



**GREAT PARAMUS LOCATION – FOR LEASE  
171 ROUTE 4 WEST**

**PARAMUS NJ, BERGEN COUNTY**

Join neighbors such as IKEA, SPORTS AUTHORITY, BED BATH & BEYOND, SLEEPYS, WEIGHT WATCHERS, LOEHMAN'S, DRESS BARN, GUITAR CENTER, BELLINI and GARDEN STATE PLAZA Near the busiest intersection in the U.S.A.

*Exceptional Retail*

*Opportunity on Route 4 with  
Highly visible glass front in  
the Paramus Shopping  
Corridor Near the  
Garden State Plaza*



**As exclusive agent for the owner,  
we are pleased to offer the following opportunity:**

- Access:** Frontage on ROUTE 4 WEST.
- Zoning:** RETAIL
- Permitted Uses:** Any Retail Use
- Size/Dimensions:** Approximately 4,400 SF, High Ceilings– Ample Parking
- Rent:** \$ 11,000/month Net
- Common Charges:** \$1,200/month

**Demographic Data:**

2006 DATA	1- MILE	3- MILES	5 - MILES
Total Population	10,129	161,403	572,281
Daytime Population	16,525	170,196	553,438
Avg. Household Inc.	\$96,122	\$90,432	\$84,716

**For more information, please contact:**

**Lloyd Putter**

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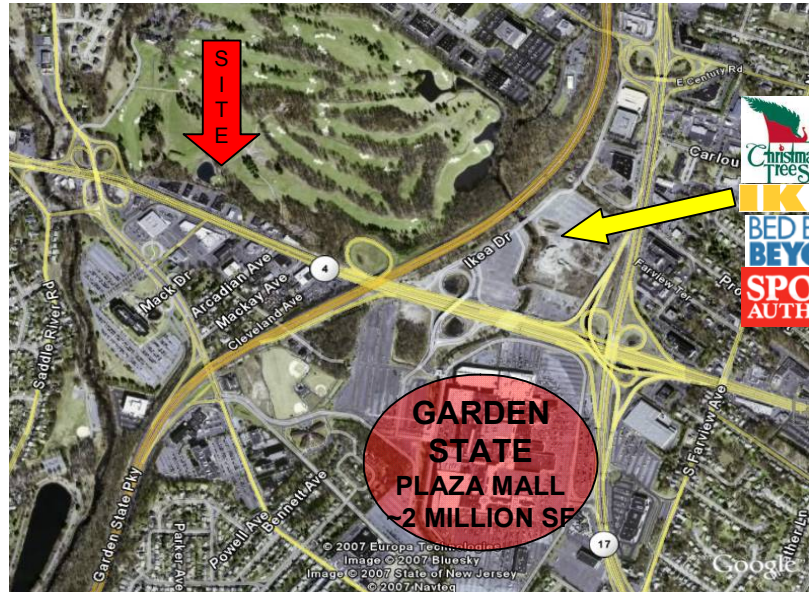
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**Paramus NJ**

Paramus is the #1 shopping corridor in the United States. Every major retailer has or is looking to have a Paramus location both for the draw of being adjacent to two of the highest grossing per SF malls in the country, the Garden State Plaza and the Paramus Mall. In addition all the big box retailers including IKEA which located its second store in northern NJ at the intersection of Route 4 and Route 17 have a major presence in the market. Retail space is at a premium in this market with a less than 2% vacancy. Although "Blue Laws" prevent certain retail stores from opening on Sundays, many stores have higher weekly sales volumes in their Paramus location than they achieve in other areas where they are open for seven days. There are more retail sales in Paramus than any other area in New Jersey.

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