

**163 ROUTE 17 SOUTH**

**Paramus, NJ**

**FOR LEASE**

**5,200 SF**





5,200 SF  
**FOR LEASE**

### OFFERING SUMMARY

**Lease Price:** Call for Details  
**Available:** 5,200 SF  
**Building Size:** 14,230 SF

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,166	139,197	517,824
<b>Median Age</b>	45	43	41
<b>Total Households</b>	2,414	49,306	181,861
<b>Average HH Income</b>	\$168,475	\$174,637	\$148,405

 **163 Route 17 South** • Paramus, NJ 07652

## PROPERTY HIGHLIGHTS

### Retail Space on Route 17 South

- Prime Highway Retail on Busy Route 17
- Densely Populated Marketplace
- Affluent Demographics
- Great for Food, Doctor's Office, Retail and Showrooms
- Convenient Access to Route 17, Route 4, Route 208 and the Garden State Parkway
- 140,000+ VPD

### EXCLUSIVELY OFFERED BY:

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#### CJ HUTER

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**VanRockCRE**  
COMMERCIAL REAL ESTATE

# PROPERTY IMAGES



River Edge



LA FITNESS, Bassett HOME FURNISHINGS, GOLF GALAXY, DICK'S SPORTING GOODS, Michaels, FIVE BELOW

Raymour & Flanigan FURNITURE, CHEVROLET, SHERWIN WILLIAMS

Suburban DINER

KOHLER, FedEx, BOB'S FURNITURE

DAVID'S BRIDAL, Panera BREAD, RISE SUPERMARKET, THE VITAMIN SHOPPE

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HOULIHAN'S RESTAURANT + BAR, BLINDS TO GO

Public Storage

Comfort INN

IKEA

fortunoff the source, veg Eat For Pets

SITE

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PETSMART, DSW, B'S, M&M'S

BERGEN TOWN CENTER, BANANA REPUBLIC, Rack, Burlington, CVS Health, HomeGoods, ULTA, WHOLE FOODS, TARGET

Starbucks, EQ FITNESS, Lowe's, MILLER'S ALE-HOUSE

Westfield GARDEN STATE PLAZA, H&M, LENS CRAFTERS, AEROPOSTALE, KAY JEWELERS, URBAN OUTFITTERS, AT&T, ZARA, Chick-fil-A, McDonald's, Bath Works, GAP, THE CAPITAL THEATRES, AMC THEATRES, NORDSTROM, macy's, OLD NAVY, VANS

17





LAIFITNESS. Guitar Center Bassett HOME FURNISHINGS  
GOLF GALAXY DICK'S SPORTING GOODS Michaels five BELOW

Red Lobster

Raymour & Flanigan FURNITURE CHEVROLET SHERWIN WILLIAMS

Starbucks

Suburban DINER

charles SCHWAB MOE'S SOUTHWESTERN

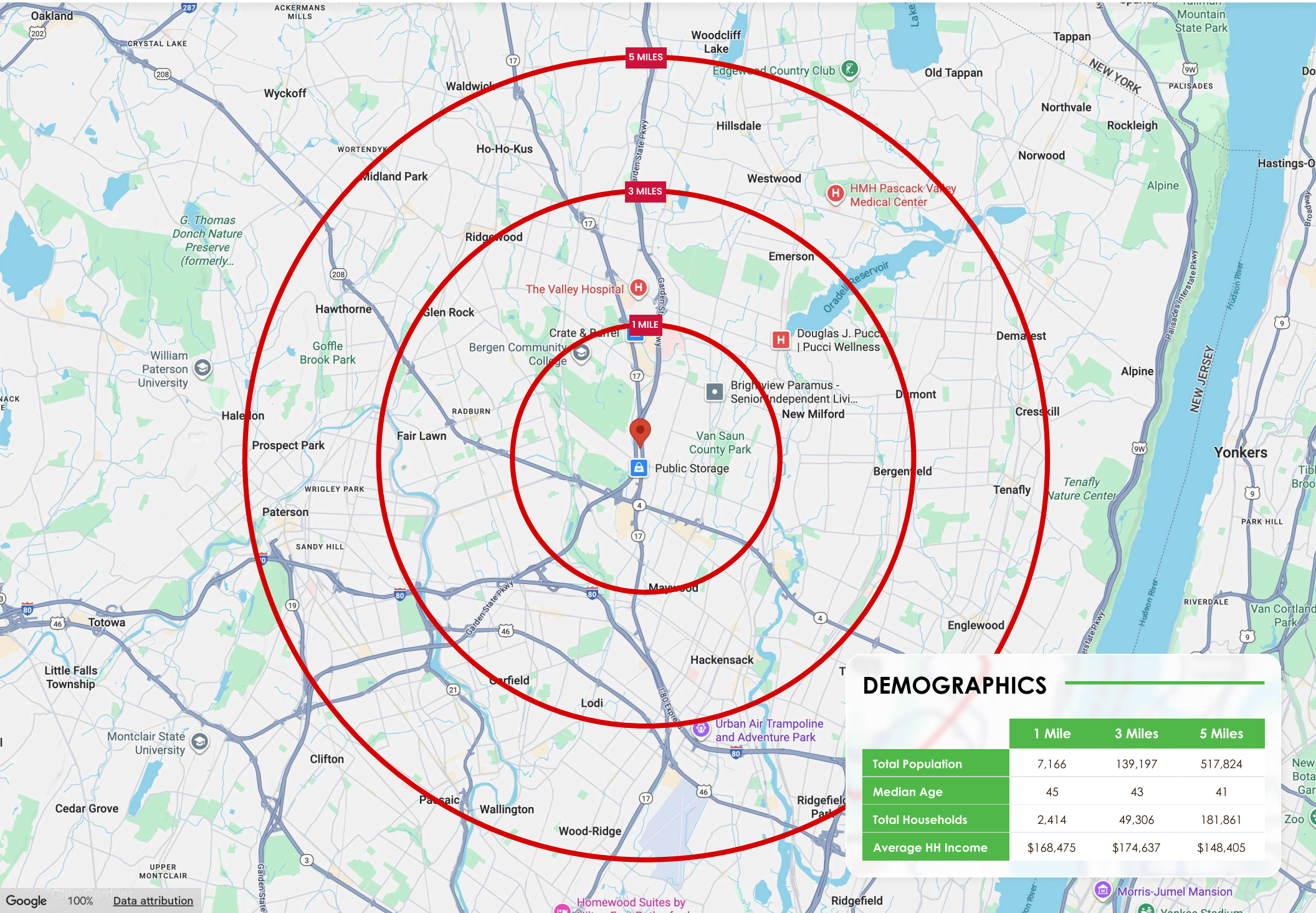
5,200 SF

17  
140,000+ VPD

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# LOCATION MAP



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