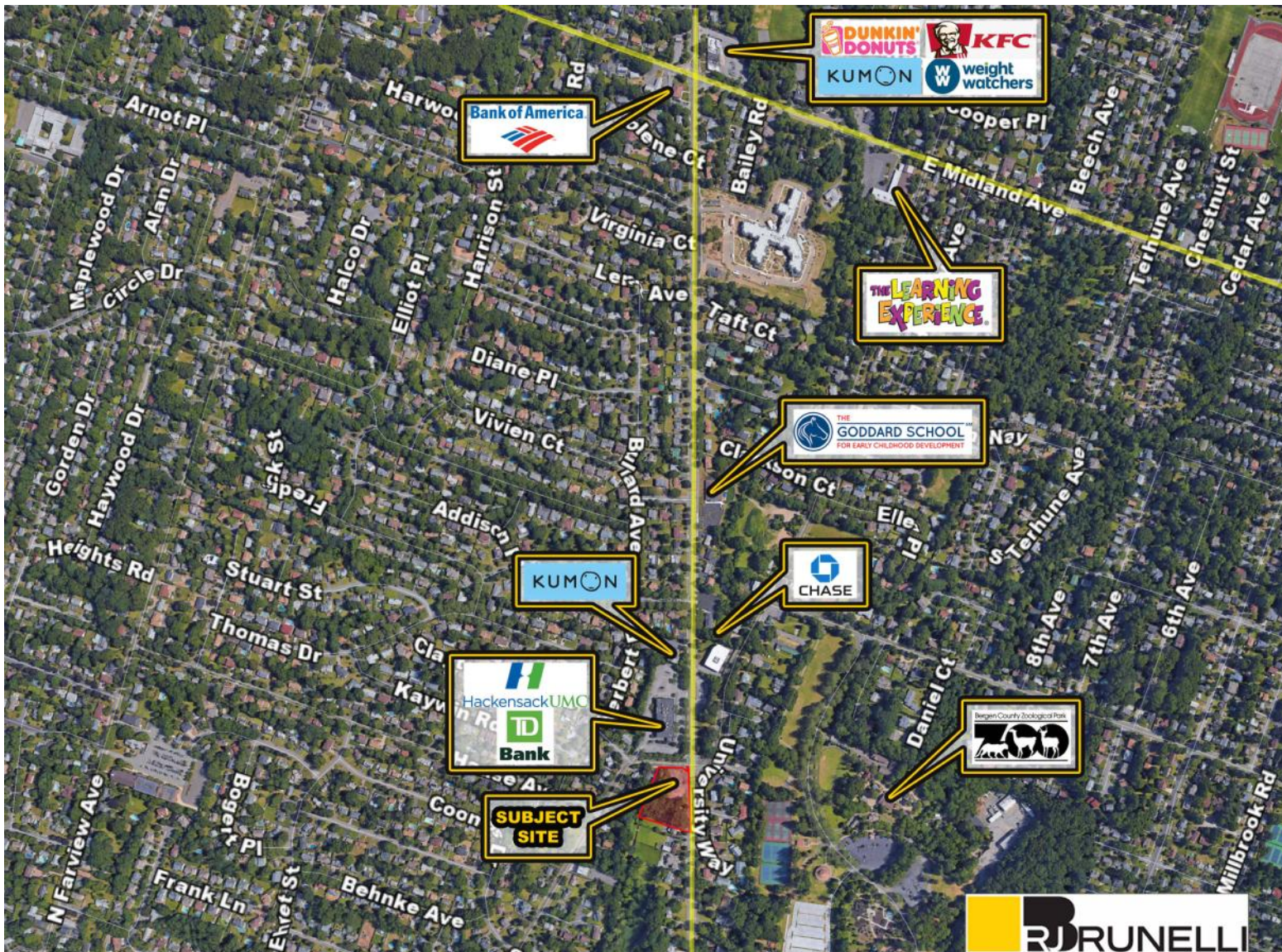


**290 SPRING VALLEY ROAD, PARAMUS, NEW JERSEY**  
**4,000 SF AVAILABLE**



**AVAILABLE**  
**4,000 SF**

**PROPOSED DEVELOPMENT**  
**290 SPRING VALLEY ROAD**  
**PARAMUS, NEW