



**809** Route 17  
Paramus, NJ

**+/- 3,000 SF FOR LEASE**

Highly Visible on Route 17 South

In the Heart of the  
Paramus Retail Corridor

Plenty of Parking & Signage

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Total SF 13,775  
**Approx. Available 3,000**

Ceiling Height +/- 15 feet  
Parking Spaces 90  
Zoning: HCC2  
Lot Size 2.52 Acres

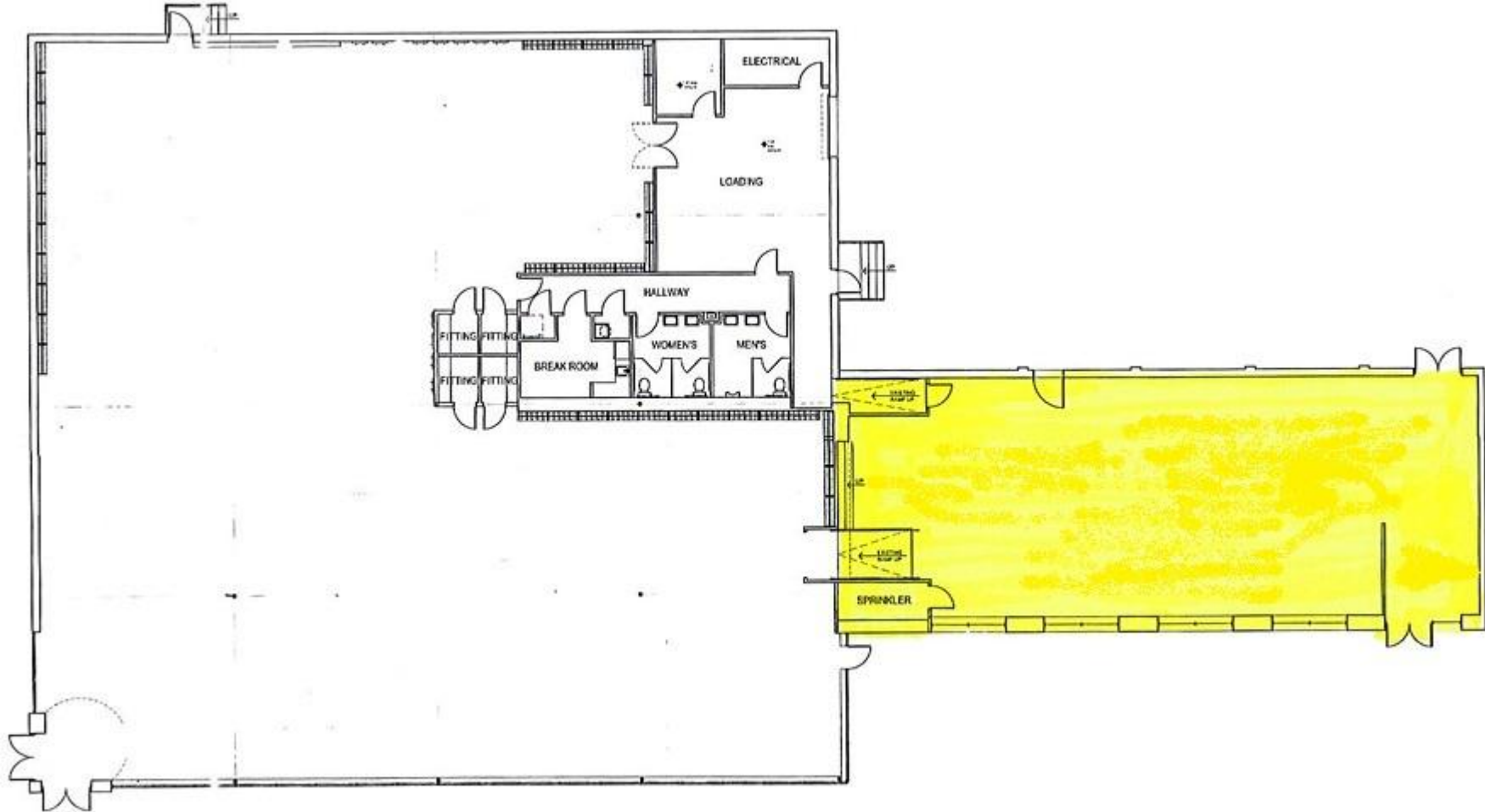
**Lease Price \$40.00 NNN**



Freestanding building with excellent frontage on 2.5 acres along Route 17 with lots of parking both front and rear. 3,000 SF available to join a new Blinds To Go location. (Coming soon).

