

OFFERING MEMORANDUM

STICKLEY - PARAMUS, NJ SHOWROOM

55 E State Route 4, Paramus, NJ 07652



22,364 SF | SINGLE STORY | 63 SURFACE PARKING SPACES

FOR MORE INFORMATION:

GREINER-MALTZ
REAL ESTATE

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OFFERING MEMORANDUM

55 E STATE ROUTE 4
Paramus, New Jersey

AVAILABLE

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Tenant agrees that the proposed lease price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Tenant agrees that it shall, and that it shall cause Tenant's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Tenant agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Tenant's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

55 E STATE ROUTE 4

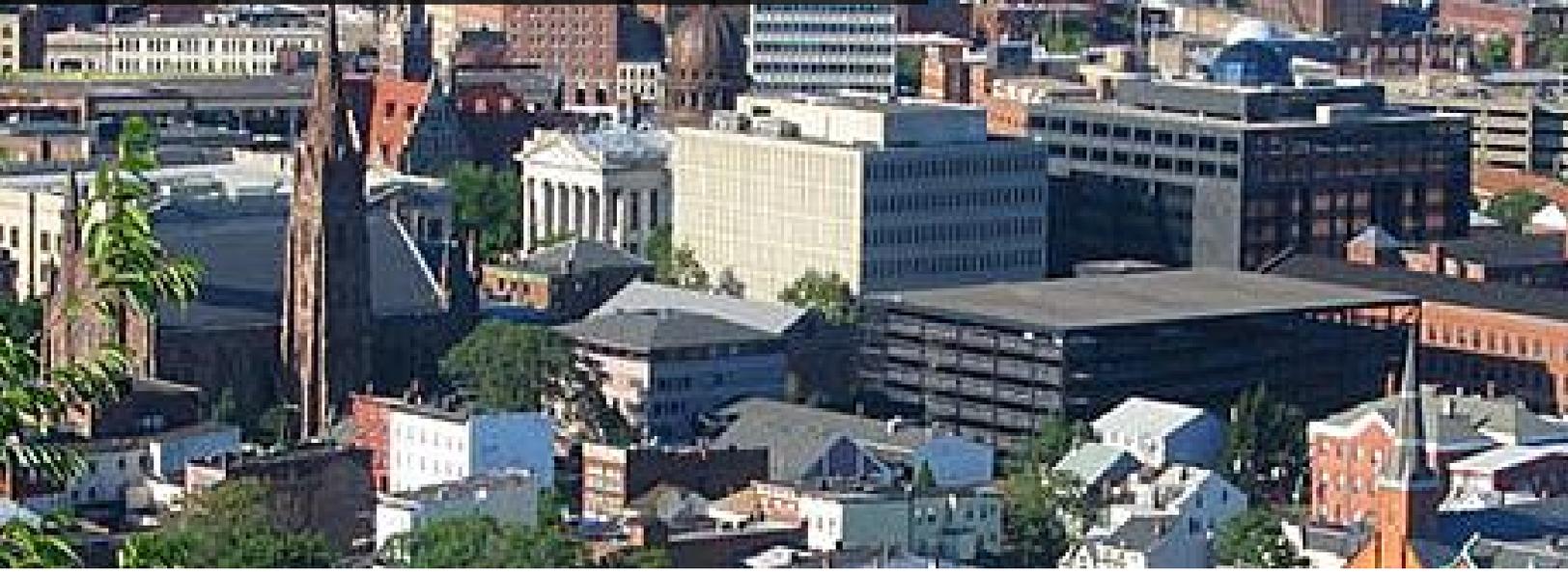
Paramus, New Jersey

55 E. Route 4, is a 22,364 SF retail property located in Paramus, New Jersey, consisting of two (2) parcels that sit on a combined 1.72 acres (1.12 and 0.60 respectively.) The retail property features 839 SF of warehouse space and 63 surface parking spaces.

This current Stickley showroom is centrally located with easy access to I17 and Route 4, both the Anderson Street Commuter and New Bridge Landing Commuter Rails (Pascack Valley Line) in addition to the LaGuardia Airport (30 min drive), the Newark Liberty International Airport (37 min drive) and the Westchester County Airport (50 min drive).



