

PARAMUS (BERGEN TOWN CENTER EAST)

2200 BERGEN TOWN CENTER, PARAMUS, NJ 07652



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Bergen

Located next to the powerhouse Bergen Town Center in Paramus, NJ, this property features Lowe's, REI and Best Buy. 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.

TOTAL SF
253,060

ACRES
28.1

PARKING SPACES
1,328

PARKING RATIO
5.25:1,000 SF

CENTER TYPE
Power Center

DEMOGRAPHICS 3-MILE RADIUS

 **179,874**
POPULATION

 **41.6**
MEDIAN AGE

 **\$130,712**
AVERAGE HHI

 **47.9%**
COLLEGE
EDUCATED

LEASING AGENTS

LEIGH LYONS | llyons@uedge.com | 201-571-3508

SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

PARAMUS (BERGEN TOWN CENTER EAST)

2200 BERGEN TOWN CENTER, PARAMUS, NJ 07652

FLOOR 99



#	TENANTS	SQFT
1	Available	1,468
2	Available	4,295
3A	Available	4,827
4	REI	24,252
5a	Lowe's	160,780
6	Best Buy	41,540
03	Spirit Halloween	9,498

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

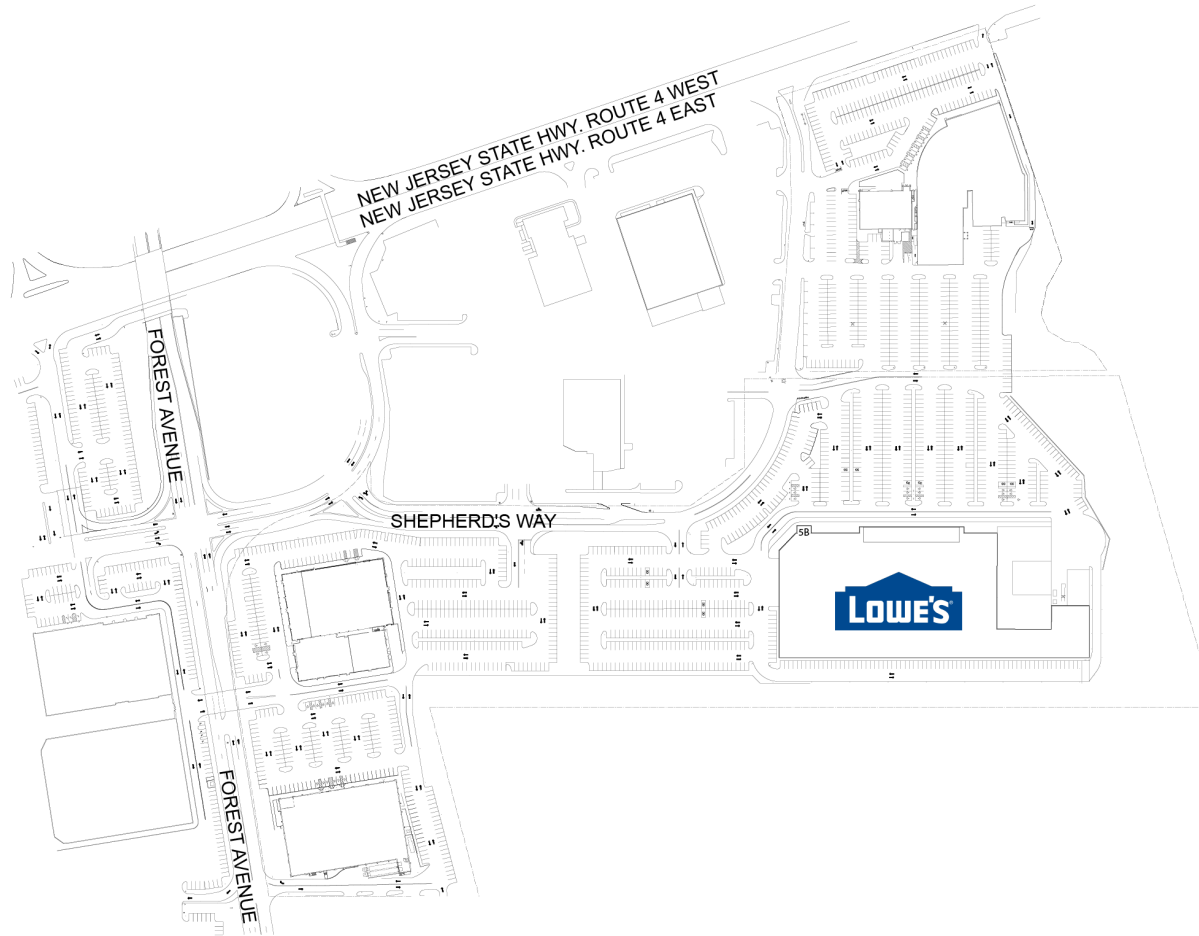
LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

PARAMUS (BERGEN TOWN CENTER EAST)

2200 BERGEN TOWN CENTER, PARAMUS, NJ 07652



FLOOR 991



#	TENANTS	SQFT
5b	Lowe's	6,400

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.