

Bergen Town Center – Paramus NJ

14,750 SF available for lease





BERGEN TOWN CENTER

1 Bergern Town Center, Paramus, NJ 07652

1
Most visited regional
mall in New Jersey

2nd
Largest shopping
center in Paramus

84,892 VPD
Located off heavily
trafficked Route 4

\$6.2 Billion
Annual retail spend
within a 5-mile radius

11.8 Million
Visitors to the
center in 2023

11.2 Million
Cunsumers within
a 20-mile radius



HIGHLIGHTS



PROPERTY HIGHLIGHTS

Metro Area	Acres	Parking Spaces
NY/NJ	34.9	4,297
County	Total SF	Center Type
Bergen	1,015,024	Regional Mall/ Value Center

TENANT MIX



DEMOGRAPHICS 3-MILE RADIUS



182,491
Population



\$148,169
Average HHI



48.2%
College
Educated



42.2
Median Age





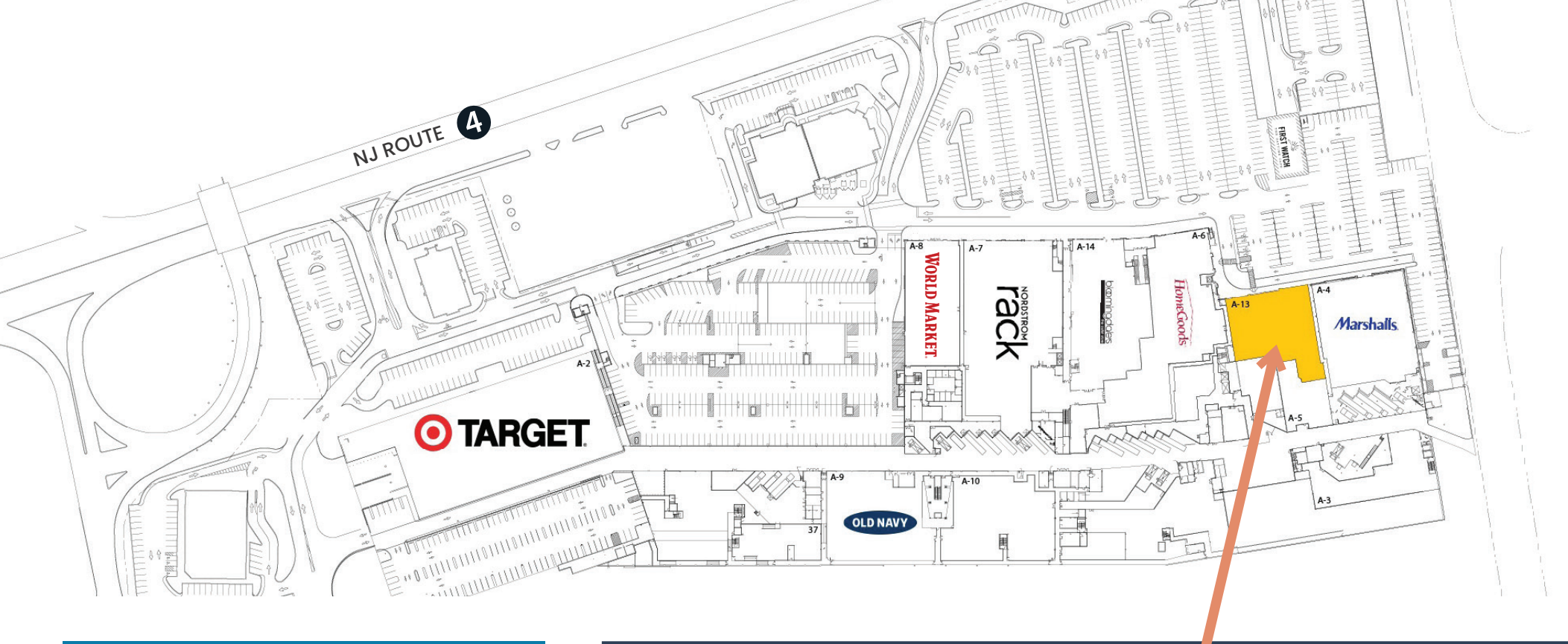
Signage opportunities of enhanced visibility to
84,892 Vehicles per day on Route 4

