



SALE PRICE: \$1,550,000

ZONING NB Neighborhood Business

LOT SIZE: 1.0 Acres

2018 RE TAXES: \$11,344

PROPERTY OVERVIEW

Located in Paramus, NJ, this 1-acre site is calling for development! Situated on a busy, well-traveled corner on Forest Ave and Spring Valley Road. Presently zoned residential, with approval for a bank with drive-thru development. Across from TD Bank, near Van Saun Park, Bergen County Zoo, Tennis Center, Paramus Middle School.

PROPERTY FEATURES

- Prime Acre Lot
- Traffic Light Corner
- Heart of Paramus
- Surrounded by businesses, shopping, residential, parks, schools, zoo
- Previously approved for a bank with drive-thru
- Other possibilities

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

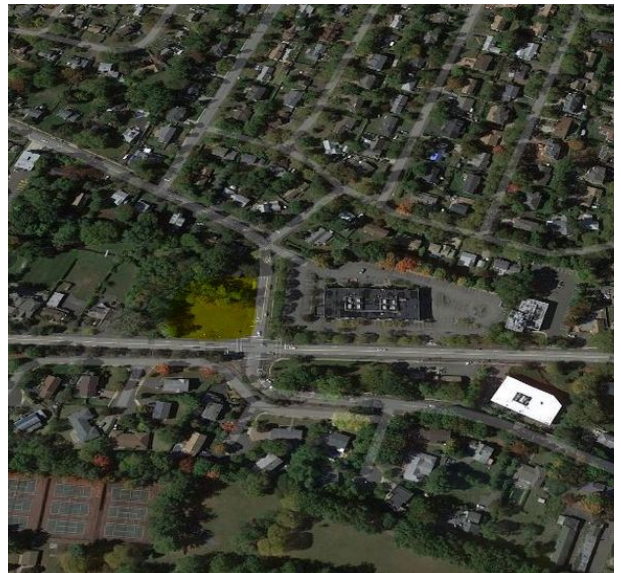
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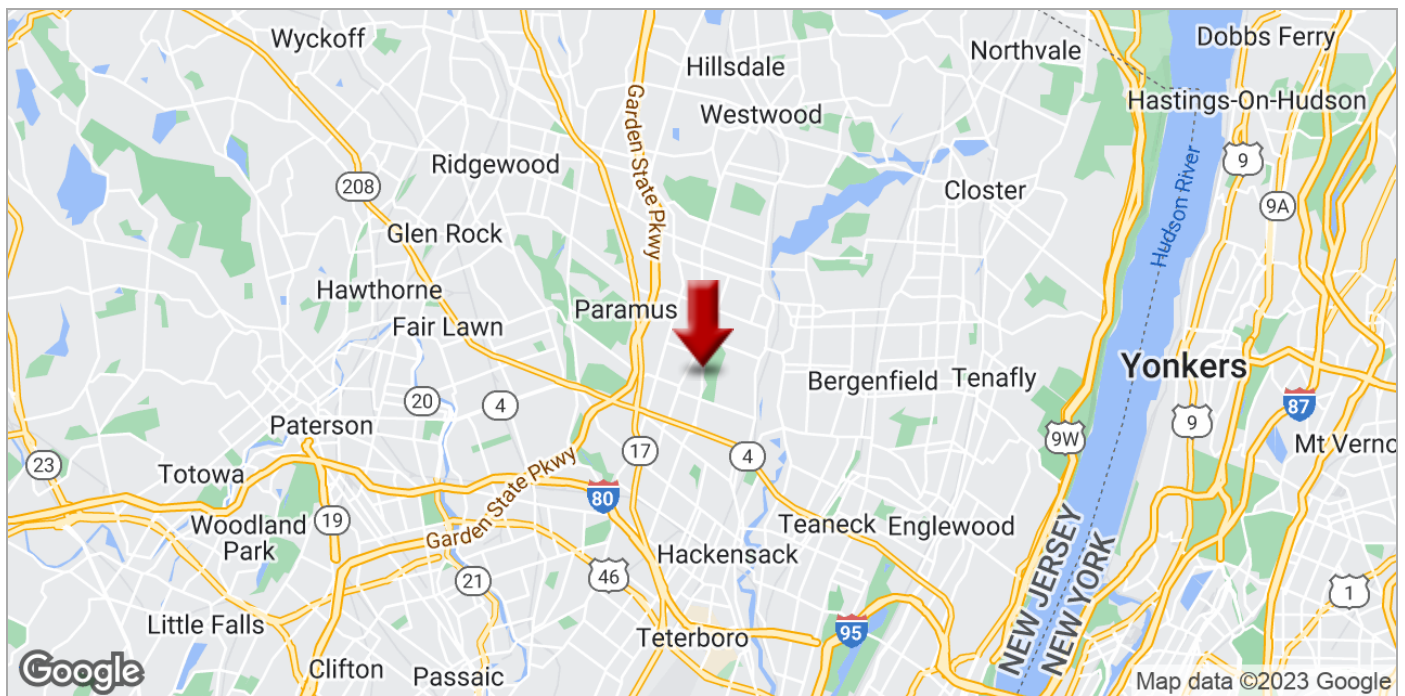
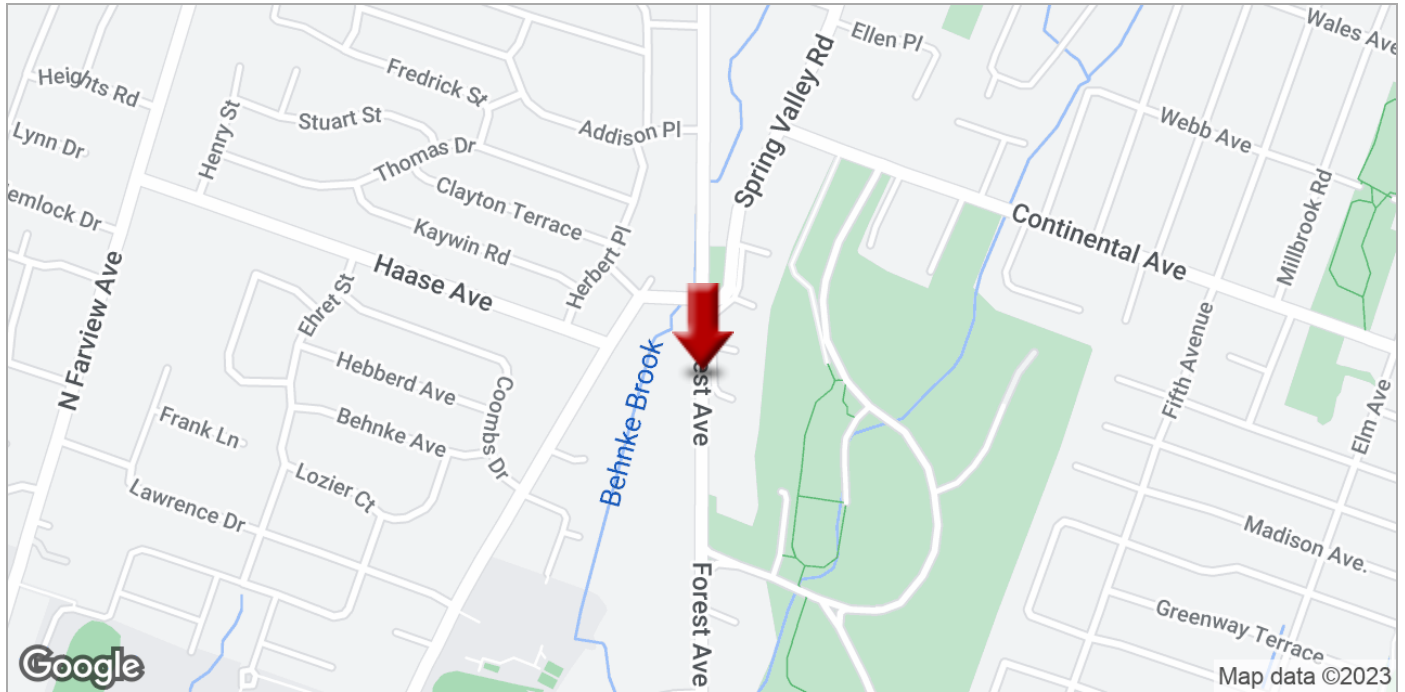
