

# PARAMUS CROSSROADS

PARAMUS, NEW JERSEY



## *FULLY APPROVED* NEW RETAIL DEVELOPMENT DELIVERY SUMMER 2018

A DEVELOPMENT BY:



LEASING CONTACT:

THE  
**DARTMOUTH**  
COMPANY

# MARKET OVERVIEW

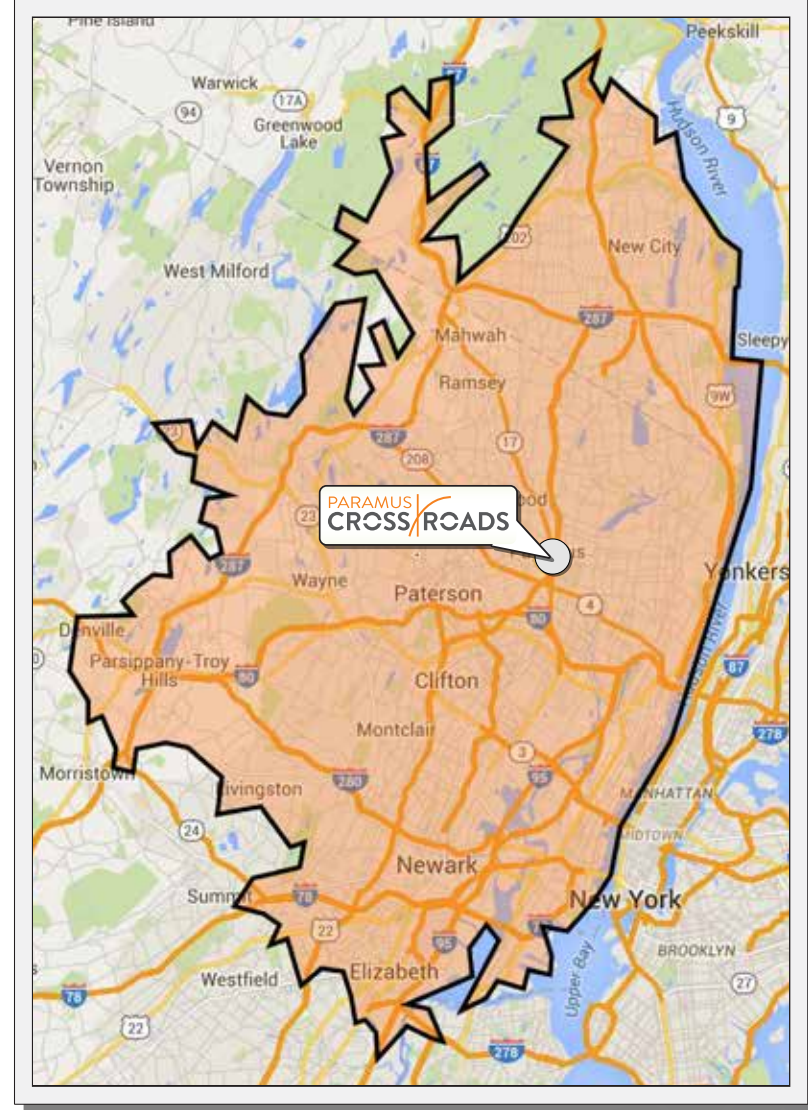
**Paramus Crossroads** is superbly located at the intersection of Route 17 and the Garden State Parkway, right in the heart of the most prominent shopping destination in the United States, with the highest per capita retail spending in the nation (over \$5 billion in annual retail sales).

The quality and variety of shopping, dining, and entertainment options in Paramus is unrivaled. From super-regional malls like Westfield Garden State Plaza, to retail giants such as Target, Lowe's, BJ's and Kohls, to endless choices in both fine and fast-casual dining, this market fits every need of the consumer. That is why shoppers from all over New Jersey, Rockland and Orange County New York, and the Five Boroughs make Paramus their go-to destination.

Home to four major malls and over 9 million square feet of retail space, Paramus continues to attract a variety of retailers from every category. Emerging brands from across the U.S. and abroad and those seeking to open new prototype locations all flock to Paramus. Despite a six-day retail operating week, many national brands like Lord & Taylor, Macy's, Toys R Us, Bed Bath and Beyond, and Sports Authority have chosen to open multiple locations in the borough.