LEASING OPPORTUNITY

- Area for **DROP-OFF/PICK-UP** or **VALET**
- **FIRST WATCH OPENING 2025**
For breakfast and lunch
- **170** Parking spaces

STORE FRONT & INTERIOR





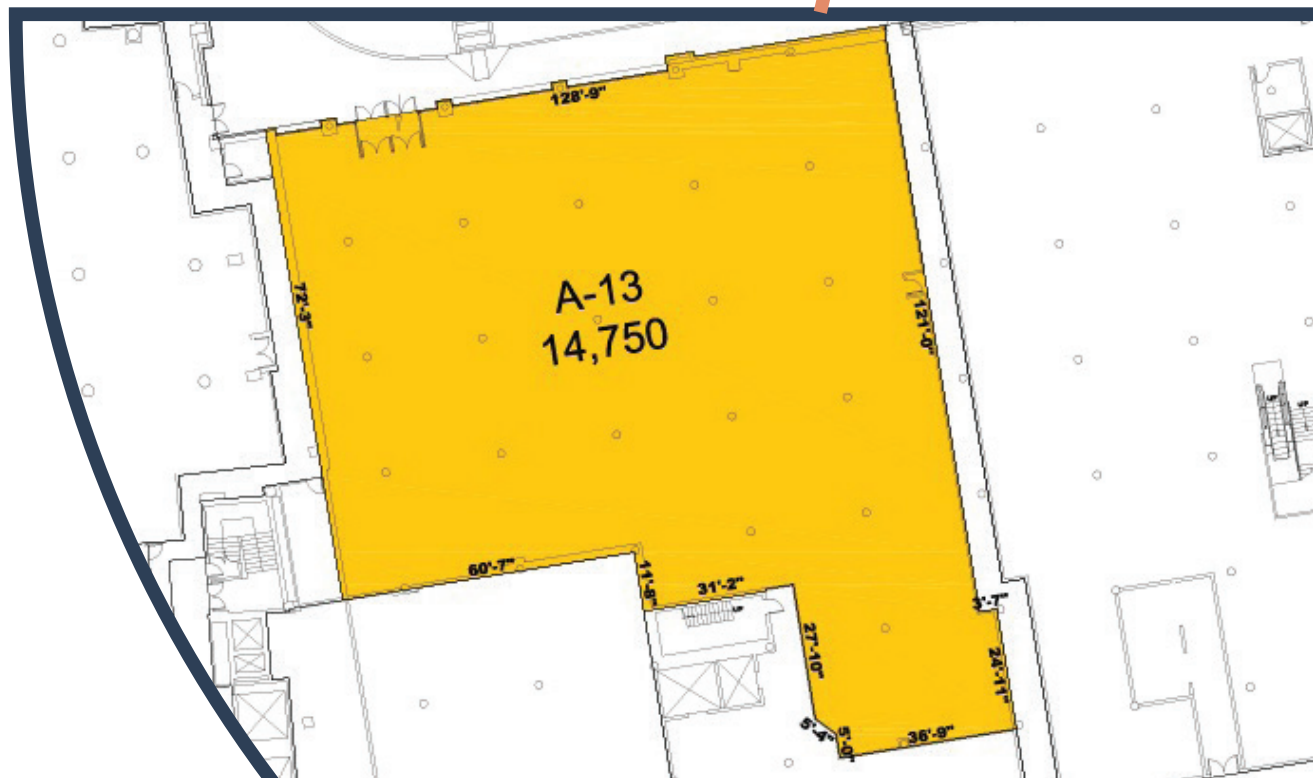
LEASING OPPORTUNITY

Regional Access

- Garden State Parkway
- Route 17
- Route 4
- Interstate 80

The Ideal Space For:

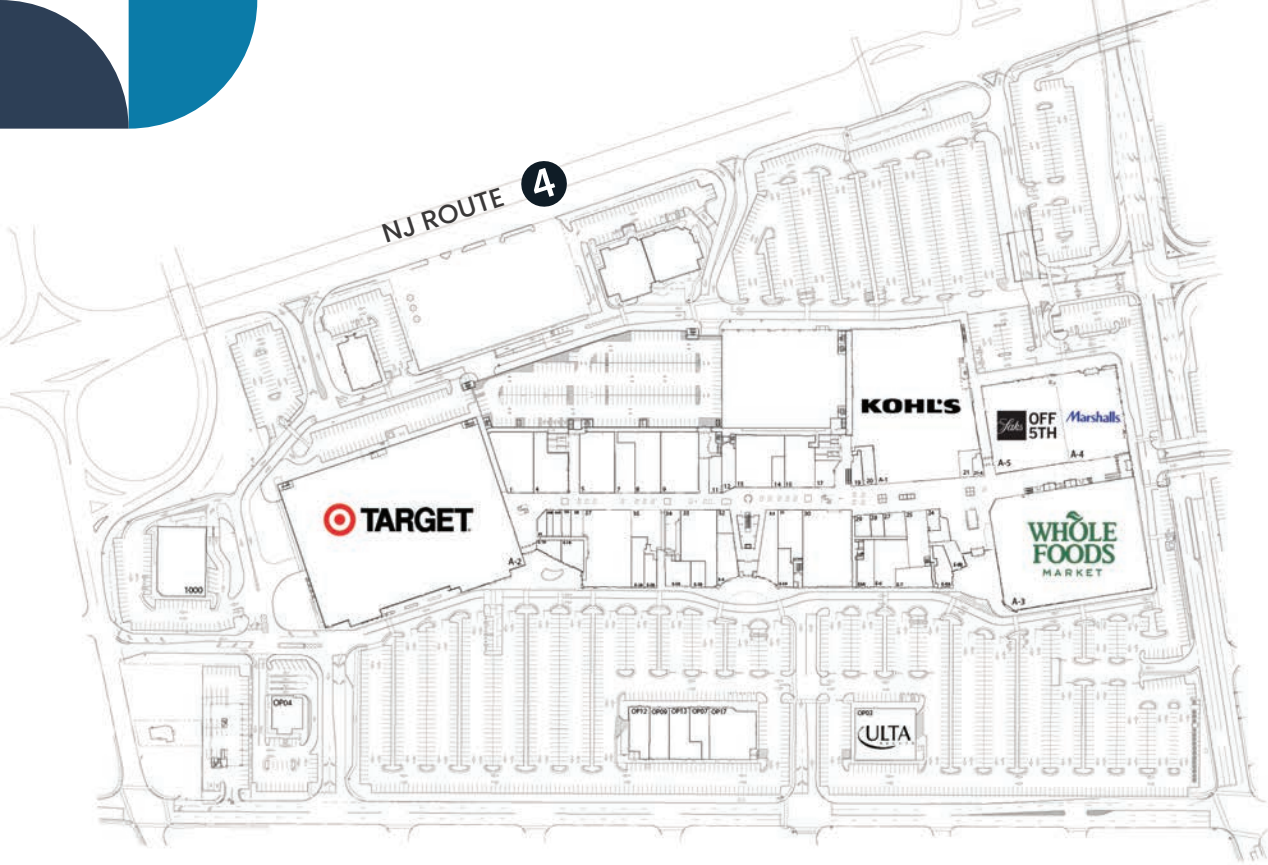
- Fitness
- Medical
- Children's Entertainment
- Retail
- Restaurants



