

174 ROUTE 17

Paramus, NJ

FOR LEASE





 174 Route 17 • Rochelle Park, NJ

PROPERTY HIGHLIGHTS

Up to 7,724 SF For Lease on Route 17

- Available Immediately
- 5,000 SF of Retail/Medical + 500 SF of Mezzanine Space
- 2,724 SF End Cap
- Can Be Combined
- 18' Clear Ceiling Height
- Prime Highway Retail Location at the Gateway to Paramus
- Abundant Parking
- Excellent Exposure and Visibility
- Large Pylon Available
- Anchored by Ascend (Top Dispensary in NJ)
- Co-Tenants include Extra Space Storage
- 115,000 VPD

2,724 - 7,724 SF
FOR LEASE

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Price: | Call for Details |
| Available: | 2,724 - 7,724 SF |
| Building Size: | 120,871 SF |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Total Population | 20,495 | 208,218 | 638,225 |
| Median Age | 44.9 | 41.9 | 40.2 |
| Total Households | 7,554 | 77,758 | 221,405 |
| Average HH Income | \$142,271 | \$127,783 | \$119,997 |

EXCLUSIVELY OFFERED BY:

MARC PALESTINA

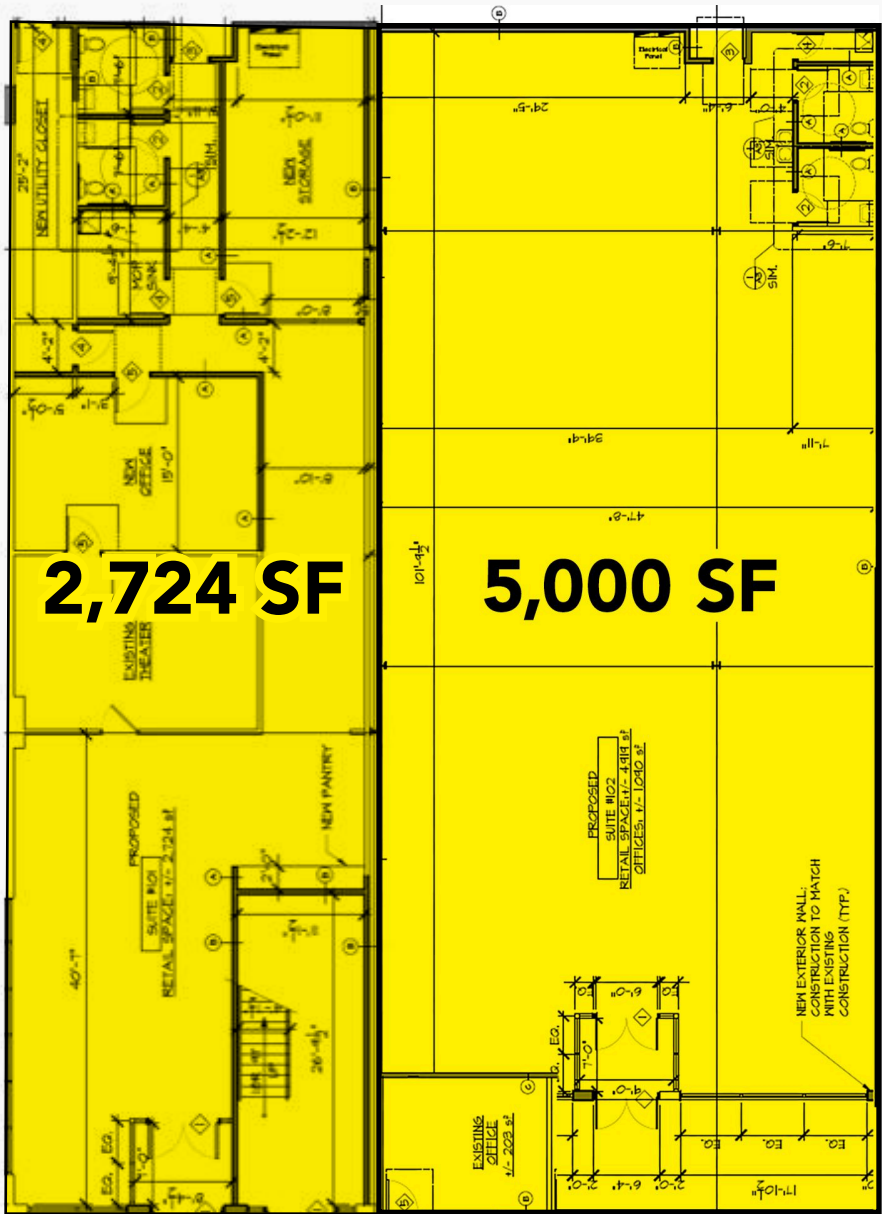
201.321.5776
marc@vanrockcre.com

CJ HUTER

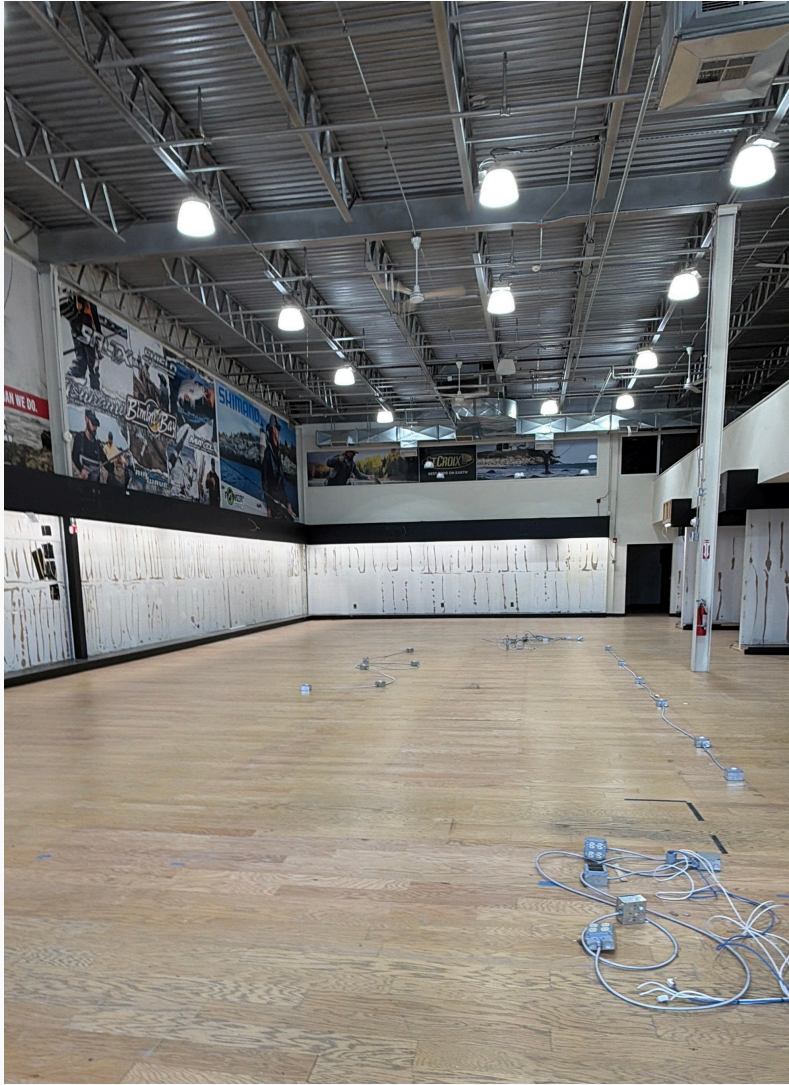
201.888.8129
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VanRockCRE
COMMERCIAL REAL ESTATE

CAN BE COMBINED
7,724 SF



5,000 SF SPACE - INTERIOR IMAGE





The Tile Shop



2,724 SF
5,000 SF

115,000+ VPD

ROUTE 17 (NORTH)

ROUTE 17 (SOUTH)

MARKET AERIAL



Red Lobster

LAIFITNES S. Bassett HOME FURNISHINGS
GOLF GALAXY DICK'S SPORTING GOODS Michaels five BELOW

Raymour & Flanigan FURNITURE CHEVROLET SHERWIN WILLIAMS

Suburban DINER

BLINDS TO GO
HOULIHAN'S RESTAURANT + BAR

DAVID'S BRIDAL Panera BREAD
RISE SUPERMARKET THE VITAMIN SHOPPE

iFLY

citi



Starbucks

charles SCHWAB MOE'S FRESH DELI

Public Storage

KOHLER FedEx BOB'S DISCOUNT FURNITURE



fortunoff the source veg ER for Pets

IKEA

PETSMART DSW
B's W MART

BERGEN TOWN CENTER
BANANA REPUBLIC
Durlington CVS Health HomeGoods
ULTA NIKE WHOLE FOODS TARGET