Paramus is the hub of a densely populated market of more than 120,000 residents in just a 3-mile radius, and more than 1.4 million people within 10 miles. Paramus also lays claim to a daytime population of nearly 250,000 within just five miles of Paramus Crossroads.

Paramus is intersected by a number of major highways with incredible average daily traffic counts due to frequency of residents, commuters, and shoppers alike. Among these arteries are: Route 17 (145,000 ADT), Route 4 (146,000 ADT), and Garden State Parkway (115,000 ADT).



## JOIN THESE GREAT NEIGHBORS

- EQUINOX**
- LA|FITNESS
- HOME DEPOT**
- IKEA**
- CAPITAL GRILLE
- Crate&Barrel
- WHOLE FOODS**
- Mitchell Gold +Bob Williams
- DICK'S SPORTING GOODS**
- BED BATH & BEYOND
- AMC**
- The Container Store
- NORDSTROM
- Neiman Marcus



FOR LEASING INFORMATION  
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# PROJECT OVERVIEW

**Paramus Crossroads** is a new development on Route 17 South at the southbound entrance to the Garden State Parkway. Paramus Crossroads, with an approved building height of 36 feet, will lay claim to 440 feet of linear frontage and 40,000 square feet of new retail space.

The center will boast picturesque landscaping, exquisite bold architecture with facades and signage visible from both sides of Route 17 and the Garden State Parkway. The development will feature direct right-in and right-out access on Route 17 South, and accessibility from Route 17 North via a convenient turn-around at Midland Avenue.

This high-profile location will be home to retailers seeking prominent visibility in the strongest retail market in the U.S. Brands will enjoy the high volume of traffic, high population counts - both residential and daytime - and impressive household income levels.

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**CROSSROADS**

# PARAMUS CROSSROADS



## PROPERTY CHARACTERISTICS

<b>ADDRESS:</b>	289-315 Route 17 South, Paramus, New Jersey 07652
<b>GLA:</b>	40,000 Square Feet of New Retail
<b>FRONTAGE:</b>	440 Feet on Route 17 South
<b>BUILDING HEIGHT:</b>	36 Feet
<b>TRAFFIC COUNTS:</b>	Route 17: 145,109 ADT Garden State Parkway 115,000 ADT
<b>ACCESS:</b>	Route 17 South: Direct right-in, right out Route 17 North: Turn-around at Midland Avenue
<b>PARKING COUNT:</b>	5 to 1
<b>AVAILABLE LEASING SPACE:</b>	2,400-20,000 SQ FT
<b>RENTAL RATE:</b>	Upon Request
<b>NNN:</b>	Estimated \$8.50 PSF

## 2017 DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES	30 MINUTES
<b>POPULATION</b>	498,390	1,806,005	6,042,282	10,009,637
<b>DAYTIME POPULATION</b>	254,361	832,934	3,719,166	5,509,964
<b>MEDIAN HOUSEHOLD INCOME</b>	\$88,873	\$81,886	\$77,188	\$74,377
<b>AVERAGE HOUSEHOLD INCOME</b>	\$109,389	\$103,971	\$106,405	\$100,492
<b>% BACHELOR'S DEGREE OR HIGHER</b>	39.4%	39.3%	40.5%	39.1%

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# ABOUT PARAMUS BERGEN COUNTY



**Bergen County** is New Jersey's most populous, with 917,045 residents. There are staggering daytime populations of 250,150 employees within 5 miles, and 731,560 within 10 miles of Paramus Crossroads. In addition to a number of major malls in the Paramus area, there are 8.14 million square feet of office space within three miles of Paramus Crossroads, helping to contribute to the astounding daytime counts.



**Bergen County** boasts one of the highest average household income levels in the United States, at \$112,745 – good for 16th in the entire nation. The borough of **Paramus** by itself far exceeds that number, with an average household income of \$133,782.



**Paramus** roadways have some of the highest traffic counts in New Jersey. Route 17 has 145,109 vehicles per day, while neighboring Route 4 and the Garden State Parkway have 146,406 and 115,000, respectively. The roadways in Paramus are utilized on a daily basis by residents, commuters, and shoppers alike, given the borough's prime access to four major malls and several major arteries to New York City, Central and Southern New Jersey, and Upstate New York.



