



# LOWE'S

## PARAMUS (BERGEN TOWN CENTER EAST)

2200 BERGEN TOWN CENTER, PARAMUS, NJ 07652



**RETHINK. RECREATE. REDEVELOP.**



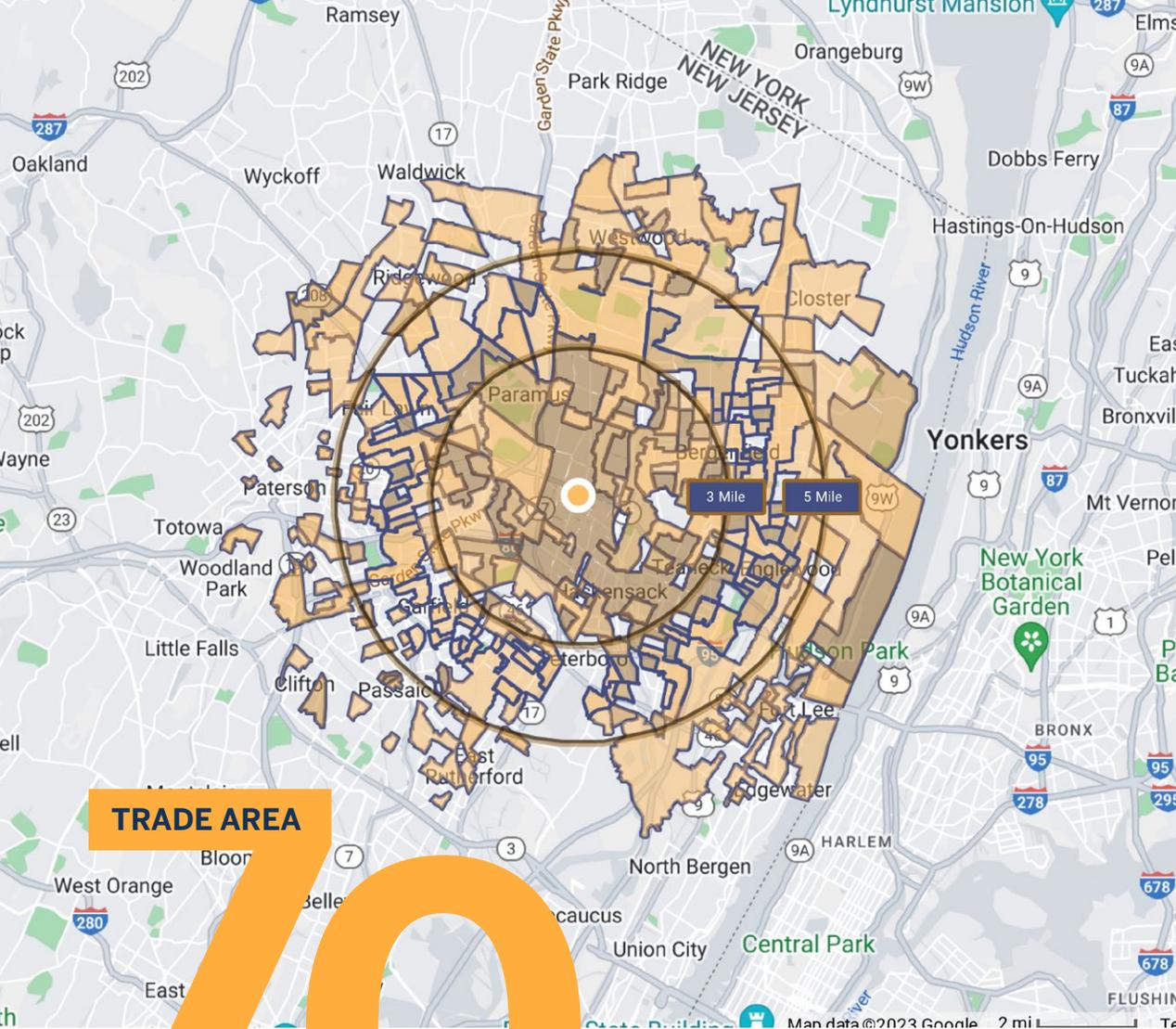
## BERGEN COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Paramus retail outpaces the likes of Disney and the famous Rodeo Drive in volume and sees more retail sales than any other zip code in the country. Located next to the powerhouse Bergen Town Center in Paramus, NJ, this property features Lowe's, REI and Best Buy. Bergen Town Center East benefits from high visibility from Route 4 high volume VPD of 108,651 (Sites USA 2022) as well as additional access from Forest Avenue. The property serves both the daily office market as well as the densely populated communities of Paramus, Maywood, River Edge, Hackensack, Lodi, and Rochelle Park.