LOWE'S MILLER'S ALE-HOUSE
SlayBite 24/7 FITNESS



BMW

SITE

Westfield GARDEN STATE PLAZA H&M LENS CRAFTERS AEROPOSTALE
KAY JEWELERS URBAN OUTFITTERS
AT&T ZARA Chick-fil-A McDonald's Bath Works GAP
HOT TOPIC THE CAPITAL THEATRES AMC THEATRES
NORDSTROM macys OLD NAVY VANS

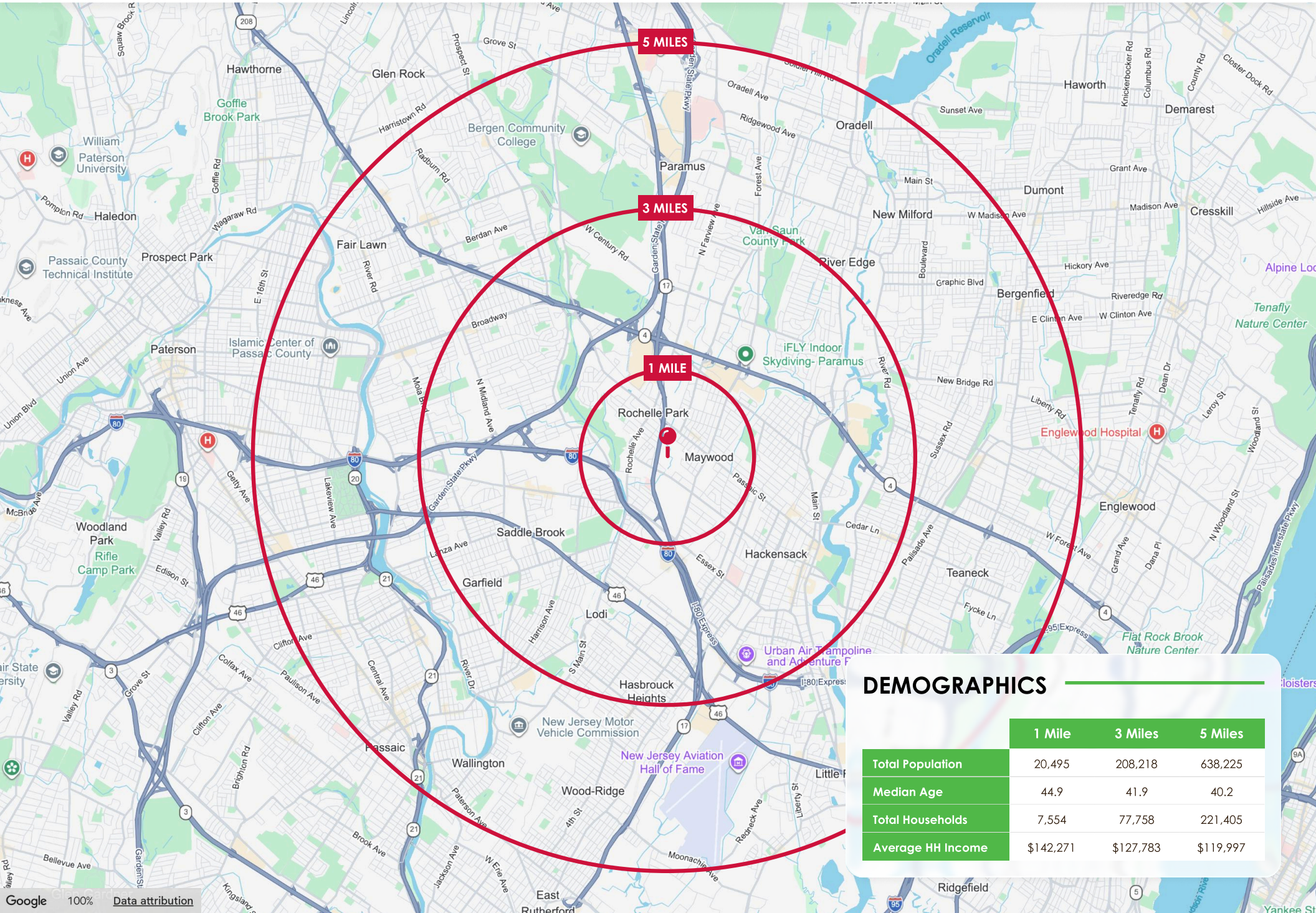
ACURA

Starbucks

LONGHORN STEAKHOUSE

IKEA

LOCATION MAP



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