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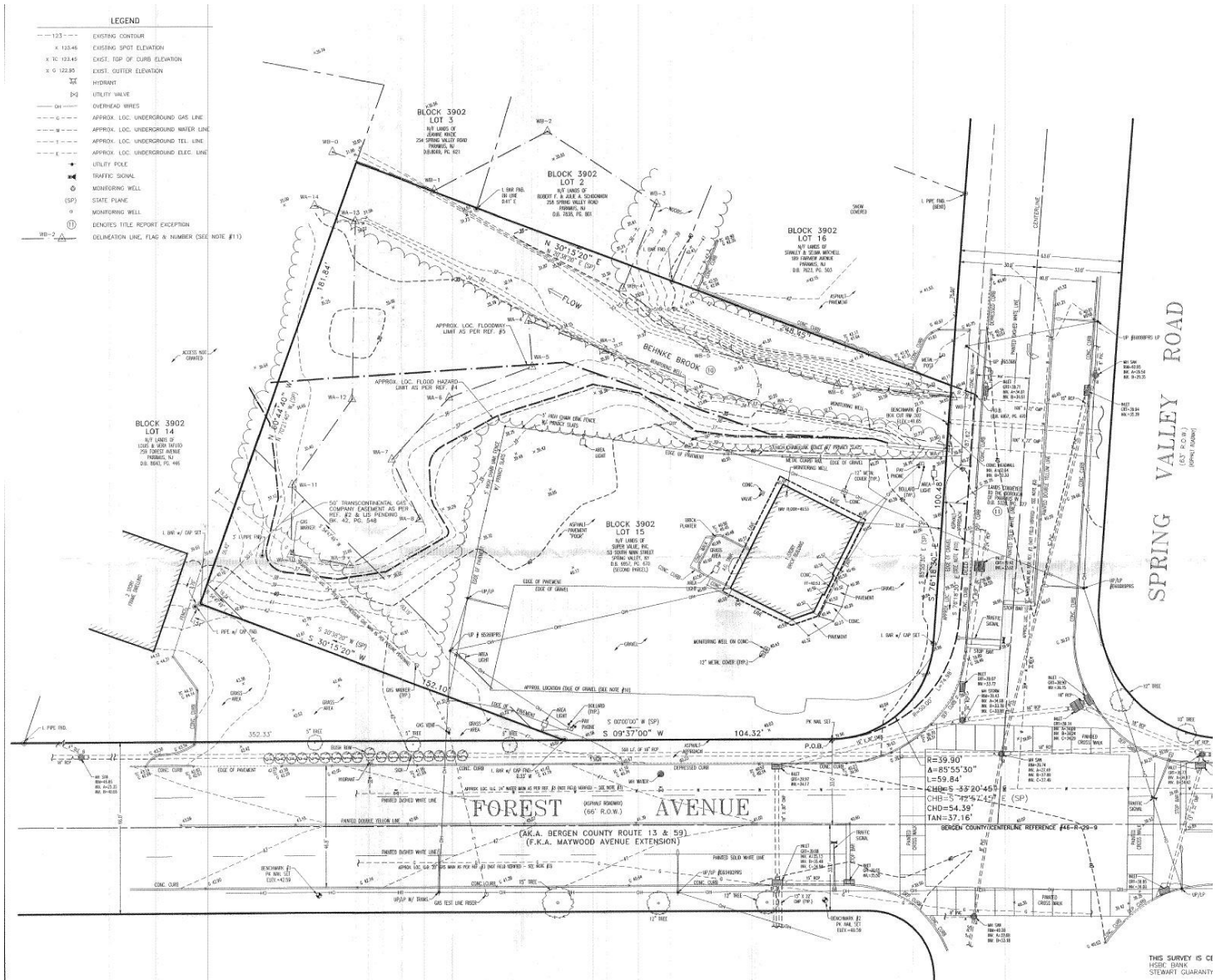
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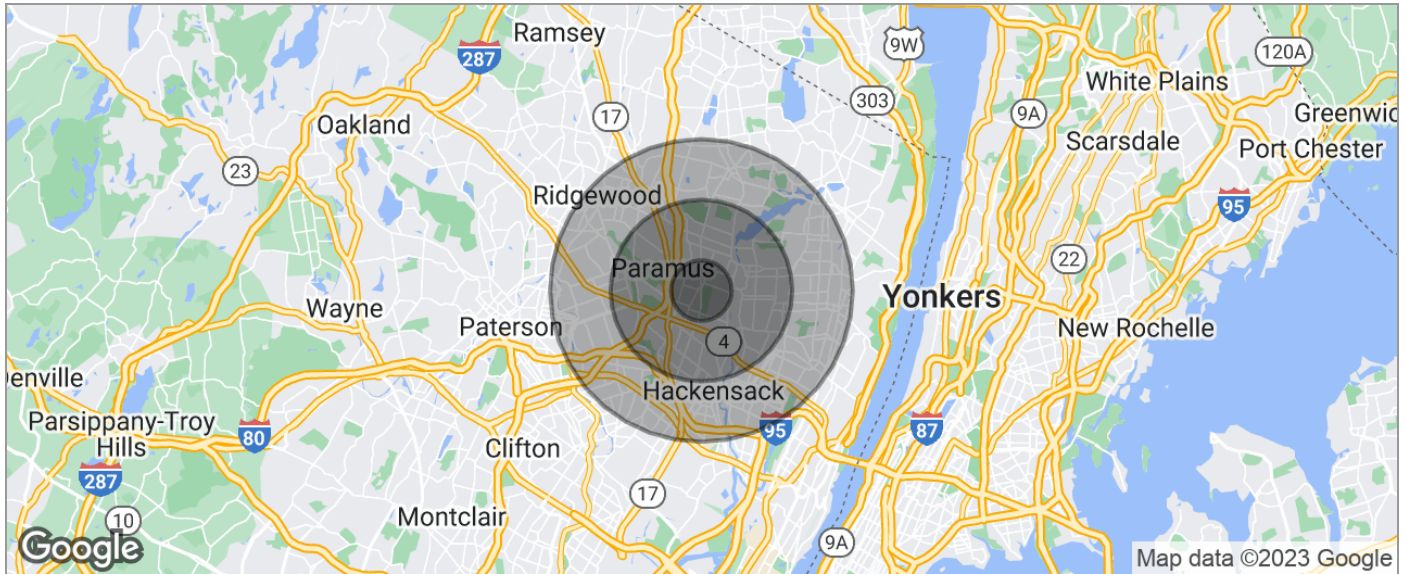
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,495	129,504	427,532
MEDIAN AGE	44.6	41.8	40.5
MEDIAN AGE (MALE)	44.2	40.8	39.1
MEDIAN AGE (FEMALE)	45.8	43.1	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,552	47,859	156,044
# OF PERSONS PER HH	3.0	2.7	2.7
AVERAGE HH INCOME	\$113,568	\$106,130	\$102,059
AVERAGE HOUSE VALUE	\$515,219	\$491,790	\$496,271
RACE	1 MILE	3 MILES	5 MILES
% WHITE	78.0%	72.9%	71.8%
% BLACK	0.6%	5.9%	8.8%
% ASIAN	19.1%	15.8%	12.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.9%	3.6%	5.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.6%	12.8%	16.1%

* Demographic data derived from 2020 ACS - US Census

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