# Paramus (Bergen Town Center East)

2200 Bergen Town Center, Paramus, NJ 07652





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

**719,029**  
Tru Trade\*

**184,160**  
3 Mile

**550,885**  
5 Mile

### FAMILY HOUSEHOLDS

**253,125**  
Tru Trade\*

**67,368**  
3 Mile

**194,605**  
5 Mile

### AVERAGE HH INCOME

**\$110,769**  
Tru Trade\*

**\$143,958**  
3 Mile

**\$139,698**  
5 Mile

### COLLEGE EDUCATION

**37.5%**  
Tru Trade\*

**49.3%**  
3 Mile

**43.7%**  
5 Mile

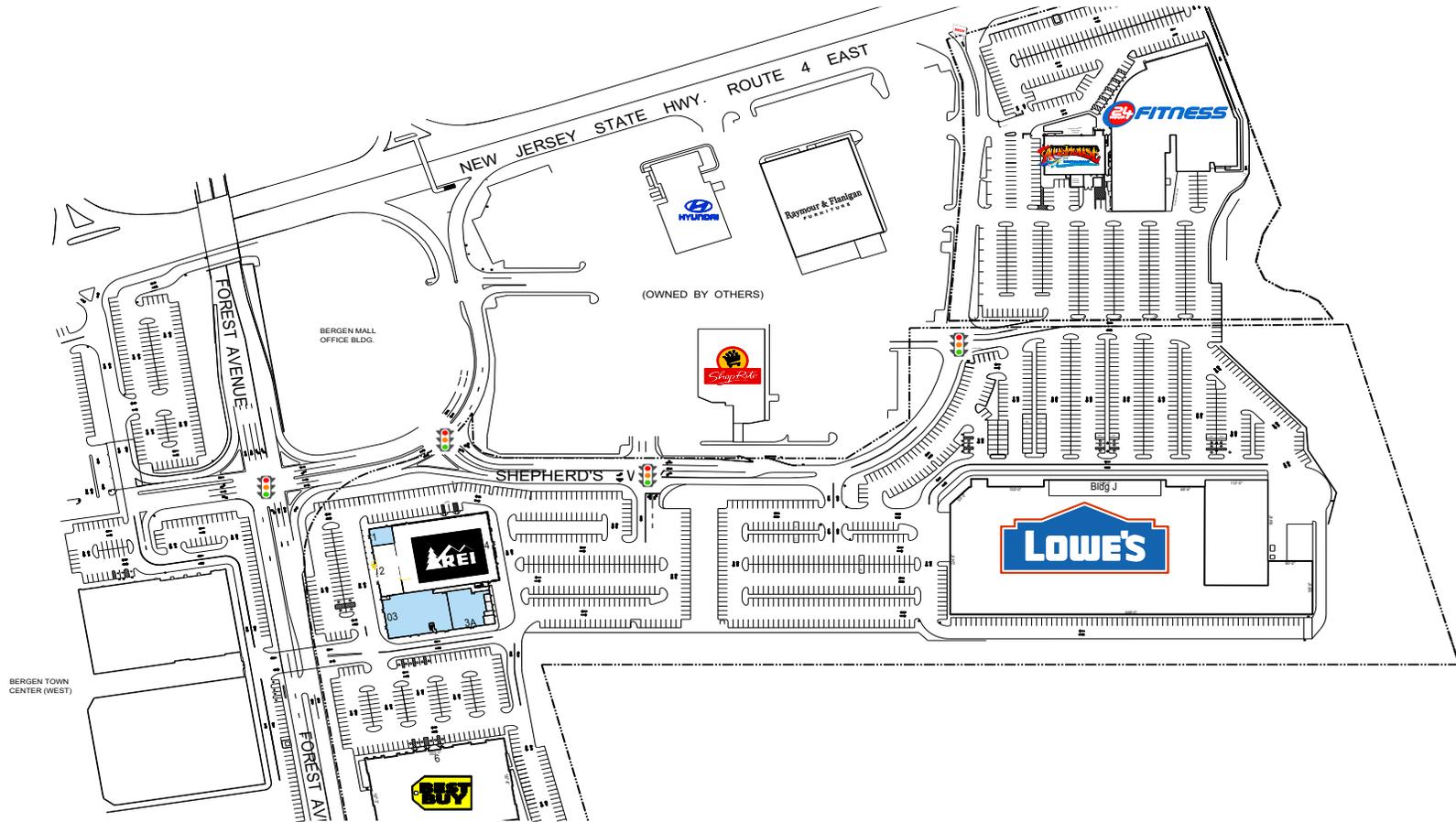
\*Tru Trade Area; 5.8 Miles

# AERIAL



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.

# SITE PLAN



## TENANTS

NO.	STATUS	SQFT
1	Available	1,468
2	Leased	4,295
3	Available	9,498
3A	Available	4,827

## TENANTS

NO.	TENANT	SQFT
4	REI	24,252
5A	Lowe's	160,780
6	Best Buy	41,540

## HIGHLIGHTS

Total SF	253,060
Parking Spaces	1,328
Parking Ratio	5.2 : 1,000 SF

# CONTACT US



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## **Corporate**

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212.956.2556  
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## **Management**

### **New Jersey**

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