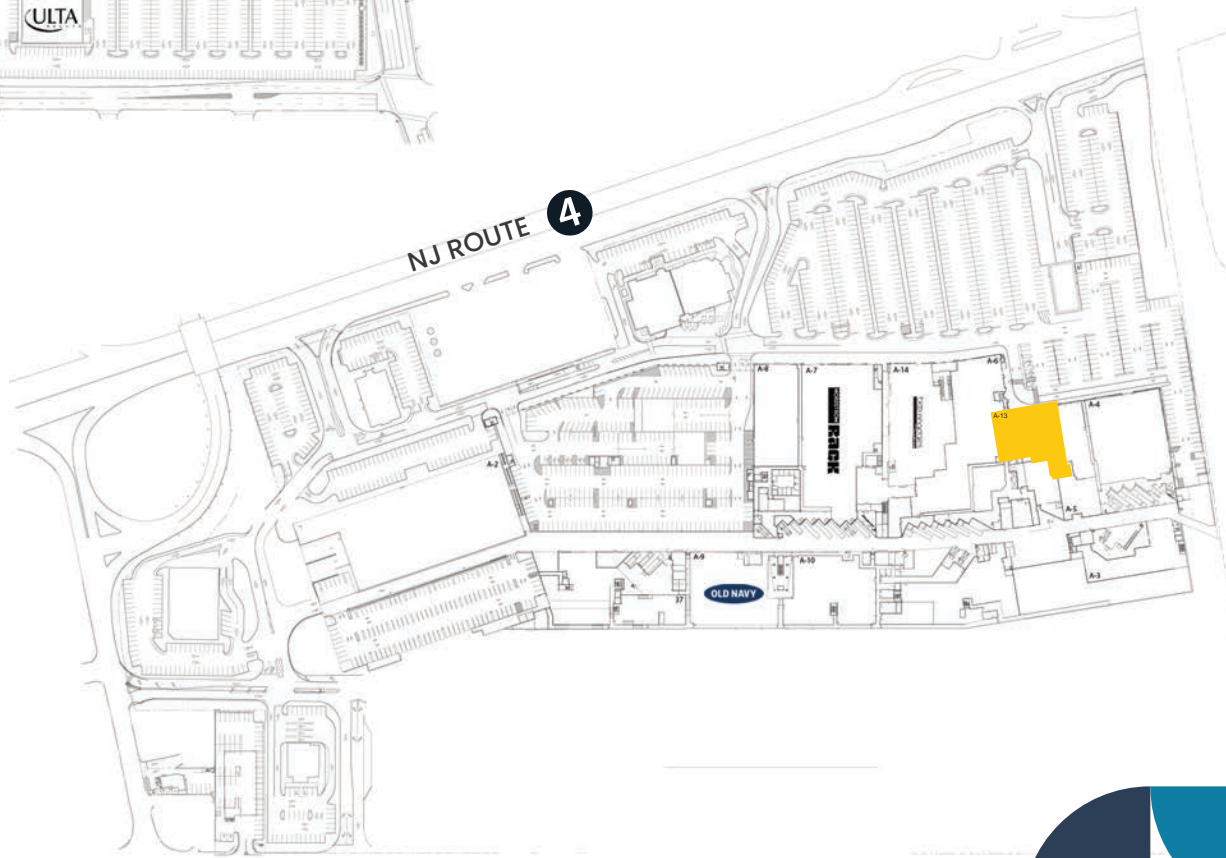
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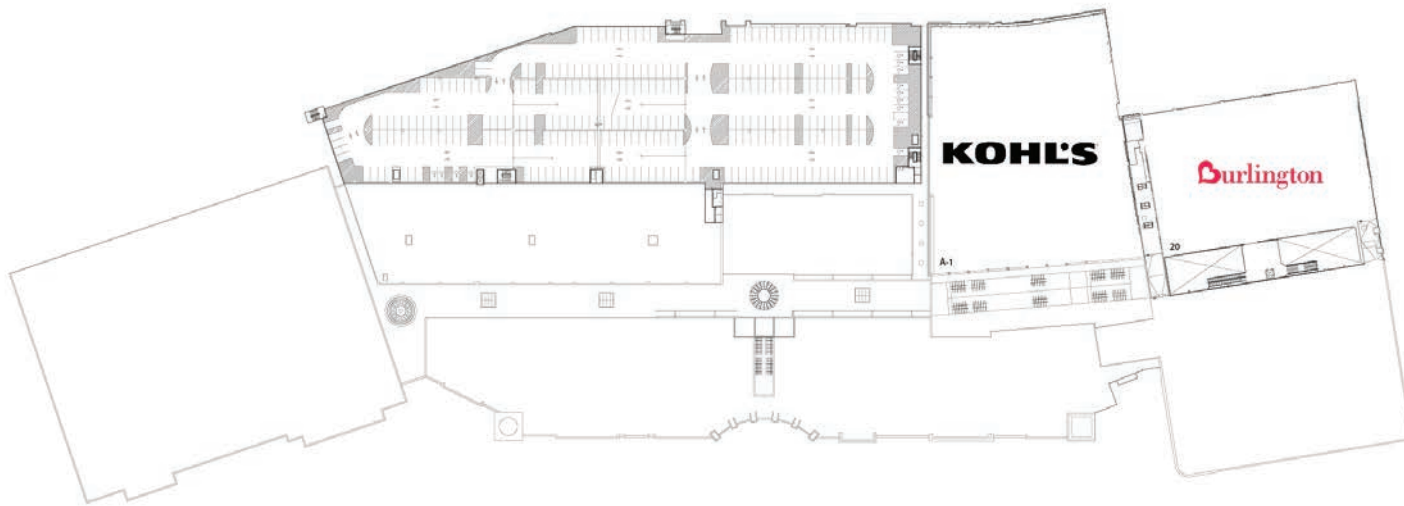
FLOOR 01



