

PARAMUS, NJ - RETAIL BUILDING

255 STATE RT 4, PARAMUS, NJ 07652

NEW RETAIL REDEVELOPMENT ON ROUTE 4 - COMING FALL OF 2026



OFFERING SUMMARY

Available: 2,935 - 13,195 SF
 Building Size: 13,195 SF
 Lease Rate: Call for Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Route 4 New Retail Redevelopment

PROPERTY HIGHLIGHTS

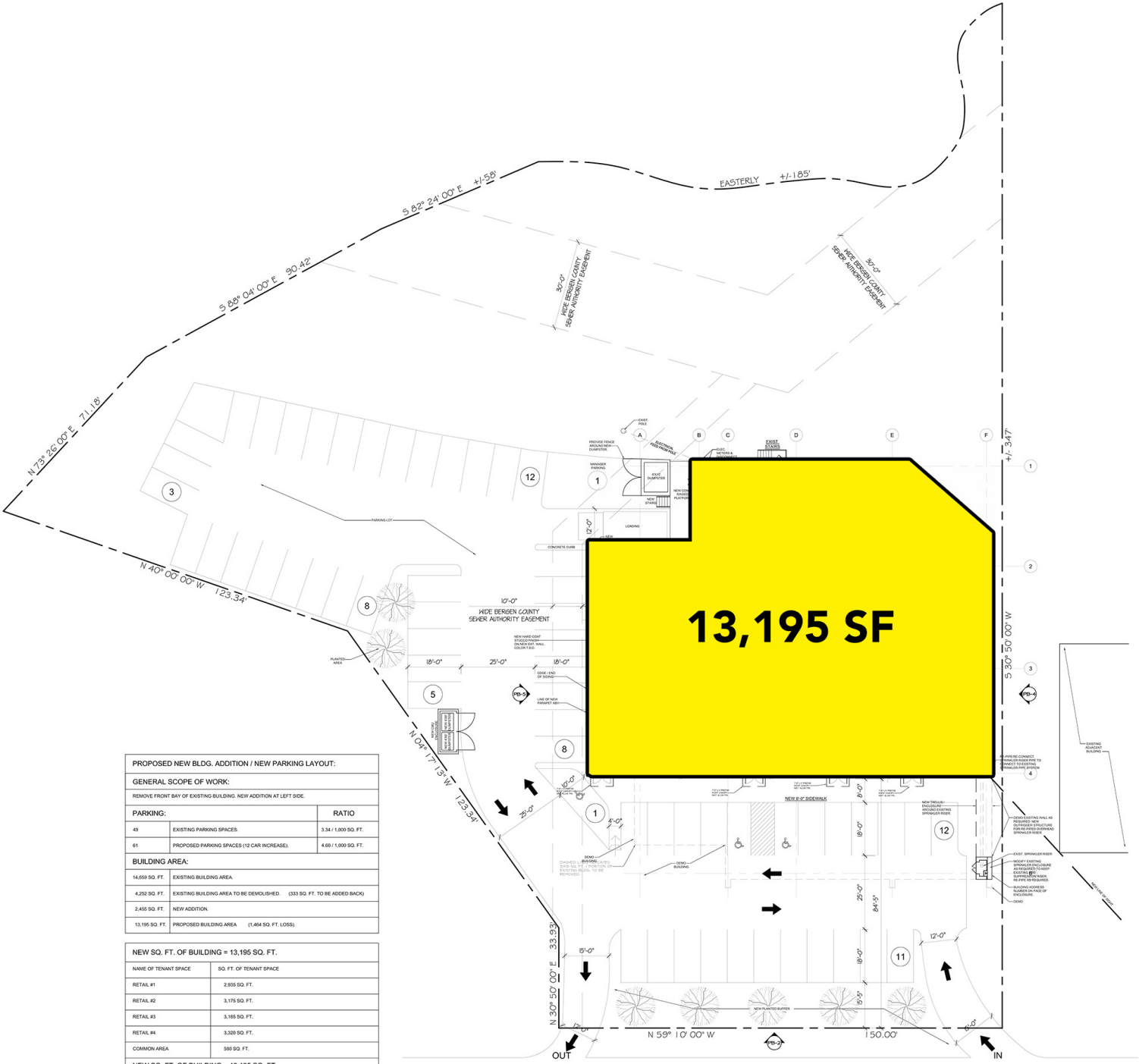
- 13,195 SF Freestanding Building
- Will Divide
- Prime Retail Site In The Heart Of The Paramus Retail Corridor
- Affluent Demographics with Strong Day Time Population
- Excellent Highway Access & Exposure
- 160,000+ Daily Car Count
- Pylon Signage Available

