PARAMUS

260 ROUTE 4 EAST, PARAMUS, NJ 07652

UEDGE.COM







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	ACRES	PARKING SPACES	CENTER TYPE
62,675	7.8	502	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

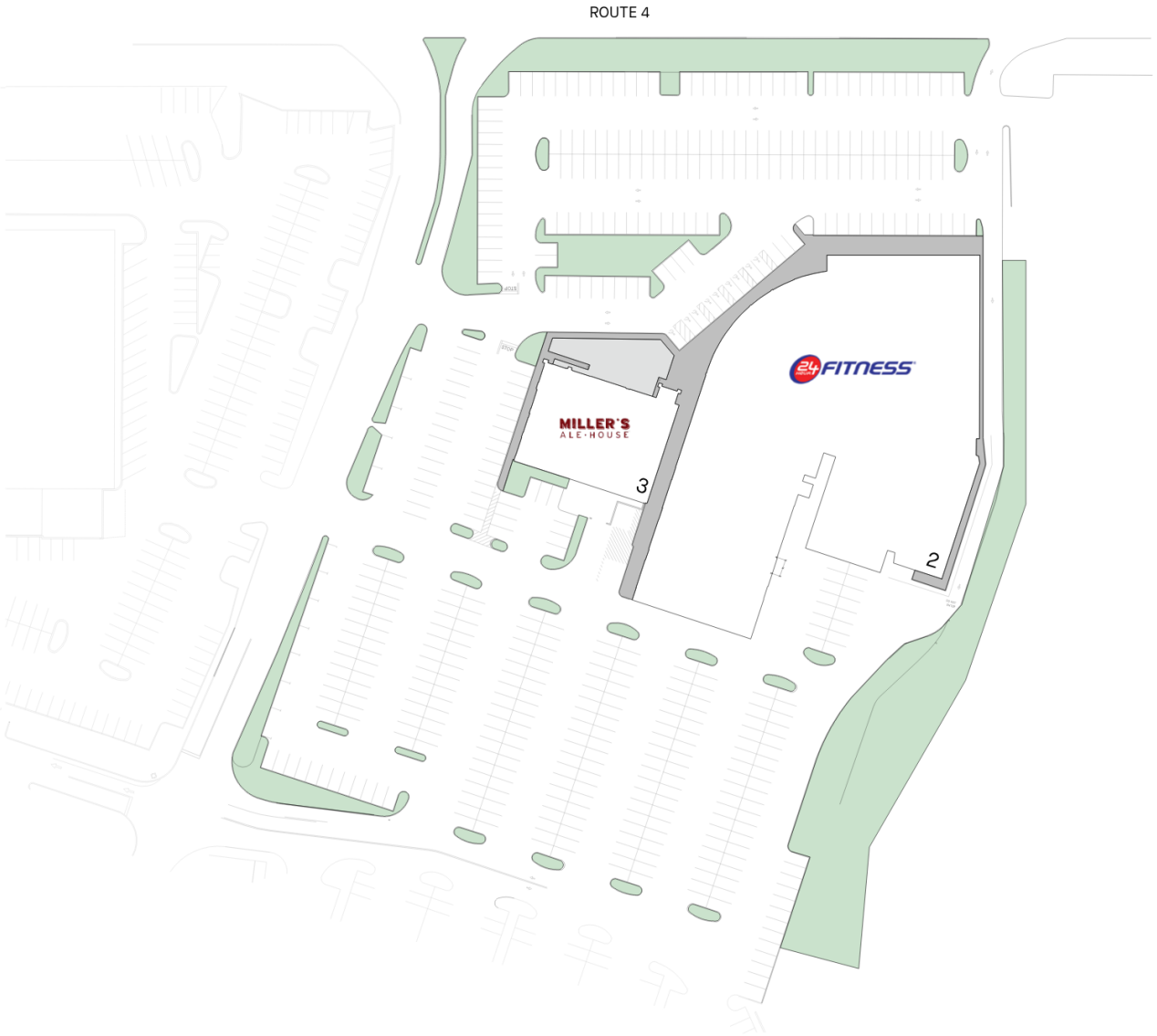
SPECIALTY LEASING

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

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.