

FOR LEASE

S11



**110 Route 4 East,
Paramus, NJ**

3,200 SF AVAILABLE | FOR LEASE

James Aug
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SABRE

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110 Route 4 East,
Paramus, NJ



PRIME RETAIL SPACE AVAILABLE ON ROUTE 4 | FOR LEASE

ADDRESS: 110 Route 4 East, Paramus, NJ

AVAILABLE: 3,200 SF, currently Safavieh Design Center

ASKING RENT: Asking \$42.00 PSF

NETS: Approximately \$8.50 PSF

AREA RETAIL:

Starbucks, Whole Foods, Chipotle, Blaze Pizza, AT&T, CVS, CAVA, Lowes, BJ's, Shop Rite, Macy's, Sephora, Krispy Kreme and many more...

Demographics	1 mile	3 miles	5 miles
Population	12,664	181,307	591,352
Median HHI	\$145,173	\$129,309	\$121,236
Daytime Population	14,815	110,373	247,770

- Easy access off of Route 4 and Spring Valley Road
- Large pylon on Route 4 and signage on Spring Valley Road
- Vanilla box condition
- ADA bathroom to be installed

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PYLON & SIGNAGE



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PHOTOS



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AERIAL



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