JERSEY**



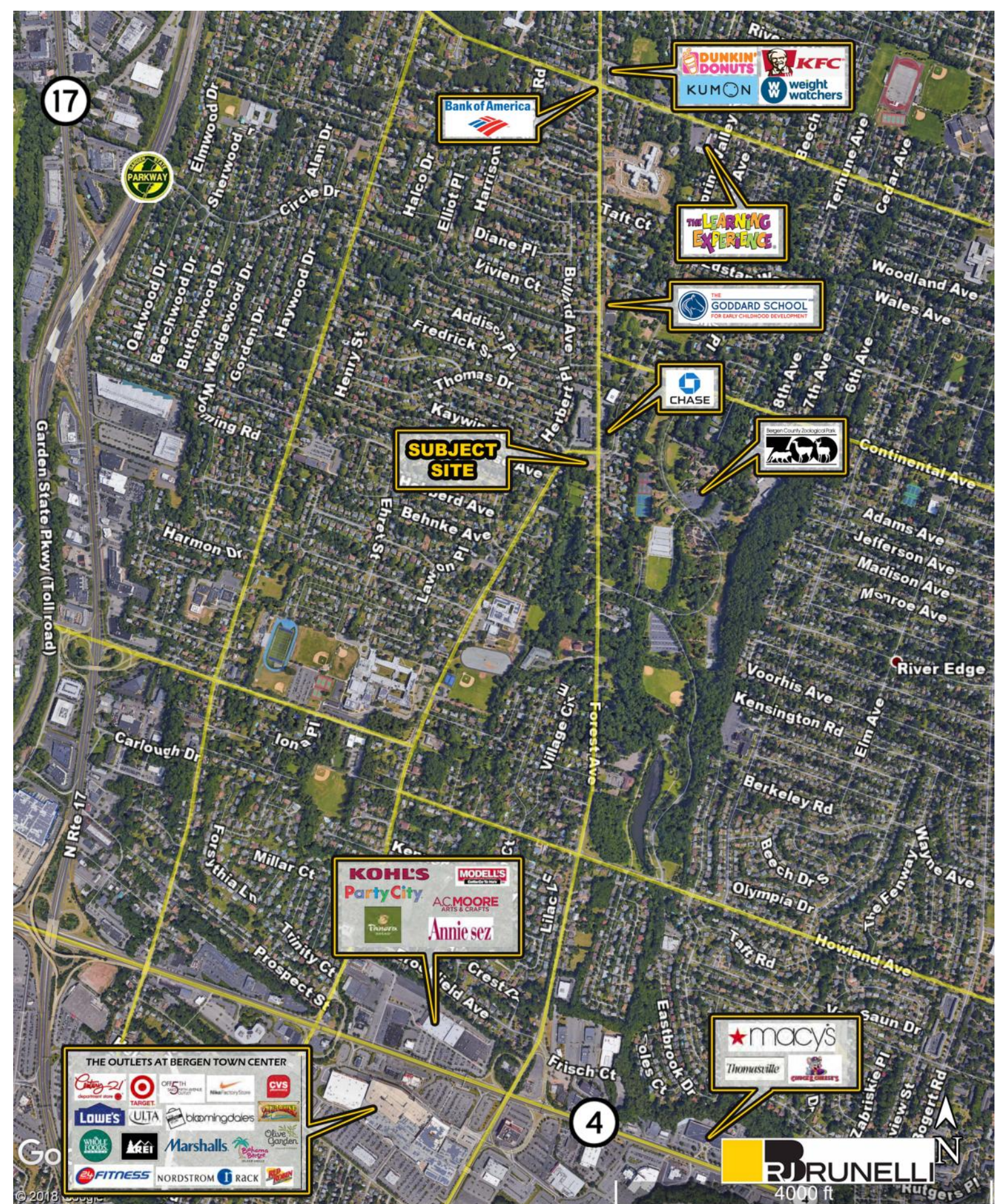
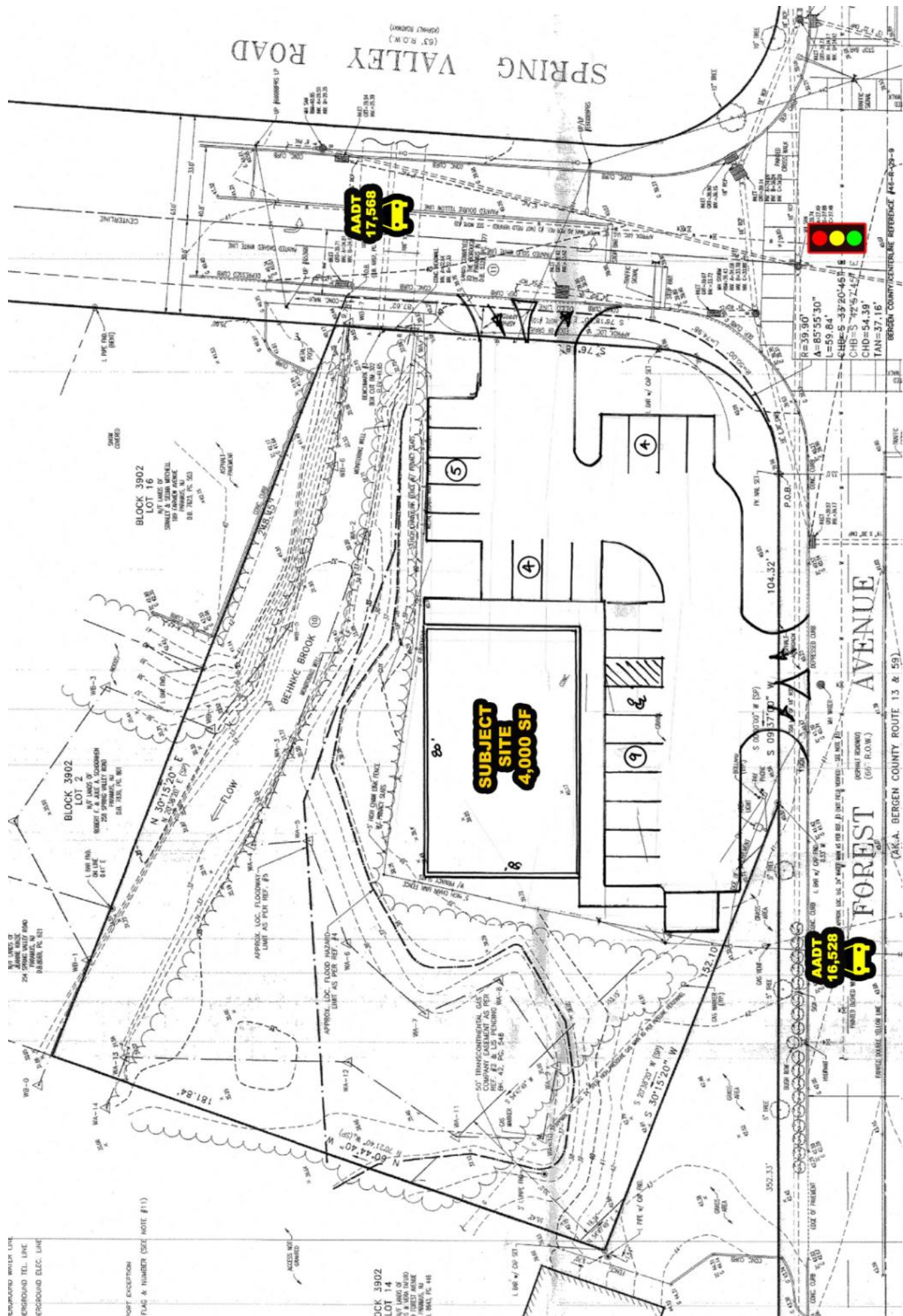
Available - 4,000 SF  
 Traffic Count on Forest Avenue = 16,528  
 Traffic Count on Spring Valley Road = 17,568

