



Free Standing Highway Retail For Lease

743 Route 17 South, Paramus
Bergen County, New Jersey 07652

PROPERTY DESCRIPTION

Former Boston Market restaurant and training facility of 5,610 SF, on grade and situated on 1.12 acres along Route 17 South in Paramus. This site affords excellent visibility, featuring over 170 feet of frontage along the highway. Convenient access, with direct entry via Route 17 and adjacent jughandle providing ingress at the rear of the property and allowing access from Route 17 North. Strategically positioned within Bergen County's most bustling retail corridor, this location presents ample opportunities for a diverse range of business ventures to thrive.

AVAILABLE SPACE

5,610 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

RETAXES

+/- \$43,000 projected 2024

TRAFFIC COUNT

118,639 VPD Route 17
61,625 VPD Route 17 South
57,014 VPD Route 17 North

PARKING

57 On-Site Parking Spaces

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

David Greenman

Sr. VP Retail Services

908.604.6900 Ext. 106

dgreenman@silbertrealestate.com

Brian S. Silbert

President & CEO

908.604.6900 Ext. 116

info@silbertrealestate.com

SILBERT

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

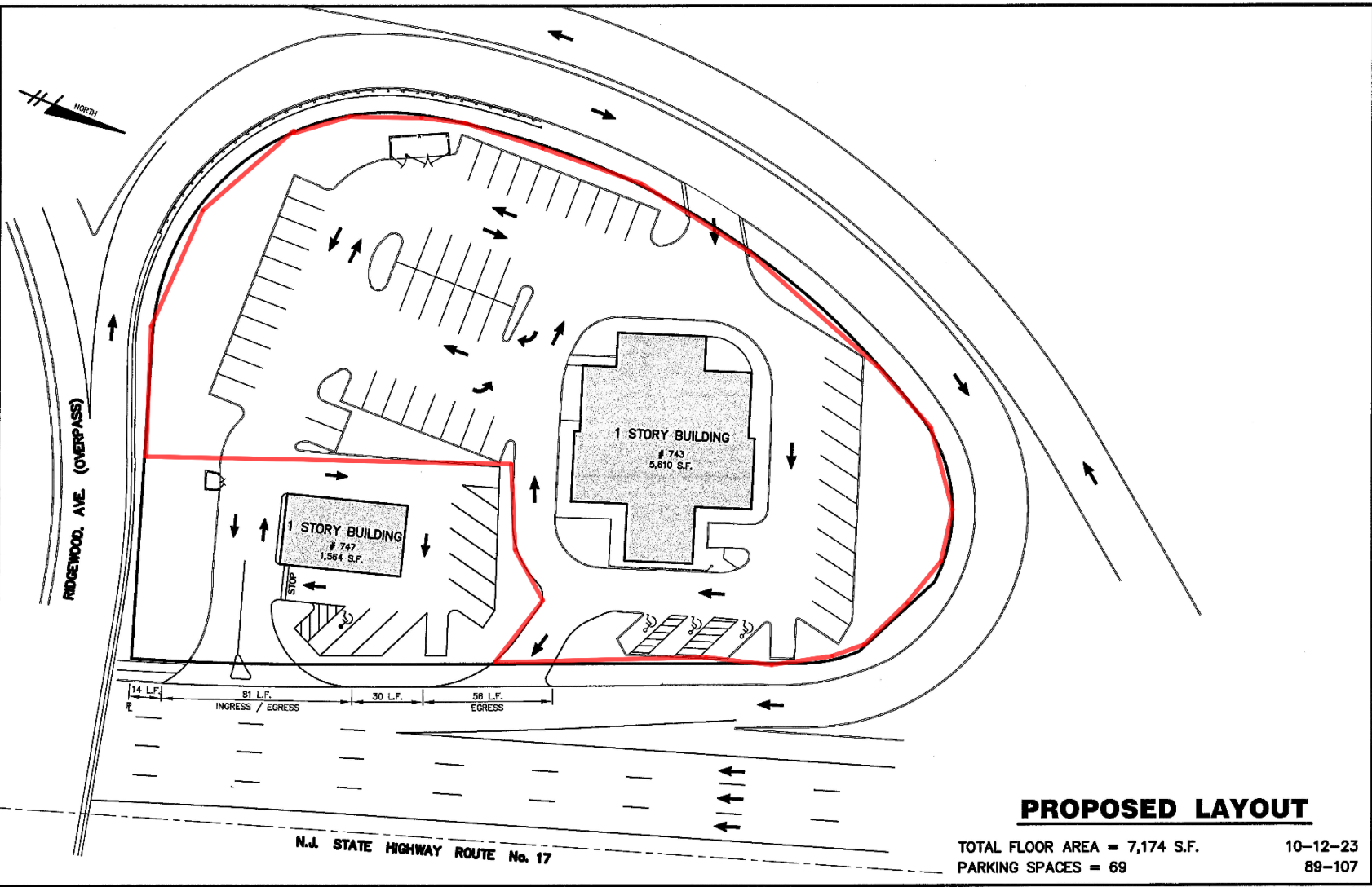
REALTY & MANAGEMENT COMPANY, INC.



