



**BERGEN**  
TOWN CENTER

GROUND LEASE OR  
BUILD-TO-SUIT OPPORTUNITY

## PROPERTY HIGHLIGHTS

Located along the bustling retail corridor of Route 4 in Paramus, NJ, this land parcel sits adjacent to the entrance of Bergen Town Center and offers the perfect opportunity for a flagship retail location which can be delivered either as a built-to-suit or a ground lease.

Bergen Town Center is the second largest mall in Paramus and the continued investment in the property has allowed it to maintain its position as one of the most visited shopping destinations in the market.

<b>COUNTY</b>	<b>METRO AREA</b>	<b>ACRES</b>	<b>CENTER TYPE</b>
Bergen	New York Metro	1.44	Regional Mall/ Value Center

## DEMOGRAPHICS 5-MILE RADIUS



**565,509**  
POPULATION



**200,304**  
HOUSEHOLDS



**\$134,386**  
AVERAGE HHI



**43%**  
COLLEGE EDUCATED



# PROPERTY DETAILS

NEW YORK CITY

Bergen Town Center

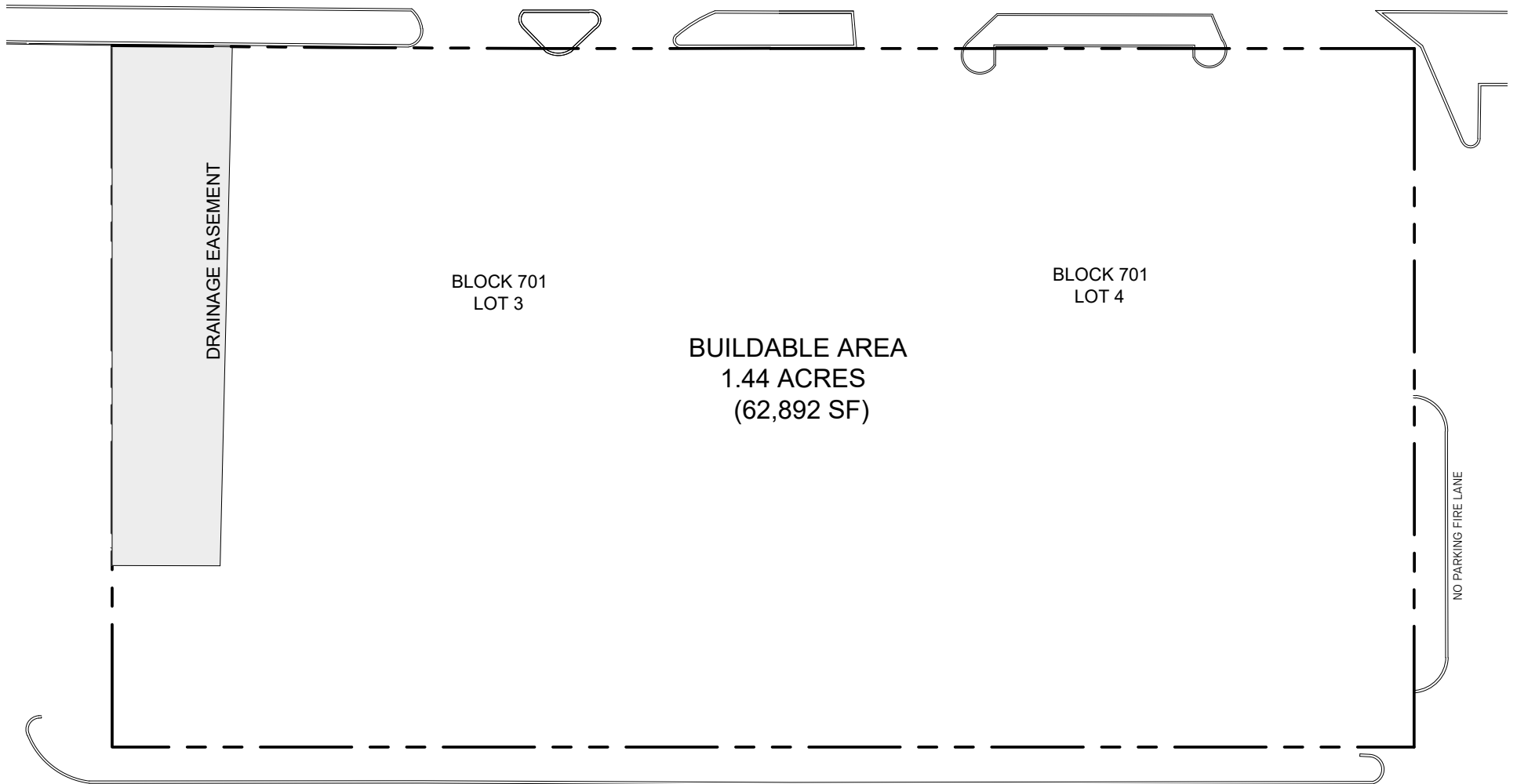


1,700+ Parking Spots  
in the Parking Garage



Route 4 - 120,838 VPD

# SITE PLAN



# Bergen Town Center

1 Bergen Town Center, Paramus, NJ 07652



**LEASING AGENTS**

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