

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

PARKING RATIO
8.01:1,000 SF

CENTER TYPE
Power Center

DEMOGRAPHICS 3-MILE RADIUS

 **185,818**
POPULATION

 **41.7**
MEDIAN AGE

 **\$130,892**
AVERAGE HHI

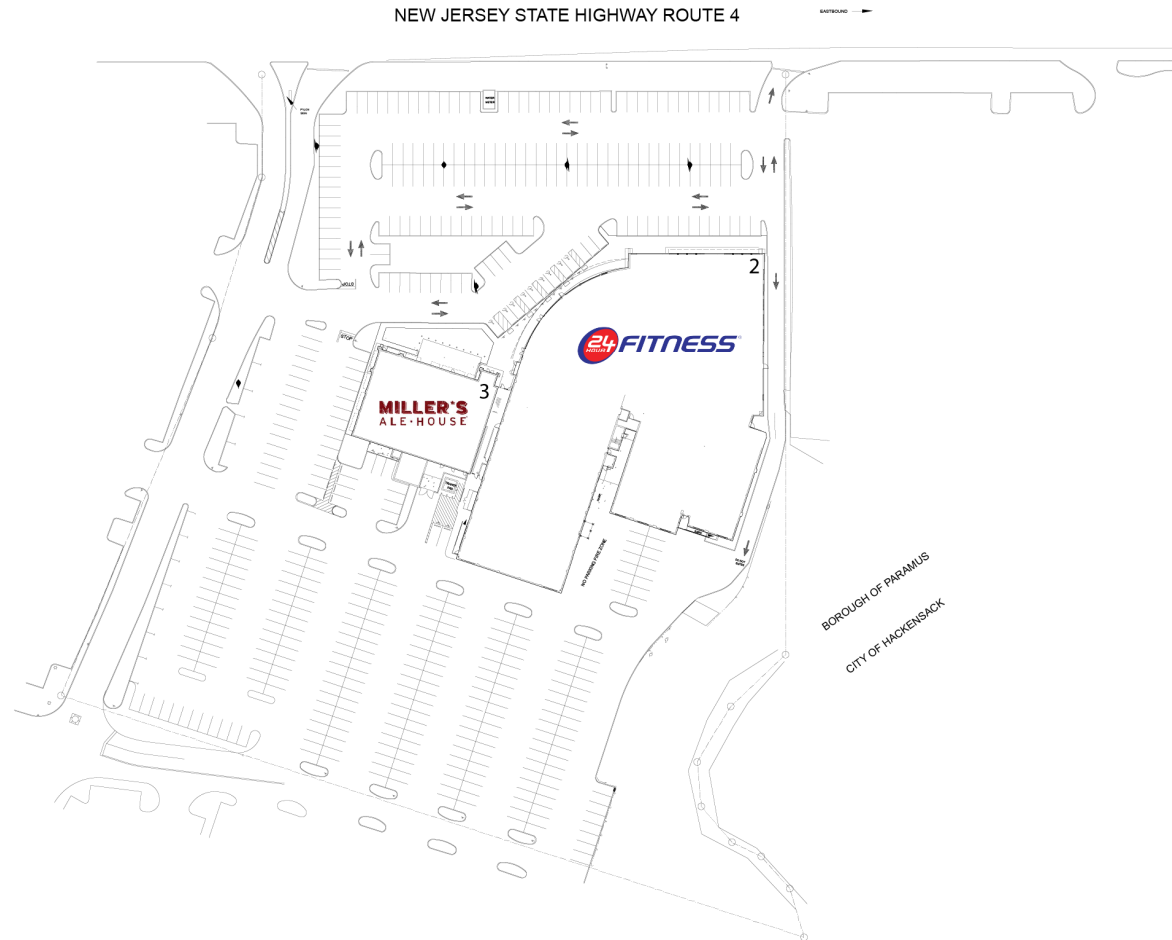
 **47.6%**
COLLEGE
EDUCATED

SPECIALTY LEASING

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

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.