**Paramus** generates more than \$5 billion in retail sales per year – more than any other zip code in the United States. This total is in spite of the fact that most retail in Paramus is closed on Sundays.



**Bergen County** is the #1 county in New Jersey for bank deposits, accounting for over 50% more than the next highest county, Hudson. The borough of Paramus is home to a number of major private wealth management companies, including: Merrill Lynch, Morgan Stanley, UBS, Fidelity, and RBC.



30 major national retailers have 2 stores in the Paramus market. Among these are brands such as: Bed Bath & Beyond, Macy's, Toys-R-U's, Best Buy, Party City, and Pier 1 Imports. New Jersey charges no sales tax on clothing or shoes, providing a very attractive shopping destination market for residents from Upstate New York and the Five Boroughs.

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# PARAMUS CROSSROADS

# RENDERINGS



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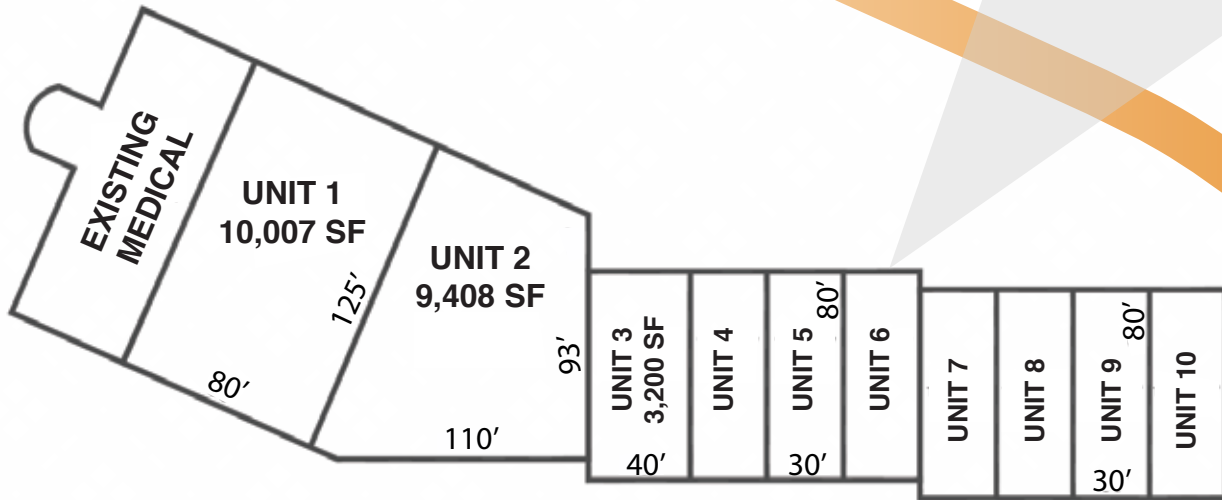
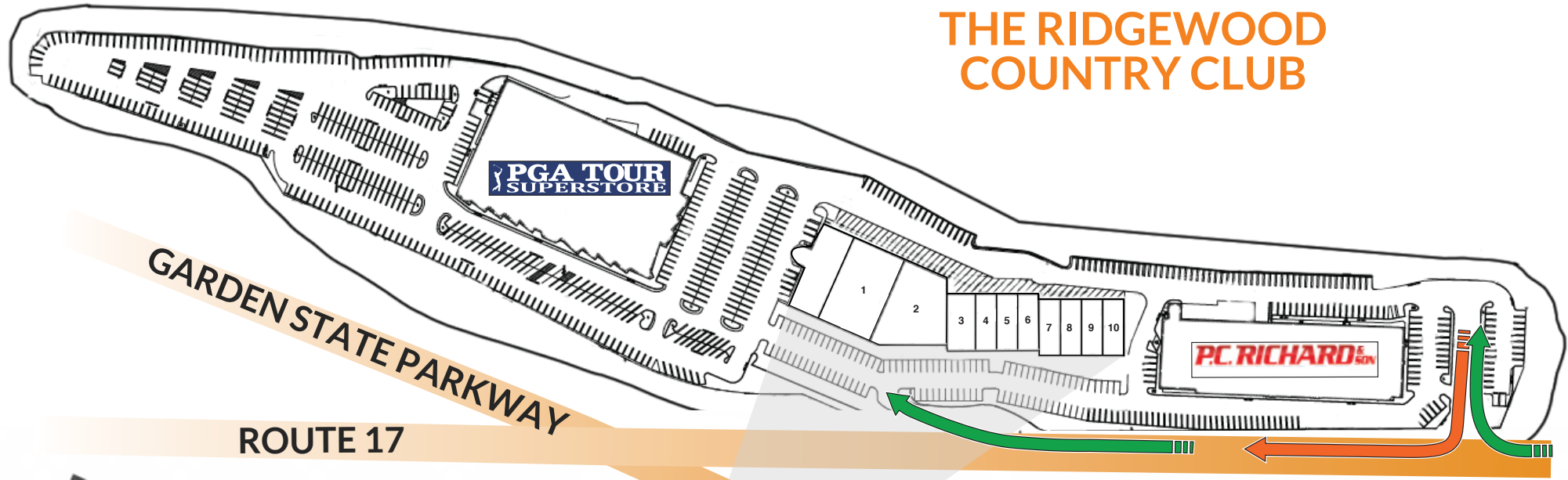
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# SITE PLAN