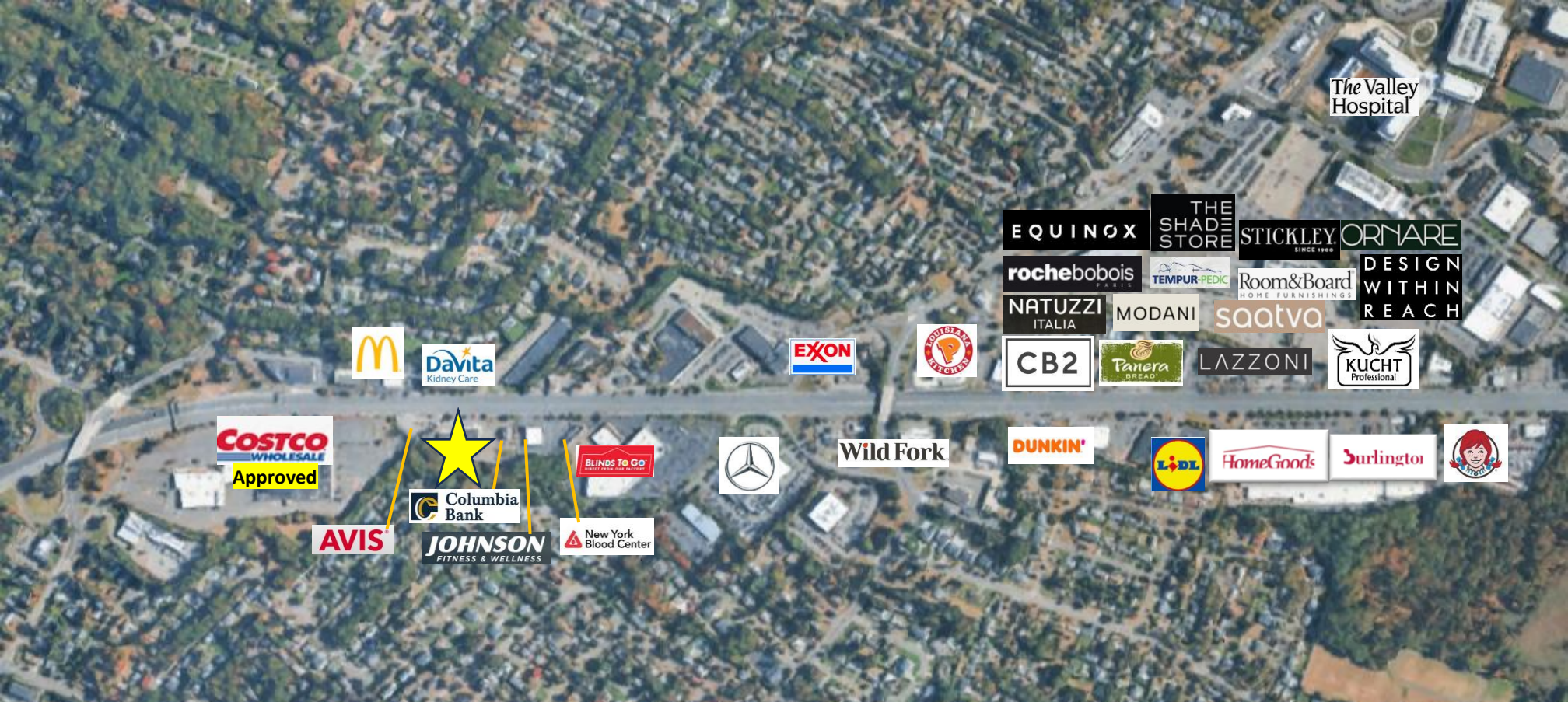
Nearby retail includes the high-end Paramus Design Center and the Fashion Center to the south as well as McDonald's, Popeyes and Panera Bread. Just South of newly approved Costco (Coming Soon), Columbia Bank, Paramus Mercedes Benz and Blinds To Go. Prominent building with excellent visibility. Don't miss this opportunity!

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EXISTING FLOOR PLAN  
SCALE: 1/8"=1'-0"

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**LOCATED** – In the heart of the Paramus Retail Corridor, just North of Route 4. In between Linwood Avenue and Ridgewood Avenue

**ADJACENT** – Next to Columbia Bank, Avis, Johnson Fitness and NY Blood Centers.

**ACROSS** – Davita, McDonalds, Ski Barn, Popeyes and Paramus Design Center.

**STATISTICS: 3 MILE RADIUS**  
 Population = 100,352  
 Daytime Employment = 66,313  
 Average HHI = \$137,312

**TRANSPORTATION** – Stops for both Coach USA and NJ Transit along Route 17.

**ATTRACTION** – One of the busiest retail corridors in the country with over 100,000 VPD north and south bound.

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