




# PARAMUS

260 ROUTE 4 EAST, PARAMUS, NJ 07652



**RETHINK. RECREATE. REDEVELOP.**





## DINING AND FITNESS IN THE HEART OF PARAMUS

Located next to the powerhouse Bergen Town Center in Paramus, NJ, this property features 24-Hour Fitness and Miller's Ale House. With Teterboro Airport 5 miles to the south and the George Washington Bridge 11 miles to the east, this property is located at the epicenter of Bergen County near the intersection of Routes 4 and 17. Fairleigh Dickinson University (Teaneck) and Bergen Community College are also located nearby and have 16,230 students combined.

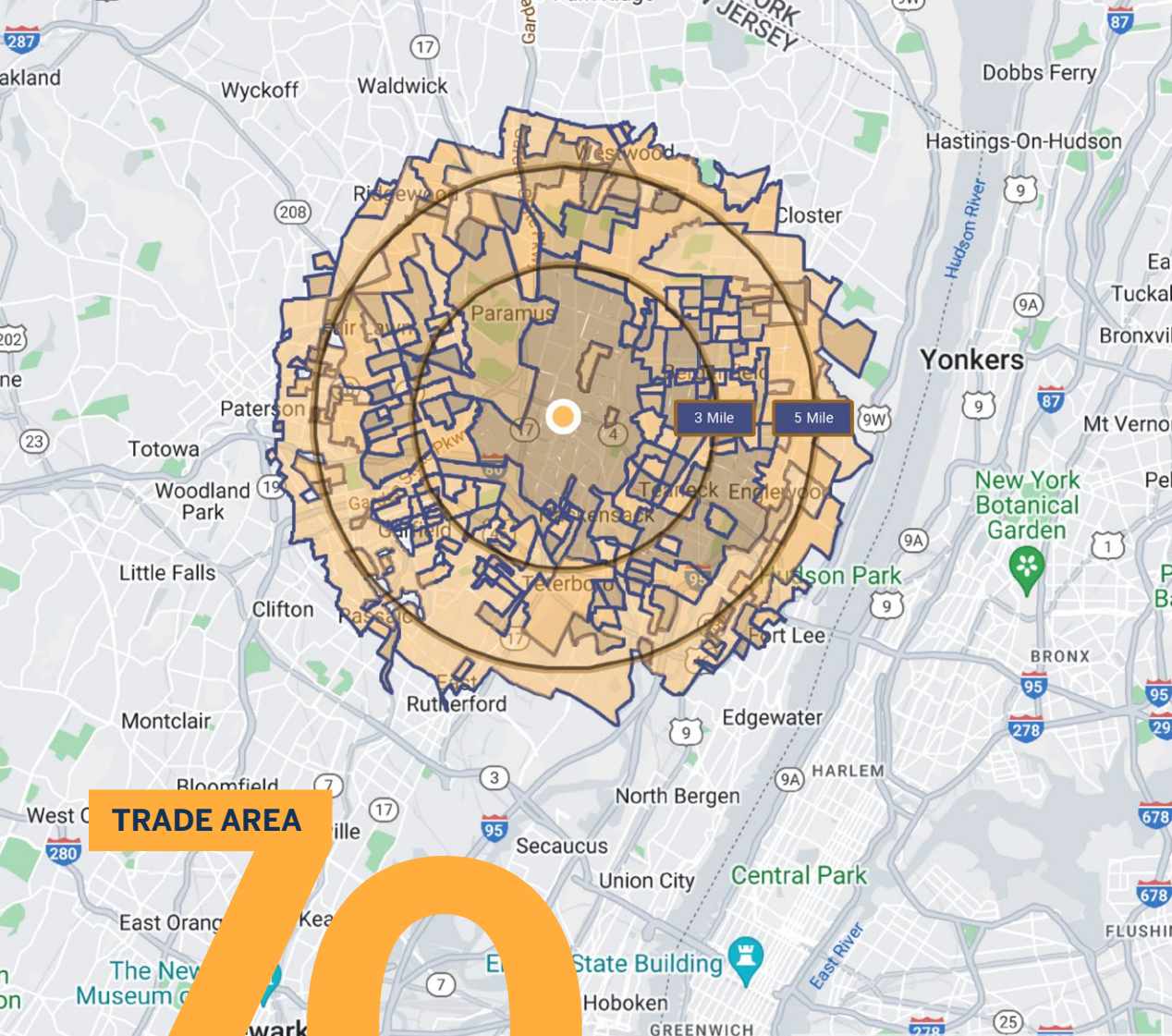


# Paramus

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**TRADE AREA**

**70%**

## DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

### POPULATION

**447,774**  
Tru Trade\*

**190,522**  
3 Mile

**519,448**  
5 Mile

