

16,970 SF - FOR LEASE / SALE

PARAMUS, NJ
HUFFMAN KOOS BUILDING
461 ROUTE 17 SOUTH



HUFFMAN KOOS BUILDING

- Available Immediately
- Free Standing Building
- Prime Retail Site Located in the Heart of the Paramus Retail Corridor
- Excellent Visibility and Frontage on Busy Route 17
- Abundant Parking
- 155,000+ Daily Car Count

NEIGHBORING TENANTS

- Verizon
- Shake Shack
- Vitamin Shoppe
- Home Depot
- Crate & Barrel
- Prestige Mercedes
- PGA Store
- Staples
- Babies R' Us
- Ashley Furniture

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,348	108,296	407,889
Daytime Population	14,211	76,064	208,406
Households	1,796	37,425	145,709
Avg. HH Income	\$134,532	\$139,926	\$112,091

EXCLUSIVE BROKERS

LEW FINKELSTEIN

201.703.9700 ext. 122
lfinkelstein@thegoldsteingroup.com

CJ HUTER

201.703.9700 ext. 118
cjhuter@thegoldsteingroup.com



16,970 SF - FOR LEASE / SALE



EXCLUSIVE BROKERS

LEW FINKELSTEIN

201.703.9700 ext. 122
lfinkelstein@thegoldsteingroup.com

CJ HUTER

201.703.9700 ext. 118
cjhuter@thegoldsteingroup.com

