

±48,000 SF FOR LEASE

Join #1 Busiest  in New Jersey!



ARTIST'S RENDERING

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE

PARAMUS, NJ

THE ATRIUM AT FASHION CENTER

ROUTE 17 NORTHBOUND @ 34 E RIDGEWOOD AVE @ WINTERS AVE

SPACE AVAILABLE

±48,000 SF
Entire ground floor

CAM

\$4.10 PSF (est)

ASKING RENT

Upon Request

TAXES

\$5.34 PSF (est)

CEILING HEIGHTS

18' clear

INSURANCE

\$0.41 PSF (est)

SIGNAGE

Facade - 4 sides of building

LOADING DOCK

Yes

CO-TENANTS

TJ Maxx, Amazon Fresh Grocer, Best Buy, Applebees, BuyBuy Baby, Barnes and Noble

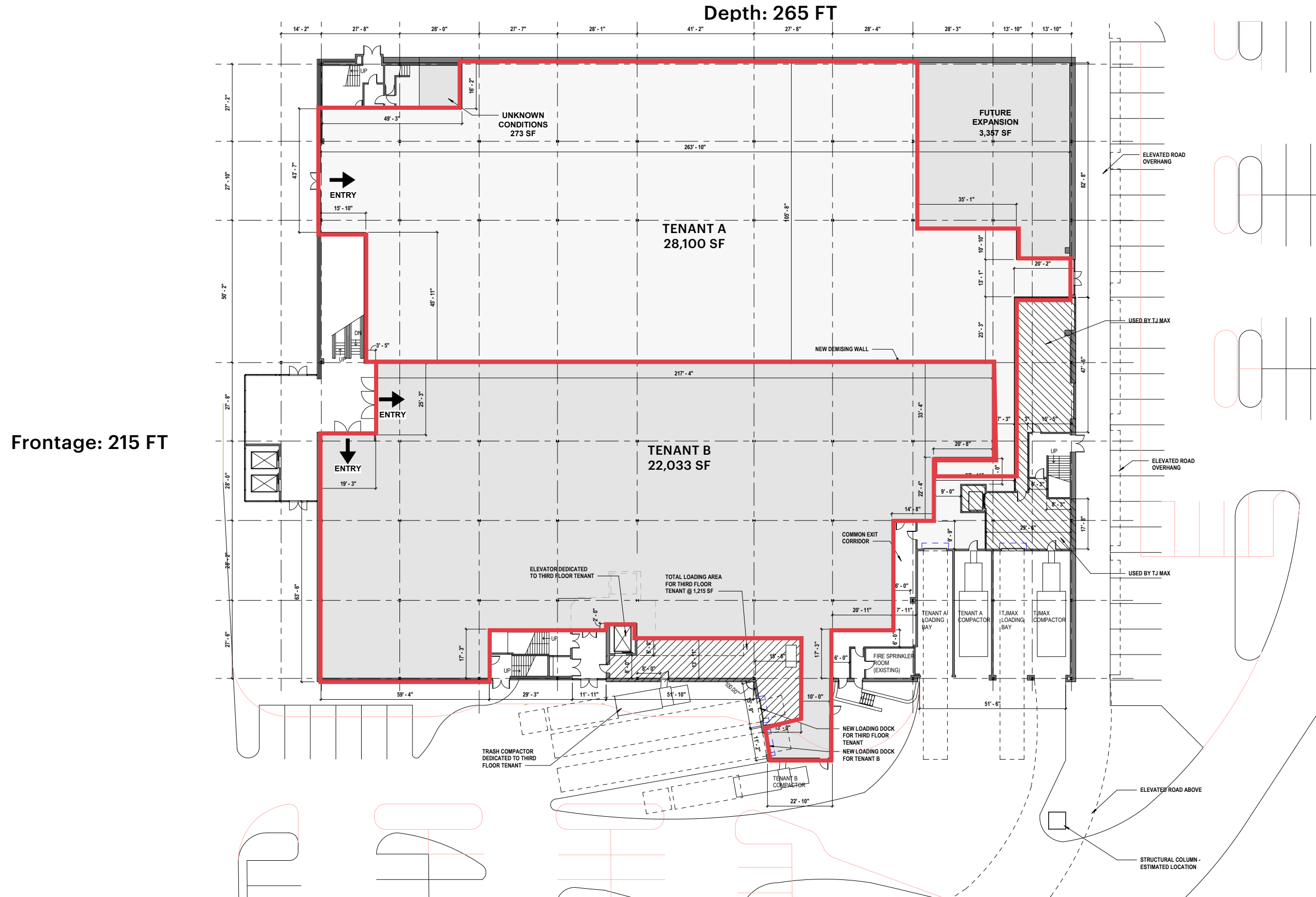
ATTRIBUTES

- Trade Area: 1.2 Million People (Placer.ai)
- Adjacent to #1 Busiest Best Buy in NJ. Most visited Best Buy out of 22 location in the state. (Placer.ai)
- Arguably Best Access in Paramus — via Rt 17, E Ridgewood Ave, Winters Ave, just off the Garden State Parkway and north of Rt 4, with 9 points of ingress & egress
- In the heart of NJ's Leading Home Furnishings Zip Code; 40 +/- Home Furnishings stores on Route 17 in Paramus
- Easy north, south, east, west turn-arounds
- Traffic Drivers: National Retailers, Office, Hotel & Super Regional Medical - 2 regional hospitals w/in 1 mile: Bergen New Bridge Medical Center & The New Valley Hospital
- Median Household Income: \$152,733 w/in 3 miles & \$127,797 w/in 5 miles

TERRIFIC ACCESS FROM ALL DIRECTIONS, INCLUDING GARDEN STATE PARKWAY!



PROPOSED DEMISING PLAN - 1ST FLOOR - ±48,000 SF (divisible)