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PROPOSED DOT INGRESS/EGRESS PLAN

RE: 11/8/00/01/07-NEW YORK LA. STEEDER, 743 ROUTE 17 SOUTH, PARAMUS, NY 10763-0112, SITE PLAN/PRO. TAB: Concept: L&S: 1/17, RY: CADZ: REVISE-A - LEFT SIDE SWAMP 40'-600M P&L&PDS, PLOT DATE: 2023-10-12, 2:25 PM, 50221

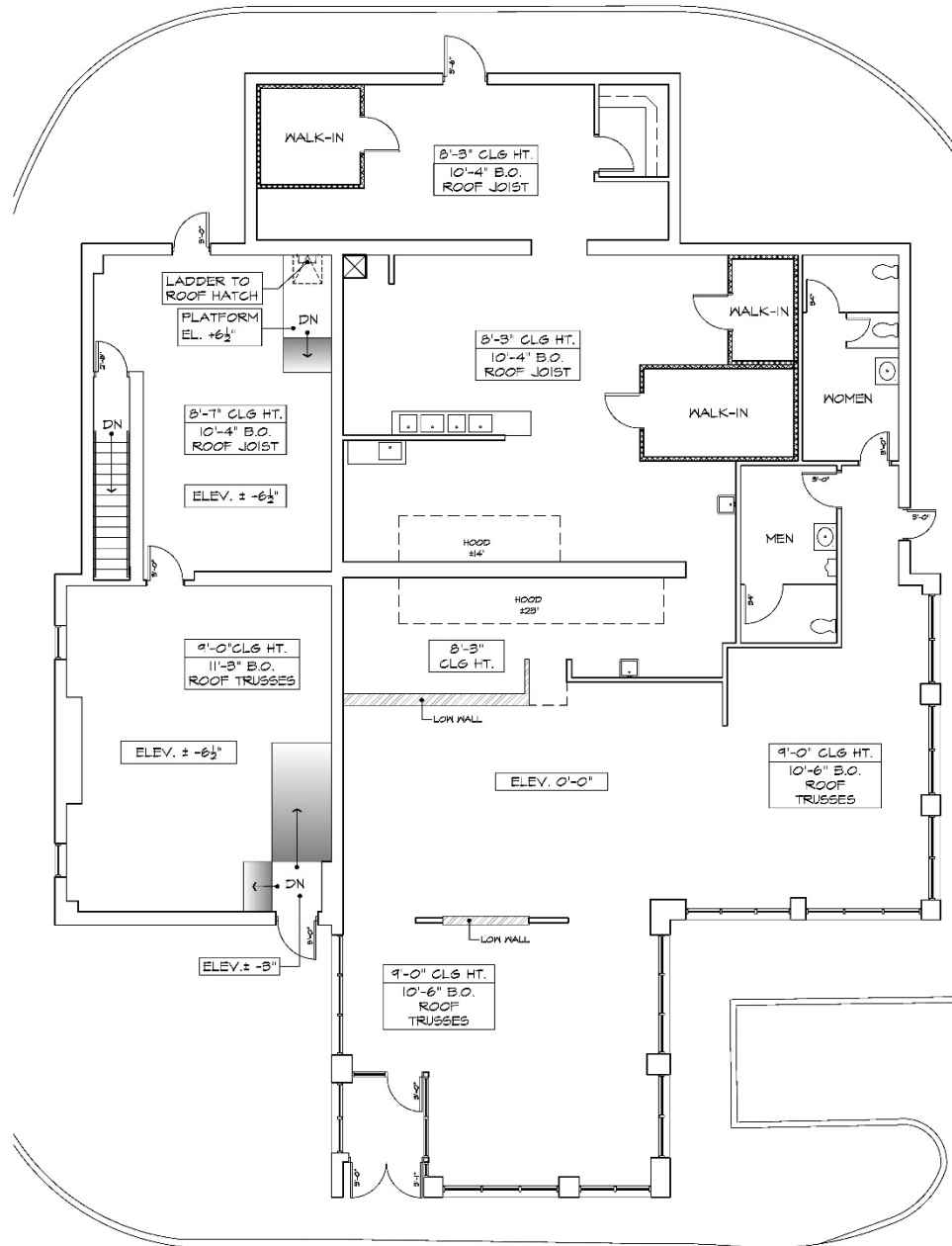


PROPOSED LAYOUT

TOTAL FLOOR AREA = 7,174 S.F.
PARKING SPACES = 69

10-12-23
89-107

EXISTING CONDITIONS



RETAIL IMMEDIATE TRADE AREA AERIAL (2.5 MILES)