<b>DEMOGRAPHICS 2018</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>POPULATION</b>	14,715	134,542	451,839
<b>AVG. HOUSEHOLD INCOME</b>	\$149,131	\$130,759	\$122,928
<b>DAYTIME POPULATION</b>	2,769	82,391	250,633

For more information please contact:  
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- Prime corner, located at the very busy signalized intersection of Spring Valley Road and Forest Avenue in Paramus
- Forest Avenue contains a broad range of daily services, including Goddard, Chase, TD Bank, and Hackensack UMC
- Heavily trafficked, 4-lane thoroughfare providing dense residential neighborhood access to Route 4, just 1.3 miles south
- Developer will deliver ground lease, pad ready, or build to suit
- Drive-thru potential for bank or fast casual restaurant
- Property is clean, with all DEP documentation in hand
- Traffic counts totaling 34,000 cars per day
- Seeking coffee shop, convenience store, fast casual restaurant, bank, or other retail uses



The information provided above is for general information purposes only, and is subject to change by the broker and the landlord from time to time. Nothing contained above is intended to be a binding representation. The broker and the landlord make no warranty in the above information as to the accuracy, character, occupancy or configuration of the property represented.  
 UPDATED: 07/13/18 P://Active Flyers/Paramus - 290 Spring Valley Road