PHOTOS

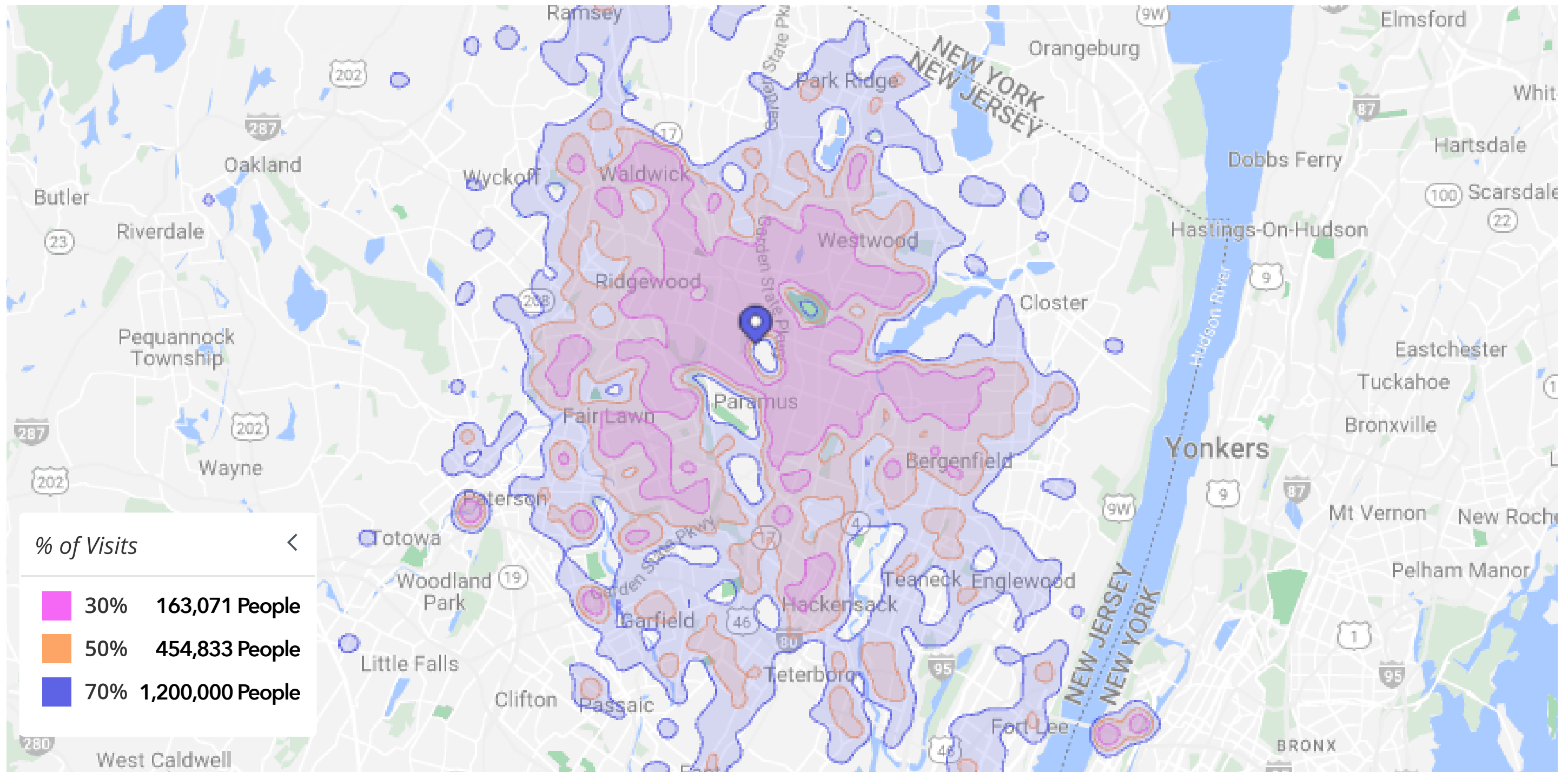


FASHION CENTER TRADE AREA (CELL PHONE) - 1.2 MILLION PEOPLE

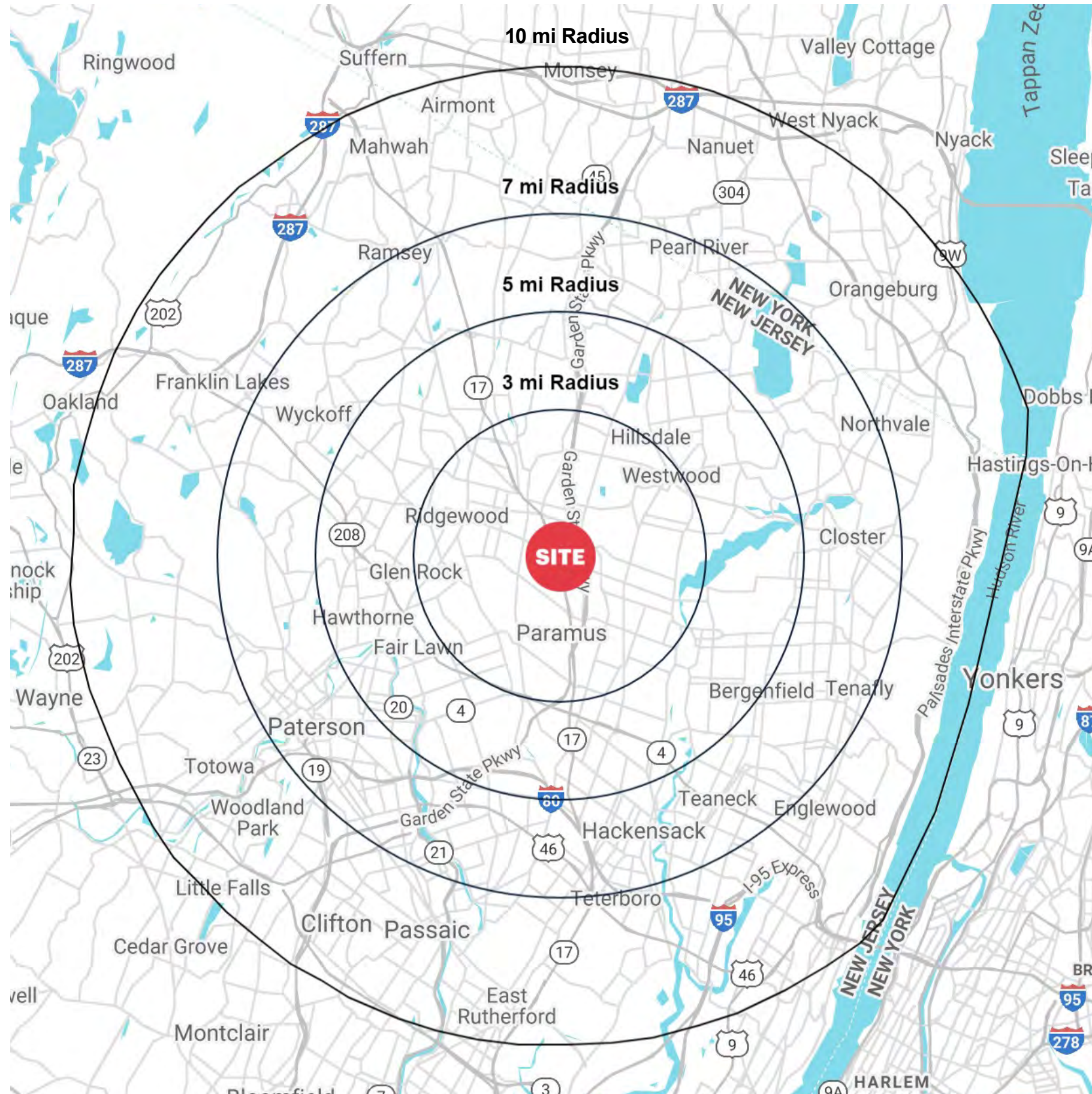


Fashion Center Paramus

747 NJ-17, Paramus, NJ 7652



DENSELY POPULATED W/ HIGH INCOMES



3 MILE RADIUS

POPULATION 103,937	MEDIAN HOUSEHOLD INCOME \$154,431
HOUSEHOLDS 35,248	TOTAL BUSINESSES 4,546
MEDIAN AGE 46.0	TOTAL EMPLOYEES 59,489