MEDICAL IMMEDIATE TRADE AREA AERIAL (2.5 MILES)



AREA DEMOGRAPHICS

1 Mile Radius

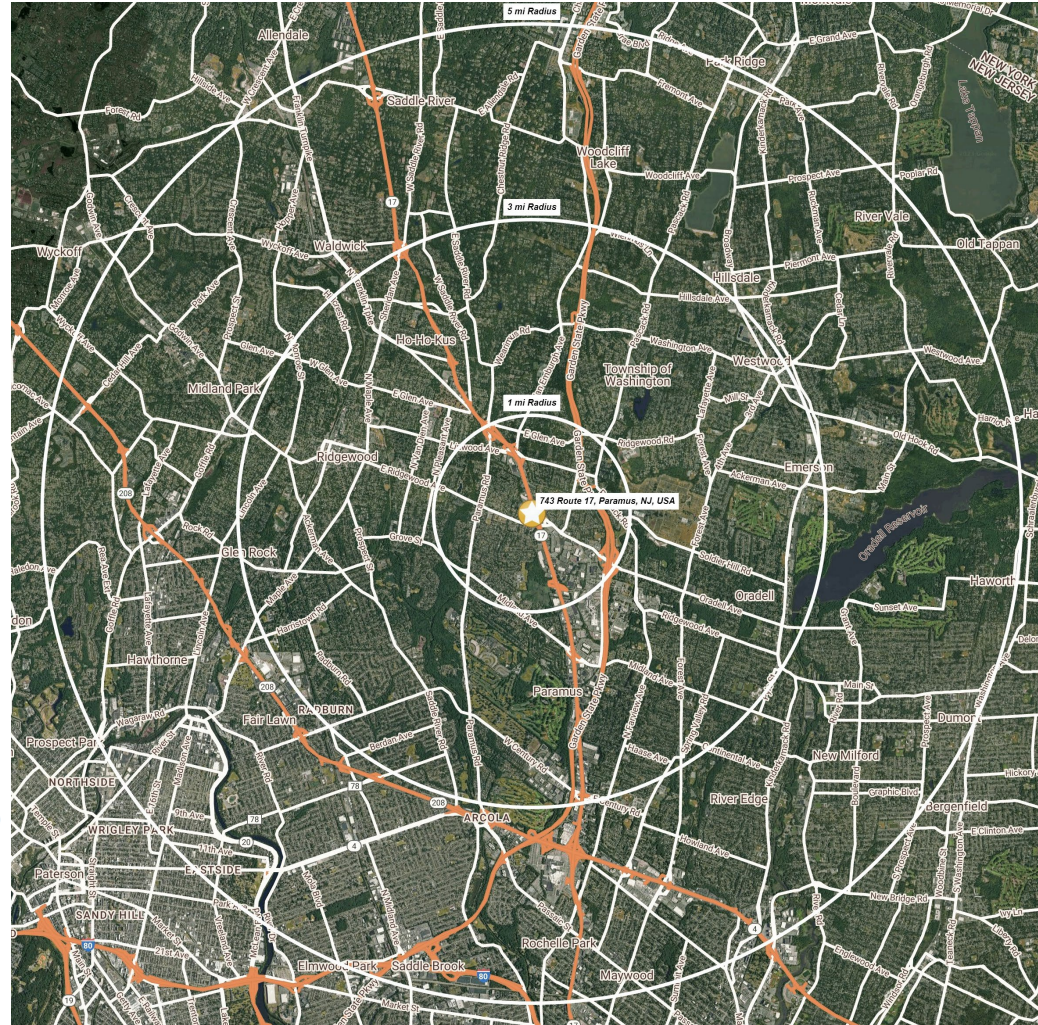
Population	9,580
Median HH Income	\$160,103
Average HH Income	\$233,801
Median Age	47.1
Total Households	3,118
Daytime Population	12,076

3 Mile Radius

Population	102,806
Median HH Income	\$182,060
Average HH Income	\$250,073
Median Age	44.2
Total Households	35,073
Daytime Population	77,528

5 Mile Radius

Population	329,174
Median HH Income	\$151,480
Average HH Income	\$199,763
Median Age	42.0
Total Households	116,493
Daytime Population	230,650



AREA DEMOGRAPHICS CONT.

