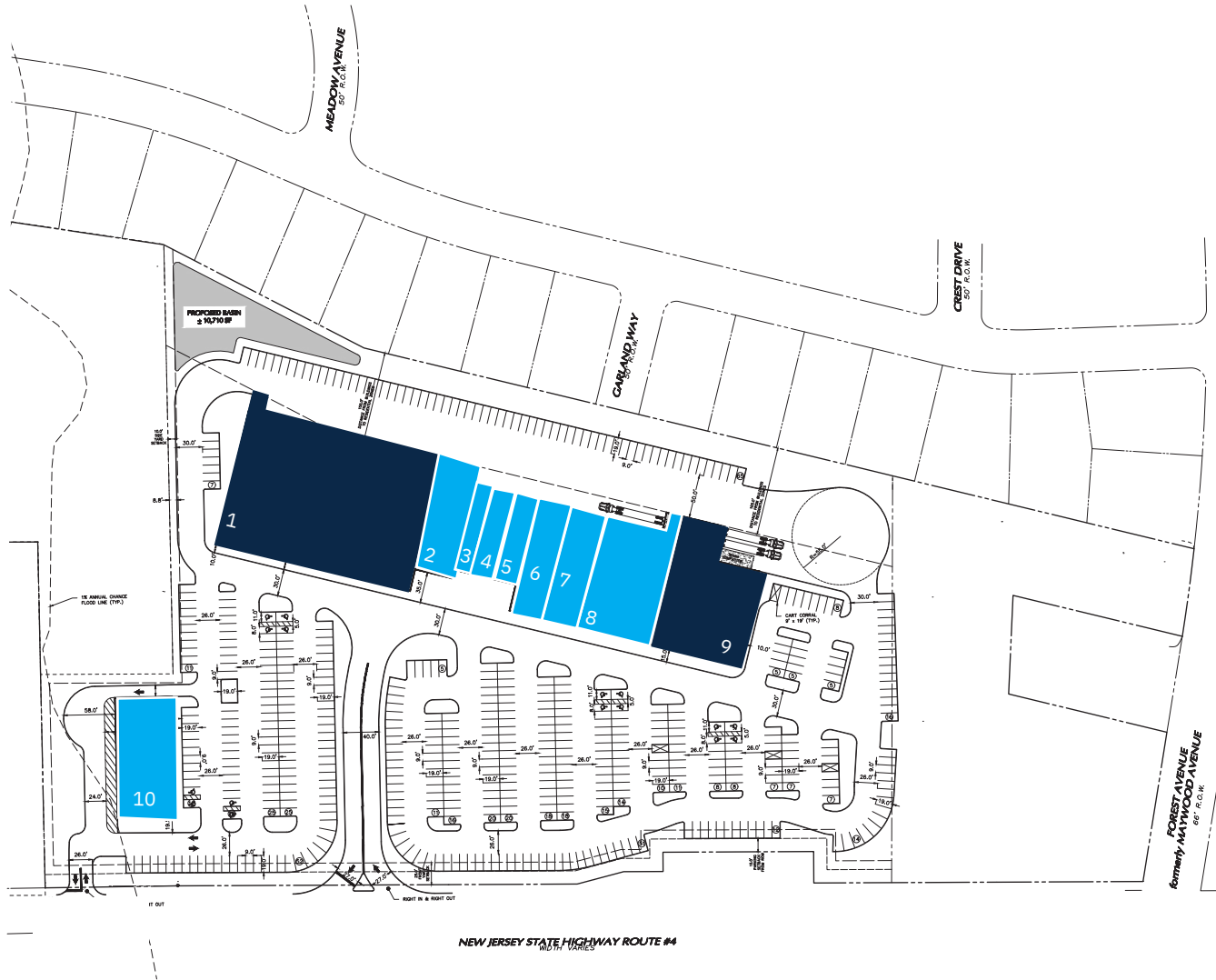
313,998
DAYTIME POPULATION

Source: sitesusa.com

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PROPOSED SITE PLAN



TENANT ROSTER

		SF
1	Lease Pending	32,000*
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	12,800
10	Proposed Pad Site (divisible)	10,800*

* SF are proposed sizes and are flexible.