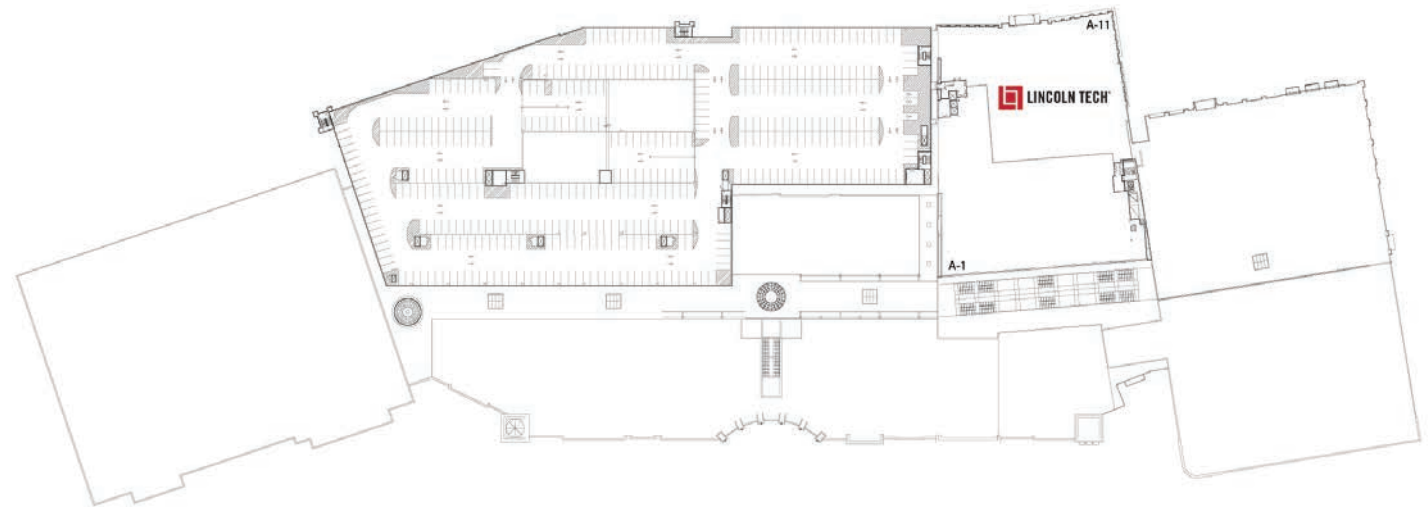
FLOOR -1

at grade facing Route 4





FLOOR 02



FLOOR 03



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