

174 ROUTE 17

Paramus, NJ

FOR LEASE



5,000 SF

SIGNAGE AVAILABLE



 174 Route 17 • Paramus, NJ

PROPERTY HIGHLIGHTS

5,000 SF For Lease on Route 17

- Available Immediately
- 5,000 SF of Retail/Medical + 500 SF of Mezzanine Space
- 18' Clear Ceiling Height
- Prime Highway Retail Location at the Gateway to Paramus
- Abundant Parking
- Excellent Exposure and Visibility
- Large Pylon Available
- Anchored by Ascend (Top Dispensary in NJ)
- Co-Tenants include Extra Space Storage and Liquor Store (Coming Soon)
- 115,000 VPD

5,000 SF
FOR LEASE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	5,000 SF
Building Size:	120,871 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	20,495	208,218	638,225
Median Age	44.9	41.9	40.2
Total Households	7,554	77,758	221,405
Average HH Income	\$142,271	\$127,783	\$119,997

EXCLUSIVELY OFFERED BY:

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VanRockCRE
COMMERCIAL REAL ESTATE



The Tile Shop



LONGHORN STEAKHOUSE



ExtraSpace Storage

Liquor Store

5,000 SF

EXXON



ROUTE 17 (SOUTH)

115,000+ VPD

ROUTE 17 (NORTH)

MARKET AERIAL



Red Lobster

LAIFITNES S. Bassett HOME FURNISHINGS
GOLF GALAXY DICK'S SPORTING GOODS Michaels five BELOW

Raymour & Flanigan FURNITURE CHEVROLET SHERWIN WILLIAMS

Suburban DINER

BLINDS TO GO
HOULIHAN'S RESTAURANT + BAR

DAVID'S BRIDAL Panera BREAD
RISE SUPERMARKET THE VITAMIN SHOPPE

iFLY

citi



Starbucks

charles SCHWAB MOE'S FURNITURE

Public Storage

KOHLER FedEx BOB'S BIRDSON FURNITURE



fortunoff the source veg ER for Pets

IKEA

PETSMART DSW
B's W MART

BERGEN TOWN CENTER
BANANA REPUBLIC
Durlington CVS Health HomeGoods
ULTA NIKE WHOLE FOODS TARGET

Shogun 24 FITNESS
LOWE'S MILLER'S ALE-HOUSE



BMW

SITE

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

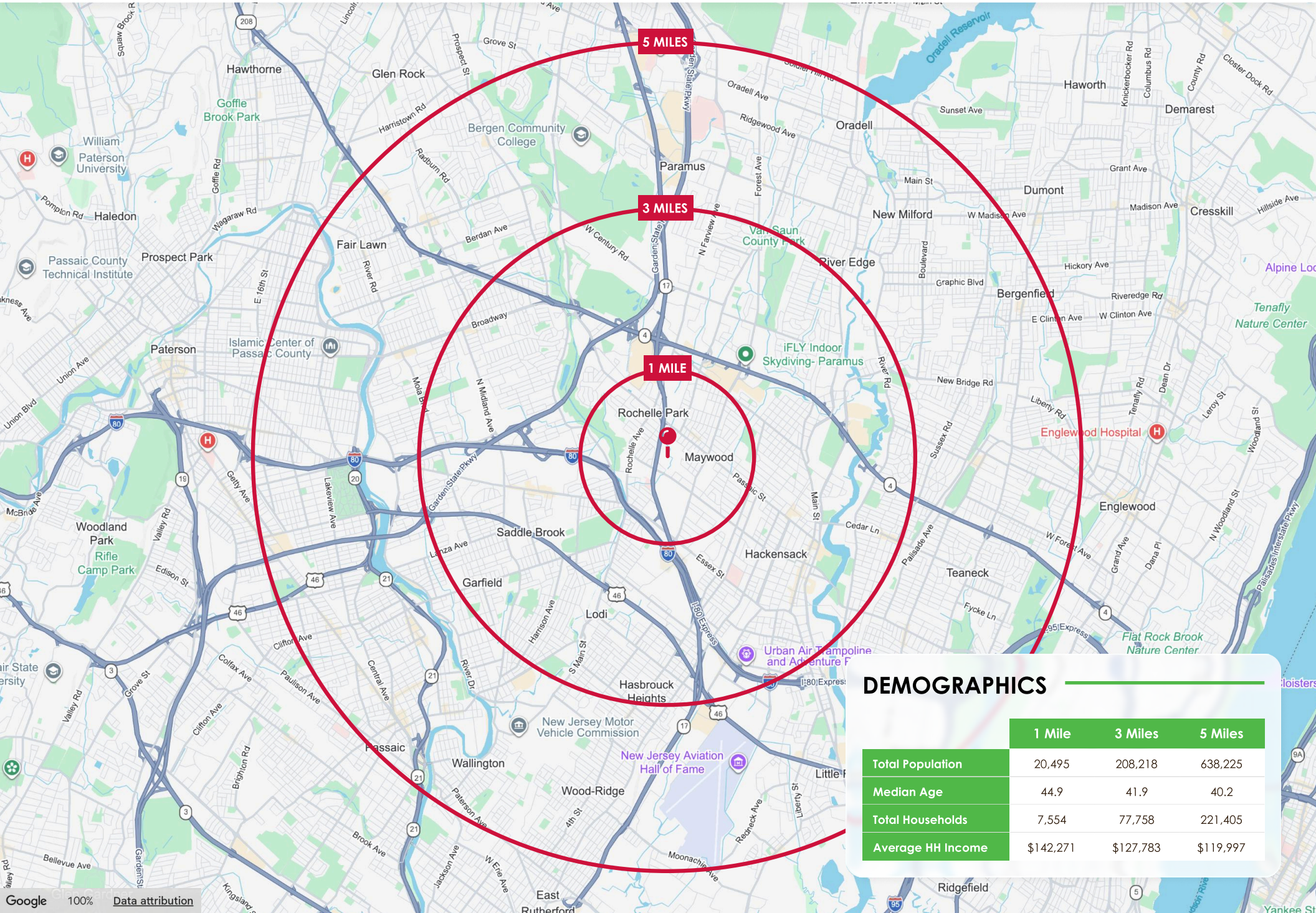
ACURA

Starbucks

LONGHORN STEAKHOUSE

IKEA

LOCATION MAP



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