# SITE PLAN - AERIAL

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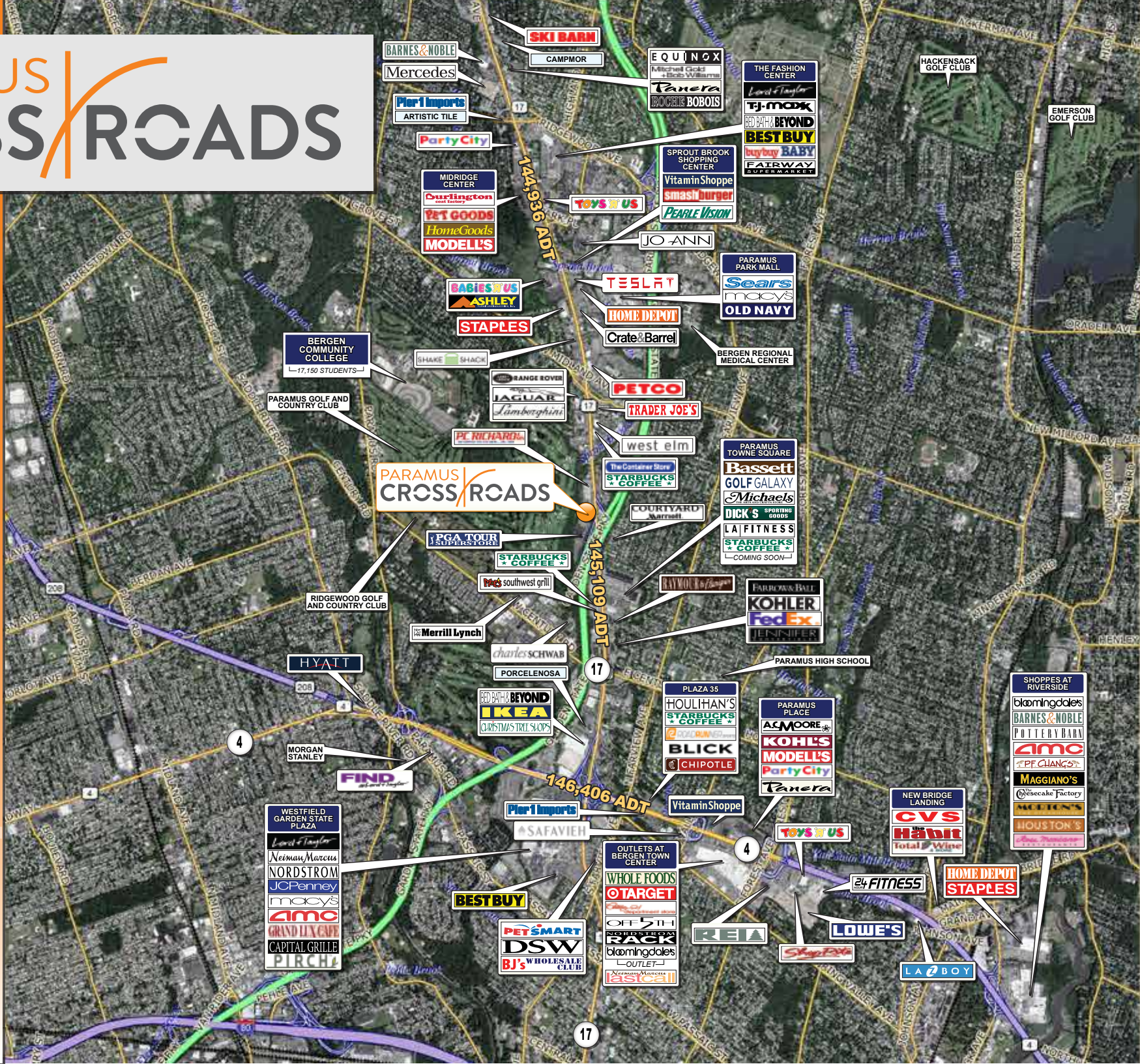
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 COMPANY

