

# PARAMUS

260 ROUTE 4 EAST, PARAMUS, NJ 07652



## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Bergen

Located adjacent to our Bergen Town Center in Paramus, NJ, this property features 24 Hour Fitness and Miller's Ale House and sits next to busy ShopRite and Lowe's. With Teterboro Airport 5 miles to the south and the George Washington Bridge 11 miles to the east, this property is located at the epicenter of Bergen County near the intersection of Routes 4 and 17.

**TOTAL SF**  
62,675

**ACRES**  
7.8

**PARKING SPACES**  
502

**CENTER TYPE**  
Power Center

## DEMOGRAPHICS 3-MILE RADIUS

 **196,522**  
POPULATION

 **42.2**  
MEDIAN AGE

 **\$159,603**  
AVERAGE HHI

 **47.9%**  
COLLEGE  
EDUCATED

### LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

### SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

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#	TENANTS	SQFT
2	24 Hour Fitness	53,750
3	Miller's Ale House	8,925



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