FOR MORE INFORMATION CONTACT:

CHUCK LANYARD

201.703.9700 x115
 clanyard@thegoldsteingroup.com

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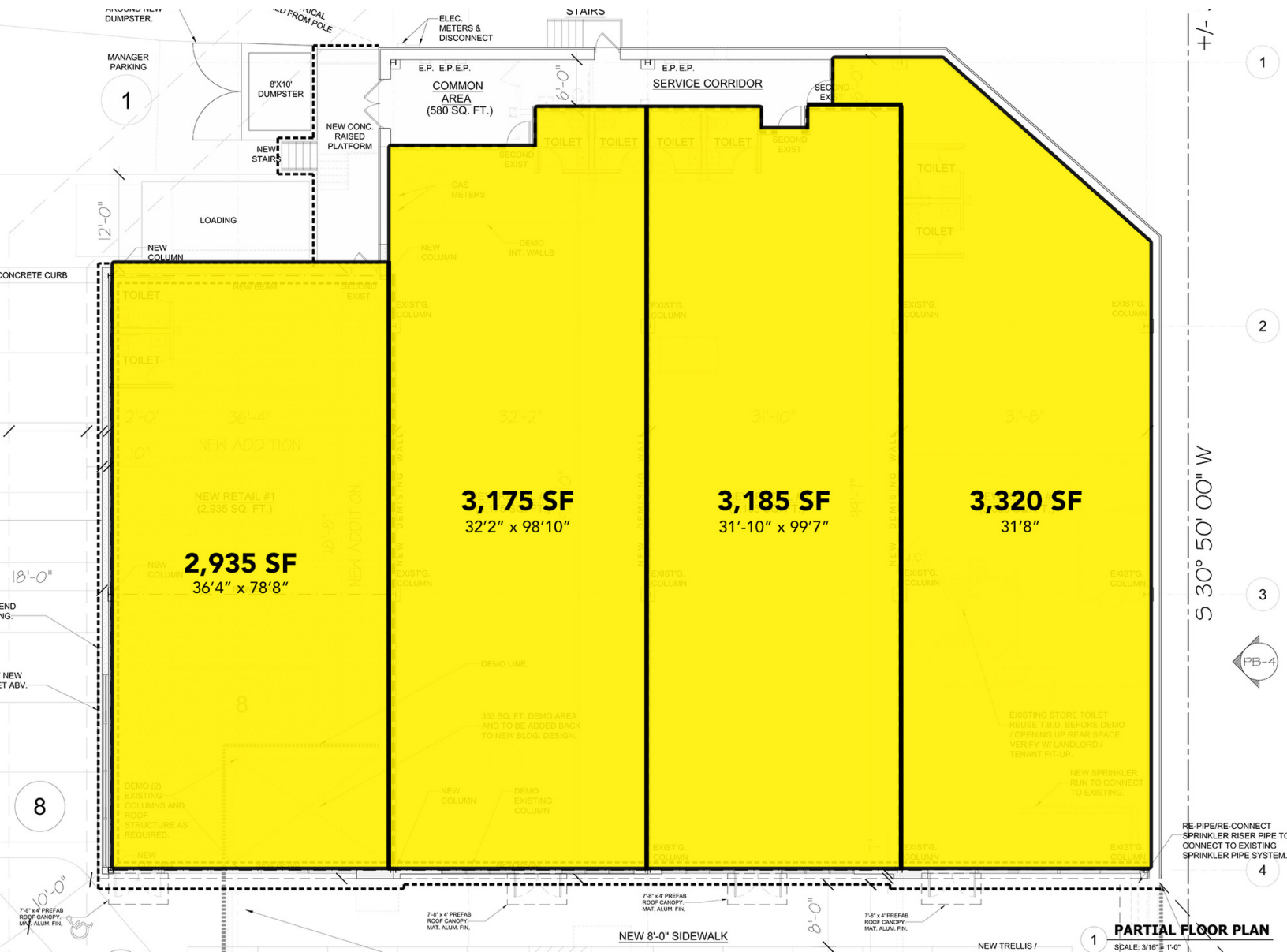
PROPOSED NEW BLDG. ADDITION / NEW PARKING LAYOUT:			
GENERAL SCOPE OF WORK:			
REMOVE FRONT BAY OF EXISTING BUILDING, NEW ADDITION AT LEFT SIDE.			
PARKING:		RATIO	
49	EXISTING PARKING SPACES.	3.34 / 1,000 SQ. FT.	
61	PROPOSED PARKING SPACES (12 CAR INCREASE).	4.69 / 1,000 SQ. FT.	
BUILDING AREA:			
14,659 SQ. FT.	EXISTING BUILDING AREA.		
4,252 SQ. FT.	EXISTING BUILDING AREA TO BE DEMOLISHED. (333 SQ. FT. TO BE ADDED BACK)		
2,405 SQ. FT.	NEW ADDITION.		
13,195 SQ. FT.	PROPOSED BUILDING AREA (1,494 SQ. FT. LOSS)		
NEW SQ. FT. OF BUILDING = 13,195 SQ. FT.			
NAME OF TENANT SPACE	SQ. FT. OF TENANT SPACE		
RETAIL #1	2,895 SQ. FT.		
RETAIL #2	3,175 SQ. FT.		
RETAIL #3	3,165 SQ. FT.		
RETAIL #4	3,200 SQ. FT.		
COMMON AREA	580 SQ. FT.		
NEW SQ. FT. OF BUILDING = 13,195 SQ. FT.			