- WESTFIELD GARDEN STATE PLAZA
- Levi's & Taylor
- Neiman Marcus
- NORDSTROM
- JCPenney
- macy's
- amc
- GRAND LUX CAFE
- CAPITAL GRILLE
- PIRCHI

**FIND**

MORGAN STANLEY

**HYATT**

RIDGEWOOD GOLF AND COUNTRY CLUB

Merrill Lynch

- RED BATH & BEYOND
- IKEA**
- CHRISTMAS TREE SHOPS

Porcelenosa

PGA TOUR SUPERSTORE

STARBUCKS & COFFEE

STARBUCKS & COFFEE

PGA TOUR SUPERSTORE

**PARAMUS CROSSROADS**

PC RICHARDSON

JAGUAR

RANGE ROVER

SHAKE SHACK

**STAPLES**

BABIES R US

ASHLEY

HomeGoods

PET GOODS

Curlington

MIDRIDGE CENTER

Party City

ARTISTIC TILE

Pier 1 Imports

Mercedes

BARNES & NOBLE

- BESTBUY**
- PET SMART
- DSW
- BJ's WHOLESALE CLUB

Safavieh

Pier 1 Imports

146,406 ADT

- OUTLETS AT BERGEN TOWN CENTER
- WHOLE FOODS
- TARGET
- OFF 2nd
- THE RACK
- blomingdales
- OUTLET
- gastrol

Vitamin Shoppe

CHIPOTLE

BLICK

HOULIHAN'S

STARBUCKS & COFFEE

STARBUCKS & COFFEE

PLAZA 35

- PARAMUS PLACE
- ACMOORE
- KOHL'S
- MODELL'S
- Party City
- Tanera

PARAMUS HIGH SCHOOL

PARAMUS TOWNE SQUARE

Bassett

GOLF GALAXY

Michaels

DICK'S

LA FITNESS

STARBUCKS & COFFEE

STARBUCKS & COFFEE

PARAMUS TOWNE SQUARE

PARAMUS PARK MALL

Sears

macy's

OLD NAVY

PARAMUS PARK MALL

PARAMUS TOWNE SQUARE

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- SHOPPES AT RIVERSIDE
- blomingdales
- BARNES & NOBLE
- POTTERY BARN
- amc
- PF CHANG'S
- MAGGIANO'S
- Chesapeake Factory
- MULLIN'S
- HOUSTON'S

