

FOR LEASE
ROUTE 17 PARAMUS
YOUR BUSINESS HERE!

68 Route 17
Paramus, NJ

+/- 4,600 SF FOR LEASE

Highly Visible on Route 17 South
Near Route 4 and GSP

Start of the
Paramus Retail Corridor

Rare Billboard Signage

Gregory Panayoti | 201.845.6606 | GPanayoti@NIANationalRealty.com

Total SF	4,600
Approx. Available	4,600
Ceiling Height	+/- 15 feet
Parking Spaces	20
Zoning:	HCC2
Frontage:	+/- 44 feet
Lot Size:	.85 Acres
Taxes approx.:	\$39,000

Lease Price **\$53.00 NNN**



Freestanding single tenant building with excellent frontage on Route 17 with front and back parking. Comes with grandfathered billboard signage for your business use.

Nearby retail includes the Westfield Garden State Plaza Mall, BJ's Wholesale, IKEA & Porcelanosa. Next to office, medical and Paramus boro hall. Prominent building with excellent visibility and signage. Don't miss this rare opportunity!

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LOCATED – At the start of the Paramus Retail Corridor, just North of Route 4. In between Route 4 and Century Road.

ADJACENT – Next to NIA Realty, Comfort Inn, Modern Ortho and Paramus Boro Hall.

ACROSS – Garden State Plaza Mall, IKEA, Porcelanosa, Public Storage.

STATISTICS: 3 MILE RADIUS
 Population = 110,352
 Daytime Employment = 68,313
 Average HHI = \$139,312

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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