NEW JERSEY STATE HIGHWAY ROUTE 4

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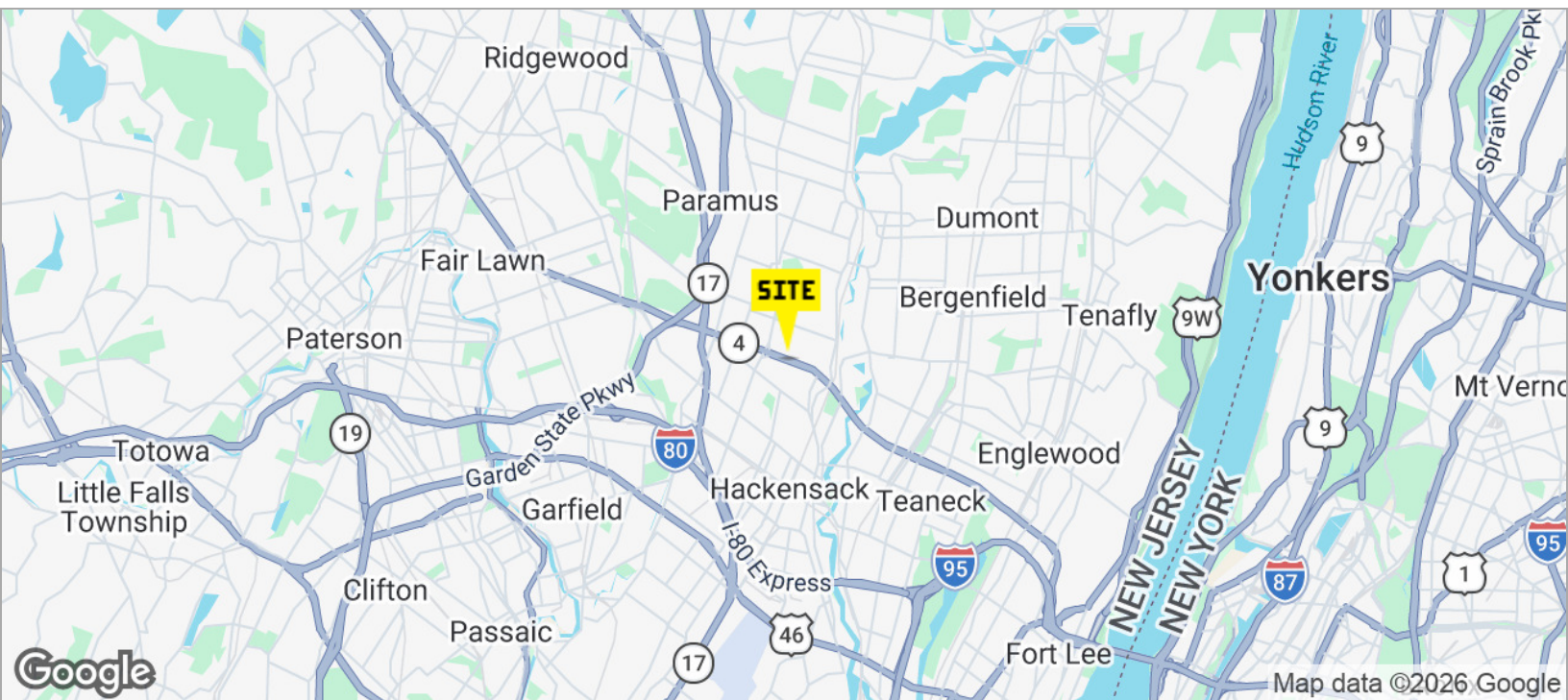
