



SHOPPES AT

275 ROUTE 4 WEST | PARAMUS, NEW JERSEY

AVAILABILITIES AT

3,332–25,966 sq. ft. available for lease



FIRST FLOOR

SECOND FLOOR



UNIT 1

10,870 sq. ft.



UNIT 2

11,764 sq. ft.

first and second floors connected via stairs



UNIT 3

3,332 sq. ft.

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HIGHLIGHTS AT

Parking	561 spaces available (4.89/1,000 sq. ft.)
Frontage	720' along Route 4 West
Asking Rent	Upon request
Co-Tenants	Chuck E. Cheese, Macy's Furniture, Paramus Jewelers Exchange, Creative Furniture, Mantra Restaurant & Cruise Holidays
NNN	\$8.75 per sq. ft.
Features	<ul style="list-style-type: none">• Under new ownership• Excellent access & exposure• Glass storefronts• Planned capital improvements

DEMOGRAPHICS AT

 **±154,671 VEHICLES PER DAY**

POPULATION

18,557
1 mile

186,282
3 miles

503,176
5 miles

DAYTIME POPULATION

23,944
1 mile

218,455
3 miles

496,082
5 miles

HOUSEHOLDS

6,984
1 mile

68,061
3 miles

180,002
5 miles

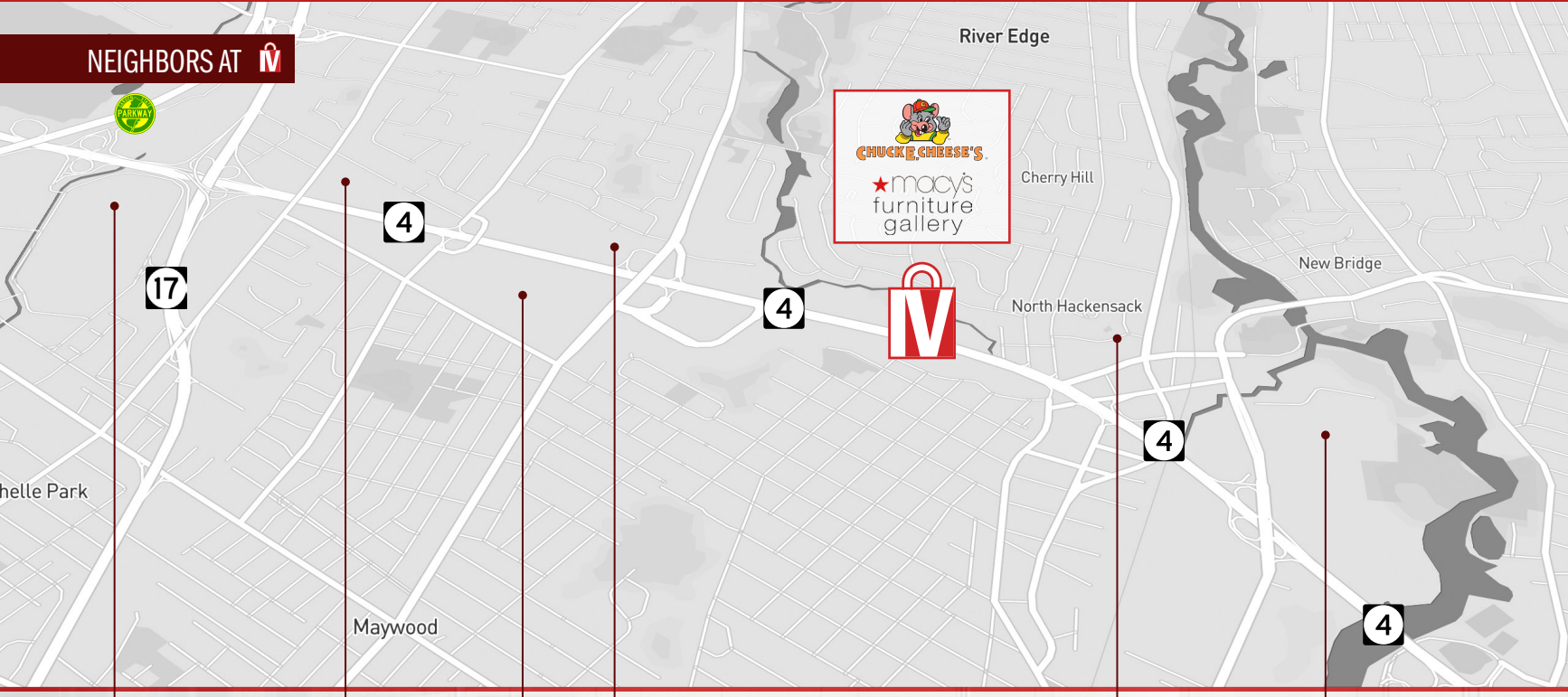
MEDIANHOUSEHOLD INCOME

6,984
1 mile

68,061
3 miles

180,002
5 miles

NEIGHBORS AT



GARDEN STATE PLAZA

- Macy's
- NORDSTROM
- Neiman Marcus
- GRAND LUX CAFE
- THE CAPITAL GRILLE
- AMC THEATRES
- BEST BUY
- UNIQLO
- J.CREW
- GUCCI
- JCPenney

35 PLAZA

- HOULIHAN'S
- Bank of America
- ROADRUNNER SPORTS
- STARBUCKS
- BLAZE PIZZA
- destination maternity

THE OUTLETS AT BERGEN TOWN CENTER

- LOWE'S
- TARGET
- CVS
- Marshall's
- 24 FITNESS
- Nike Factory Store
- WHOLE FOODS MARKET
- KREI
- Contender 21
- Red Robin
- NORDSTROM
- RACK
- OFF 5TH
- ULTA
- Bahama Breeze
- RUTH'S CHRIS STEAK HOUSE

PARAMUS PLAZA

- Party City
- MODELL'S
- Tuesday Morning
- KOHL'S
- DAVID'S BRIDAL
- LANE BRYANT
- ANNIE SEZ
- FACE VALUES
- AC MOORE

NEW BRIDGE LANDING AT RIVER EDGE

- Total Wine & More
- CVS
- The Habit Burger Grill
- California Tortilla
- Dunkin' Donuts
- Sport Clips
- ME Massage Envy
- HearUSA

THE SHOPS AT RIVERSIDE

- Cheesecake Factory
- POTTERY BARN
- P.F. Chang's
- blomingdales
- BURBERRY
- TUMI
- ANN TAYLOR
- Vera Bradley
- smashburger
- BARNES & NOBLE
- Brooks Brothers

CONTACTS AT

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