### FAMILY HOUSEHOLDS

**162,880**  
Tru Trade\*

**69,492**  
3 Mile

**185,241**  
5 Mile

### AVERAGE HH INCOME

**\$120,415**  
Tru Trade\*

**\$144,948**  
3 Mile

**\$143,619**  
5 Mile

### COLLEGE EDUCATION

**43.1%**  
Tru Trade\*

**49.3%**  
3 Mile

**45.8%**  
5 Mile

\*Tru Trade Area; 5 Miles



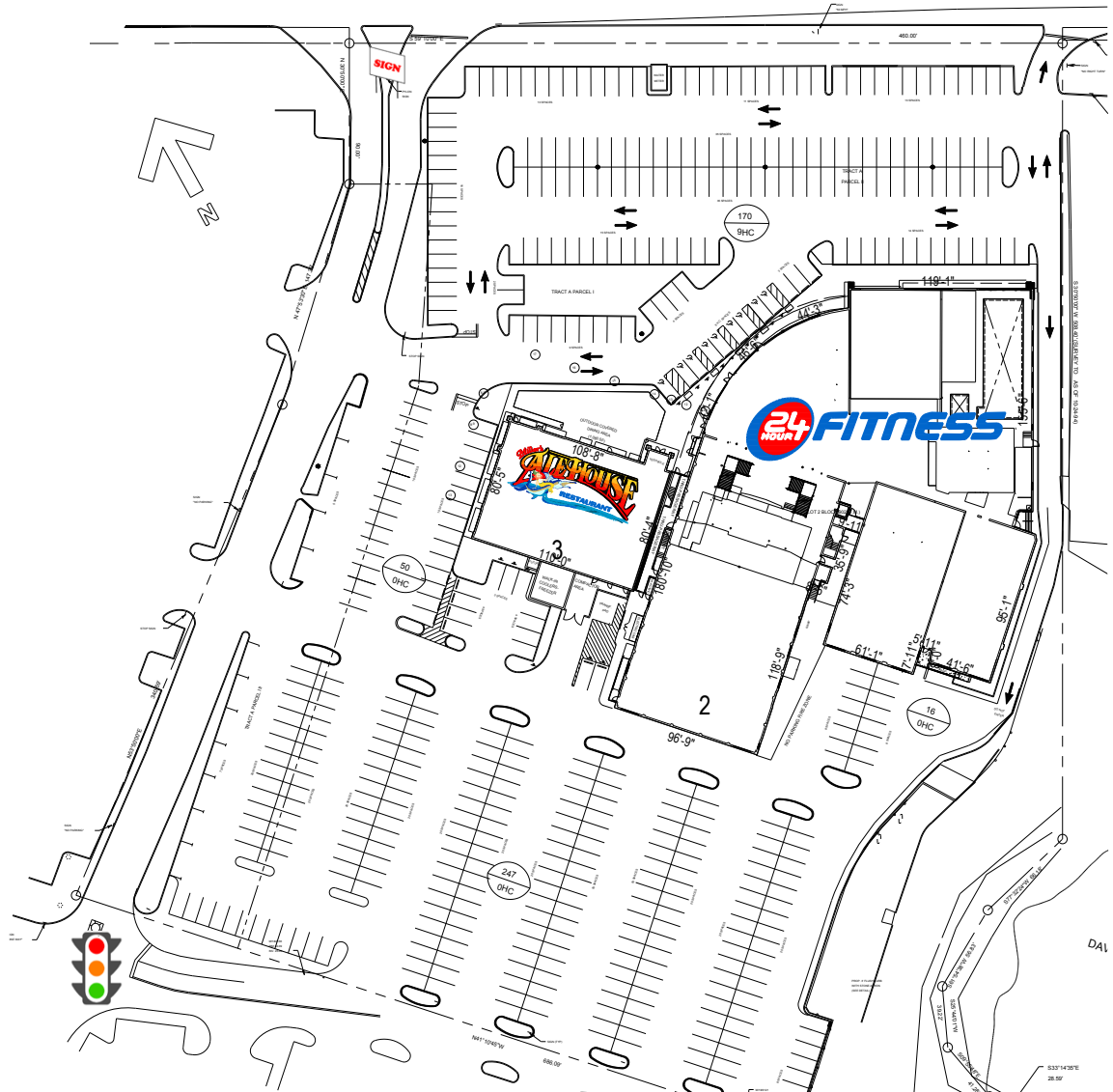
# AERIAL



24-Hour Fitness and Miller's Ale House have excellent Route 4 visibility with multiple entrances. Serving the immediate areas of Paramus, Maywood, River Edge, Hackensack, Lodi, and Rochelle Park, the property sits next to busy ShopRite and Lowe's.

# SITE PLAN

NEW JERSEY STATE HIGHWAY ROUTE 4



## TENANTS

## SQFT

2	24-Hour Fitness	53,750
3	Miller's Ale House	8,925

## HIGHLIGHTS

Total SF	62,675
Parking Spaces	502
Parking Ratio	8 : 1,000 SF



# CONTACT US



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