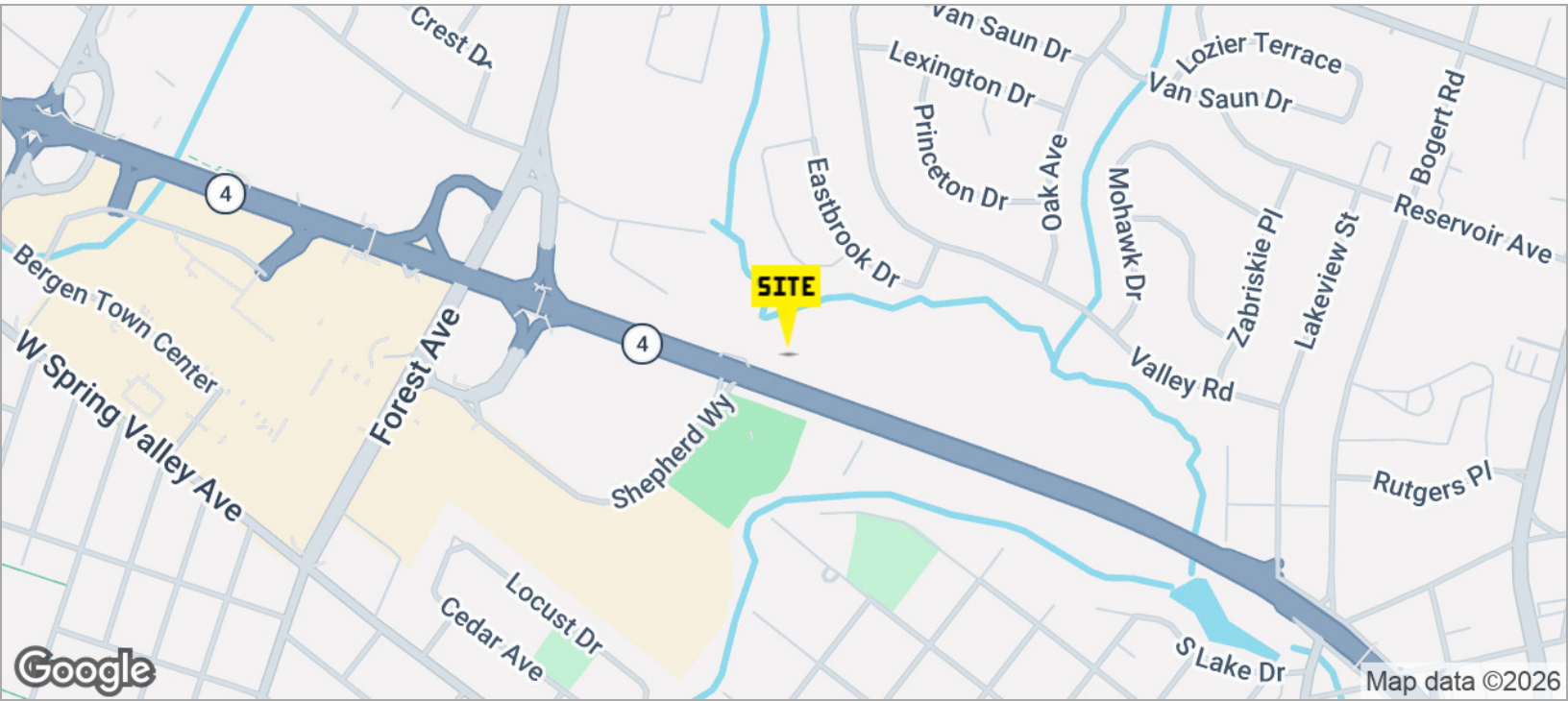
Licensed Real Estate Broker | 123 W MOUNT PLEASANT AVENUE | SUITE 200 | LIVINGSTON, NJ 07039