- SHOPPES AT RIVERSIDE
- blomingdales
- BARNES & NOBLE
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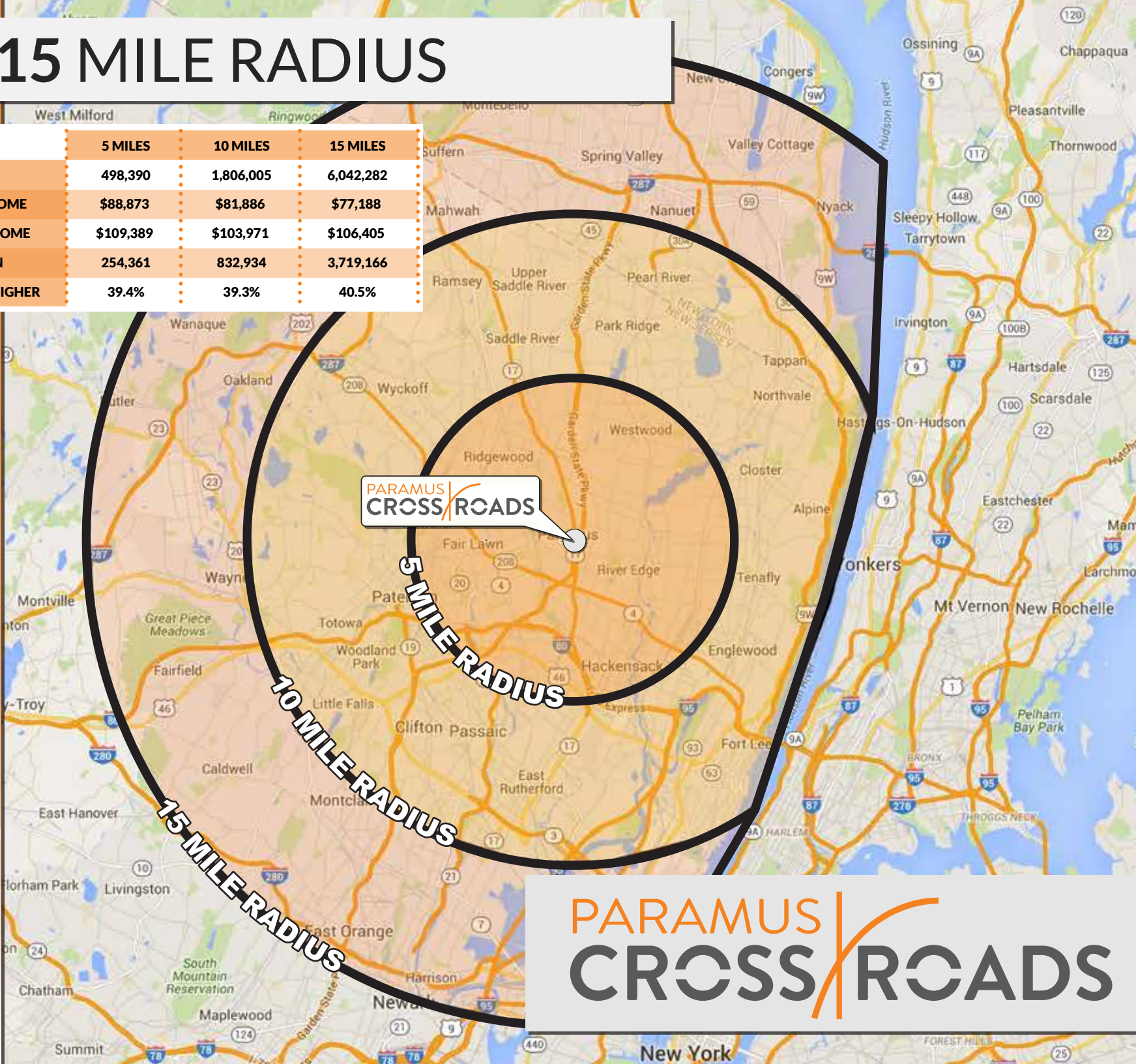
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# 5, 10 & 15 MILE RADIUS

	5 MILES	10 MILES	15 MILES
POPULATION	498,390	1,806,005	6,042,282
MEDIAN HOUSEHOLD INCOME	\$88,873	\$81,886	\$77,188
AVERAGE HOUSEHOLD INCOME	\$109,389	\$103,971	\$106,405
DAYTIME POPULATION	254,361	832,934	3,719,166
% BACHELOR'S DEGREE OR HIGHER	39.4%	39.3%	40.5%