MARKET OVERVIEW



Paramus, New Jersey

Paramus is a borough in the central portion of Bergen County, in the U.S. state of New Jersey. A suburban bedroom community of New York City, Paramus is located 15 to 20 miles northwest of Midtown Manhattan and approximately 8 miles west of Upper Manhattan. The Wall Street Journal characterized Paramus as "quintessentially suburban". The borough is also a major commercial hub for North Jersey (home to Garden State Plaza and various corporate headquarters).



POPULATION

City: Paramus

26,806

State: New Jersey 9,267,000

Households 2022

2 Mile

22,595

5 Mile

196,007

10 Mile

895,642

Avg. Household Size

2.6

2.8

2.7

Avg. Household Income

\$136,684

\$118,450

\$103,790

Median Home Value

\$441,595

\$418,077

\$453,291

MEDIAN AGE

City: Paramus

48.5 Years

State: New Jersey 40 Years

MEDIAN HOUSEHOLD INCOME

City: Paramus

\$130,446

State: New Jersey \$89,703

ECONOMIC INDICATORS

6.9 %

Paramus
Unemployment Rate

3.4 %

U.S.
Unemployment Rate

HOUSEHOLDS

City: Paramus

614,870

State: New Jersey 2,643,430

2.7

Average
Household Size

Population 22+ by Educational Attainment

Highest level of education among people aged 22 years
and older as % more or less than New Jersey at large.

Some High School, No Diploma	12%
High School Grad	27%
Advanced Degree	13%
Some College, No Degree	21%
Associate's Degree	4%
Bachelor's Degree	23%

SITE OVERVIEW

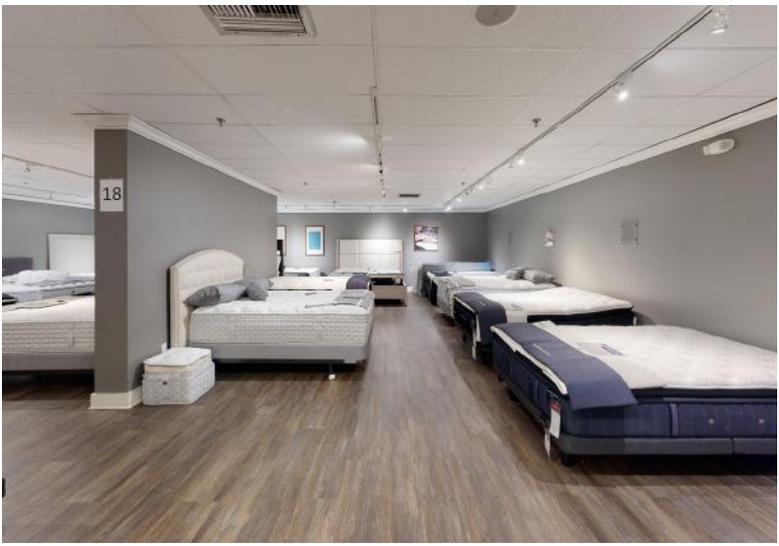
SITE

Property Type:	Retail
Building Class:	Class A
Parcel IDs (#1 & #2):	(#1) Block 604, Lot 10, (#2) Block 604, Lot 8
Year Built:	2000
Acreage (#1 & #2):	(#1) 1.12 Acres; (#2) 0.60 Acres
SF:	22,364
Floors:	1
Parking:	63
Ceiling Height:	12' (Floor to Roof Deck)
Megawatts Available:	450 amp / 3 phase
Electric Provider:	PSE & G
Gas Provider:	PSE & G
Water:	Veolia Water NJ
Heat:	Natural Gas
Cooling:	Electric
Roof:	Rubber membrane; 20+ Years old
Mechanicals:	Carrier RTUs; 3 - 20-ton units; 1 ton per 35 SF

OPERATING EXPENSES - NNN (ESTIMATED)

Real Estate Tax:	\$6.50
CAM:	\$2.00
Insurance:	\$0.25
Total:	\$8.75









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