THEGOLDSTEINGROUP.COM

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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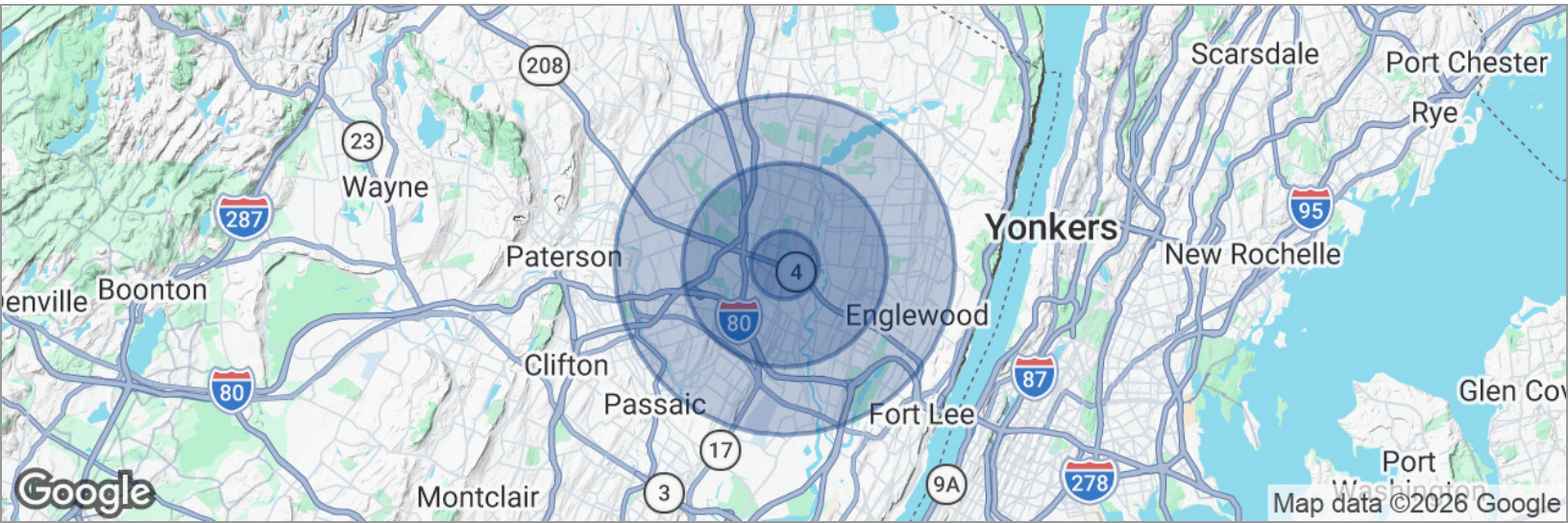
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,994	185,726	502,106
Median age	41.6	39.5	40.0
Median age (Male)	40.6	38.3	38.4
Median age (Female)	42.8	40.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,779	67,749	179,412
# of persons per HH	2.7	2.6	2.7
Average HH income	\$129,334	\$120,323	\$118,410
Average house value	\$419,169	\$415,992	\$430,518

* Demographic data derived from 2020 ACS - US Census

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