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5 MILE RADIUS

10 MILE RADIUS

15 MILE RADIUS

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# 30 MINUTE DRIVE

## POPULATION

30 MINUTES

10,009,637

## DAYTIME POPULATION

5,509,964

## MEDIAN HOUSEHOLD INCOME

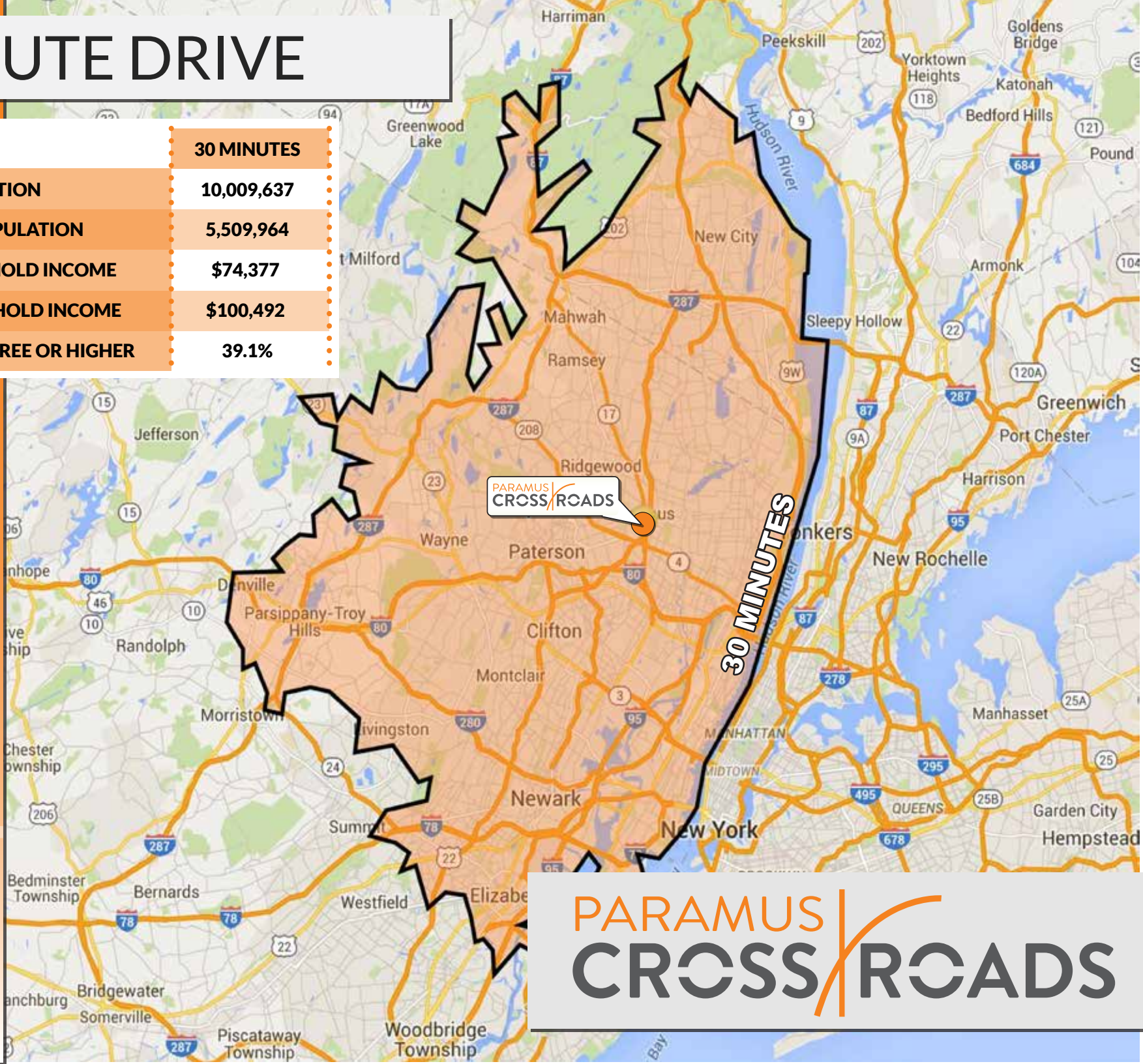
\$74,377

## AVERAGE HOUSEHOLD INCOME

\$100,492

## % BACHELOR'S DEGREE OR HIGHER

39.1%



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