# Available

# **Property Highlights**

- Anchor opportunity in the heart of Bergen County
- Adjacent strip center with very successful TJ Maxx
- 84,280 SF
- Located 10 miles from Garden State Plaza in Paramus

### Kmart

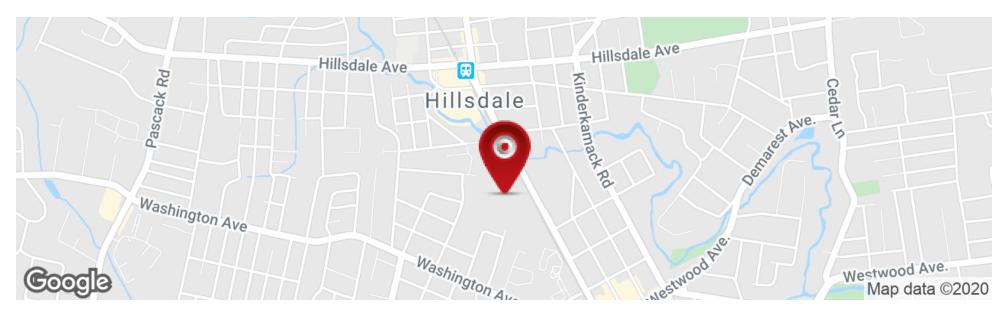
700 Broadway Westwood, NJ 07675

### Jeff Bach

443.931.3354 jeff.bach@am.jll.com MD #325021

**Marta Villa** 973.829.4782 marta.villa@am.jll.com NJ #1538339

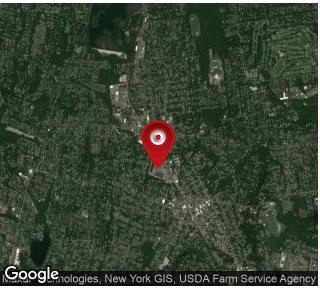




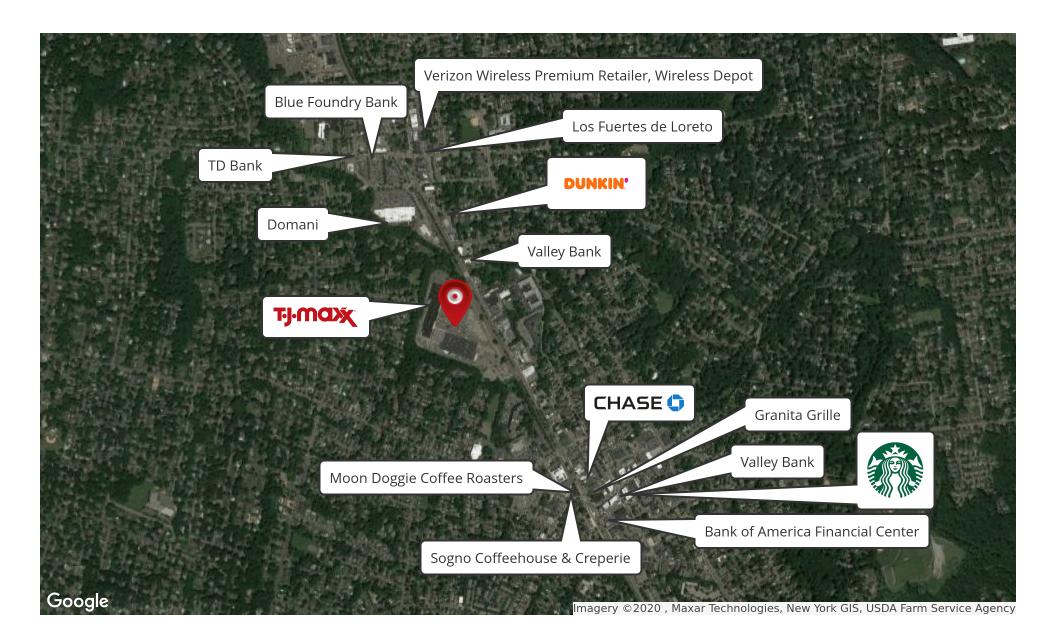
## **Traffic Counts**

Broadway Washington Avenue 7,579 VPD 16,592 VPD

Area Profile	1-Miles	3-Miles	5-Miles
Population	15,812	74,578	237,655
Median Household Income	\$114,810	\$140,052	\$134,834
Employees	5,311	30,766	116,041
Businesses	730	2,777	9,576



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, waranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accessed are for information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. S2019 Jones Lang Lasalte IP, Inc. All rights reserved.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, waranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accessed are for information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. S2019 Jones Lang Lasalte IP, Inc. All rights reserved.