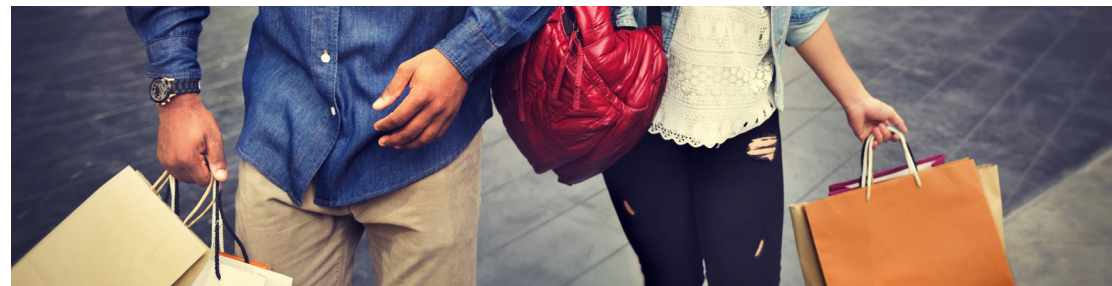
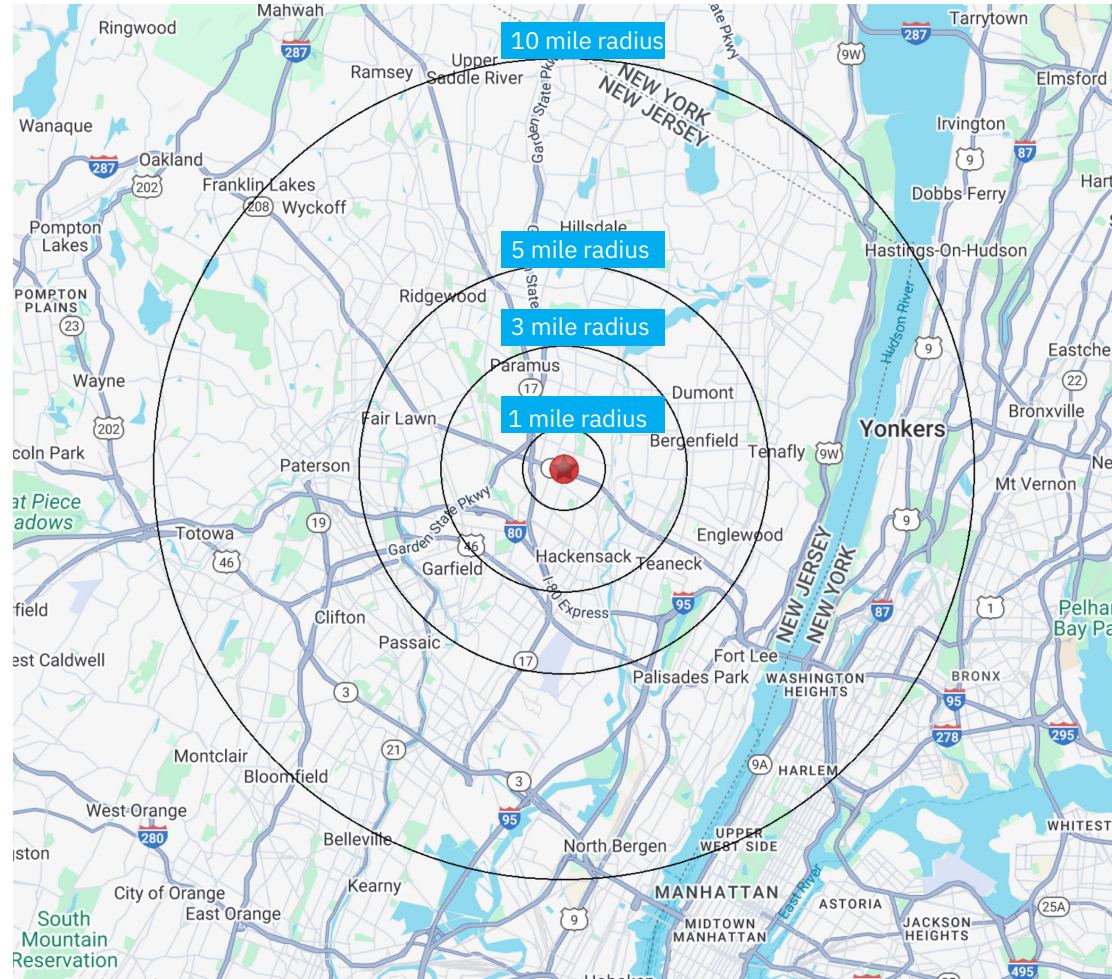
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DEMOGRAPHICS

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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CLOSE-UP AERIAL



Newly Approved 456 Unit
Residential Development
on 8 acres



IKEA Drive Plaza



Route 4 - 126,708 vpd

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LEVIN
MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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