



# 141

## Route 17 South Paramus, NJ



### FORTUNOFF CENTER | 3,321 SF FOR LEASE | REAR ENDCAP AVAILABLE

Join Fortunoff Outdoor & VEG  
Prime Southbound Exposure

In the Heart of the  
Paramus Retail Corridor

250 Car Parking  
Distinctive Design

Gregory Panayoti | 201.845.6606 | [GPanayoti@NIANationalRealty.com](mailto:GPanayoti@NIANationalRealty.com)

T.J. Calderone | 201.669.9248 | [TJCalderone@NIANationalRealty.com](mailto:TJCalderone@NIANationalRealty.com)

**LOCATED** – In the heart of the Paramus Retail Corridor, Just ¼ mile north of Route 4; between Midland Ave. & Century Rd.

**ADJACENT** – Charles Schwab, TD Ameritrade, Men’s Wearhouse, Starbucks & Moe’s Southwest.

**ACROSS** – Bob’s Furniture, Jennifer Furniture, Kohler, FedEx Office and Suburban Diner.

**STATISTICS: 3 MILE RADIUS**

Population = 144,210  
Daytime Employment = 98,289  
Average HHI = \$121,816  
Average HH Consumer Spend = \$32,263

**TRANSPORTATION** – Stops for both Coach USA and NJ Transit along Route 17

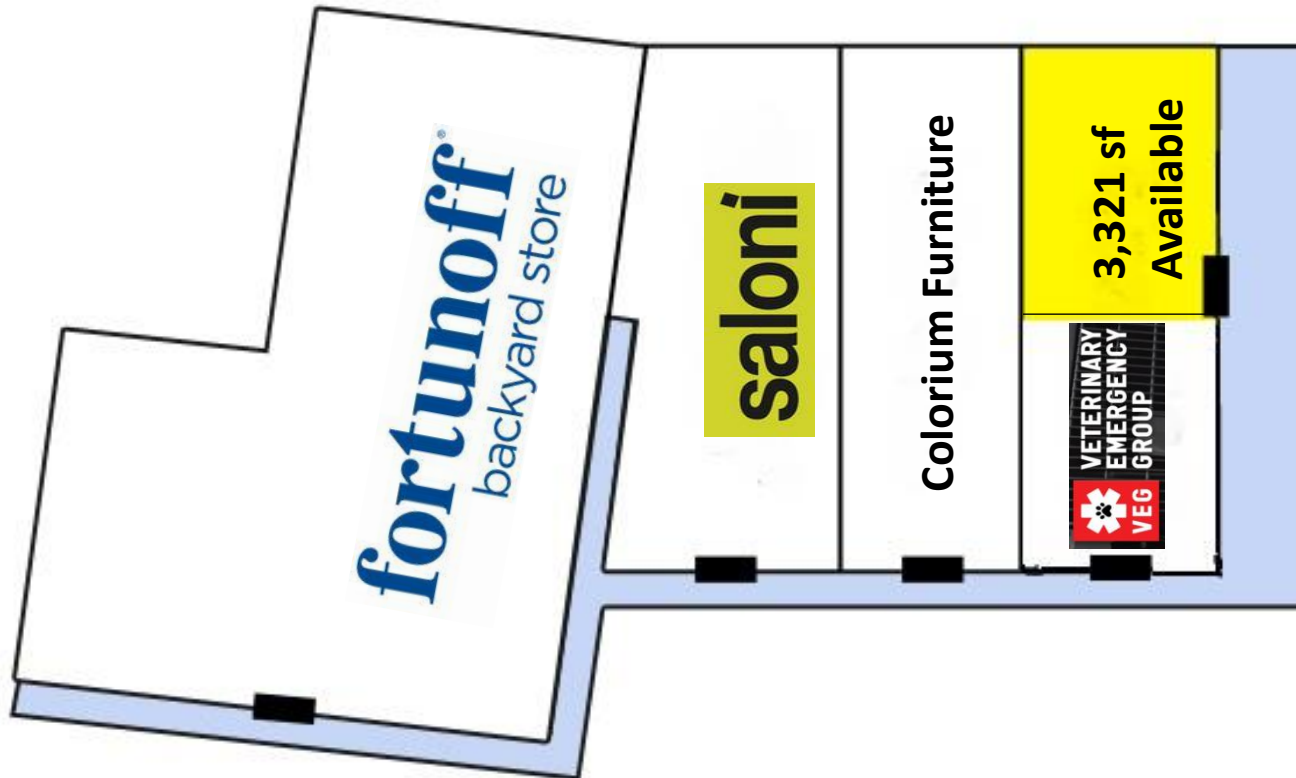
**Exposure** – Approx. 150,000 cars per day pass this location.

**Parking** – 250 cars, some covered.



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**ROUTE 17 (SOUTHBOUND)**

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# FORTUNOFF CENTER

## 141 Route 17 South, Paramus, NJ

**SF Available** **3,321**

Total SF 38,215  
Ceiling Height 12.0+  
Heat GAS  
AC Yes  
Zoning: HCC2  
Parking Spaces 250

Lease Price CALL  
Taxes/CAM \$9.77



Rear Endcap Unit Available (3,321 sf) behind VEG with new (proposed) side entrance facing large parking field and additional covered parking. New entrance has exposure and can be seen by southbound traffic as neighboring building is set back from the road. This unit will also have signage possibilities on the side as well as the front pylon.

This property boasts an excellent Route 17 exposure near Midland Ave with an abundance of parking and signage with over 100,000 cars passing per day.

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