COLLEGE GRADUATES (Bachelor's +) 48,573 - 65%	DAYTIME POPULATION (w/ 16 yr +) 111,362

5 MILE RADIUS

POPULATION 340,449	MEDIAN HOUSEHOLD INCOME \$122,987
HOUSEHOLDS 119,878	TOTAL BUSINESSES 13,538
MEDIAN AGE 43.8	TOTAL EMPLOYEES 162,641
COLLEGE GRADUATES (Bachelor's +) 134,795 - 56%	DAYTIME POPULATION (w/ 16 yr +) 327,538

7 MILE RADIUS

POPULATION 801,194	MEDIAN HOUSEHOLD INCOME \$101,174
HOUSEHOLDS 278,161	TOTAL BUSINESSES 30,167
MEDIAN AGE 40.8	TOTAL EMPLOYEES 365,675
COLLEGE GRADUATES (Bachelor's +) 257,118 - 46%	DAYTIME POPULATION (w/ 16 yr +) 775,377

10 MILE RADIUS

POPULATION 1,372,593	MEDIAN HOUSEHOLD INCOME \$99,841
HOUSEHOLDS 479,393	TOTAL BUSINESSES 54,126
MEDIAN AGE 40.7	TOTAL EMPLOYEES 645,971
COLLEGE GRADUATES (Bachelor's +) 44,3308 - 46%	DAYTIME POPULATION (w/ 16 yr +) 1,342,351

*2024 estimates

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