

±48,000 SF FOR LEASE

Join #1 Busiest  in New Jersey!



ARTIST'S RENDERING

CONTACT EXCLUSIVE AGENTS

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RIPCO
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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

\$4.00 PSF (est)

TAXES

\$2.82 PSF (est)

ASKING RENT

Upon Request

INSURANCE

\$0.58 PSF (est)

CEILING HEIGHTS

18' clear

SIGNAGE

Facade - 4 sides of building

LOADING DOCK

Yes

CO-TENANTS

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

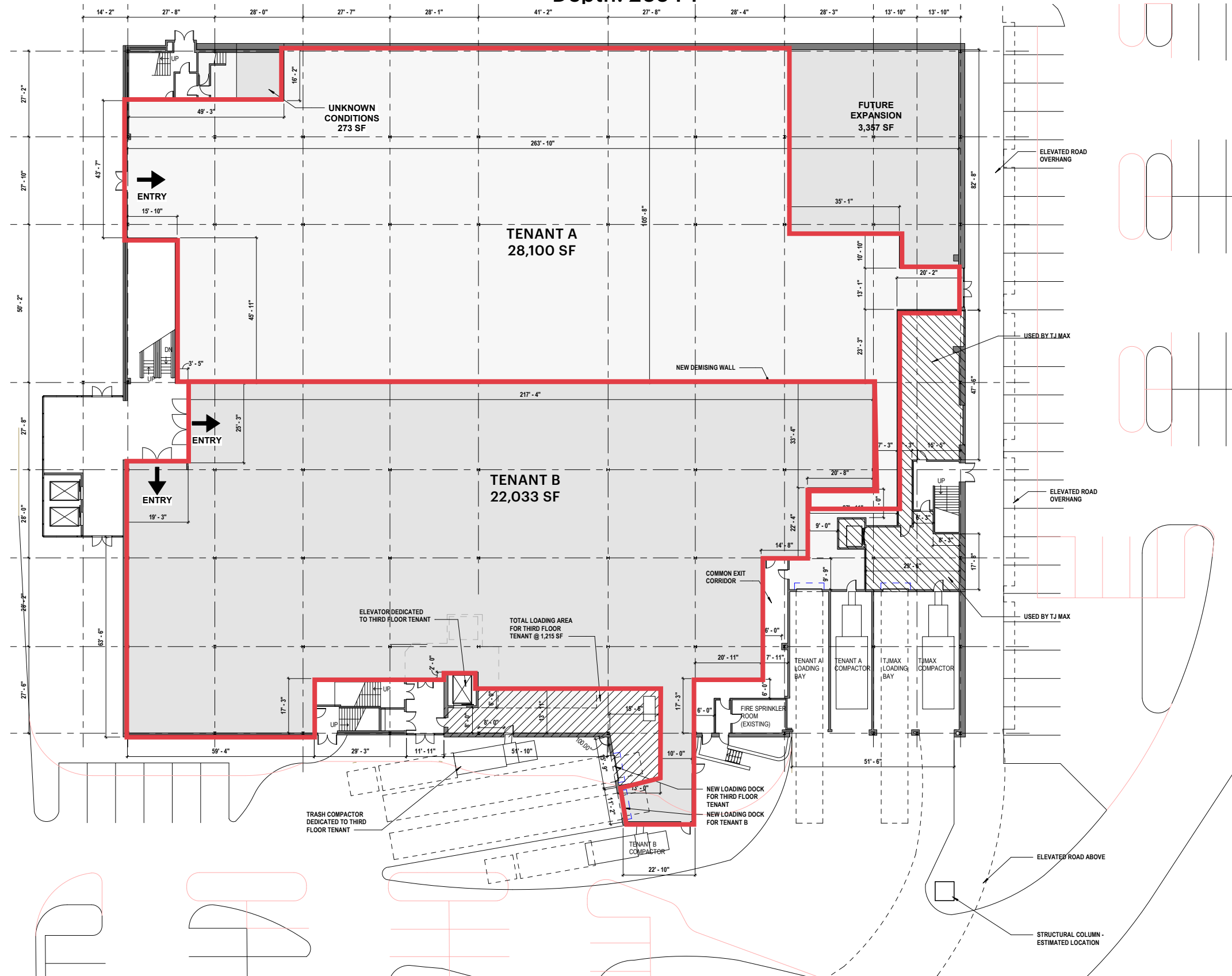
ATTRIBUTES

- 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

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

Depth: 265 FT

Frontage: 215 FT



PHOTOS

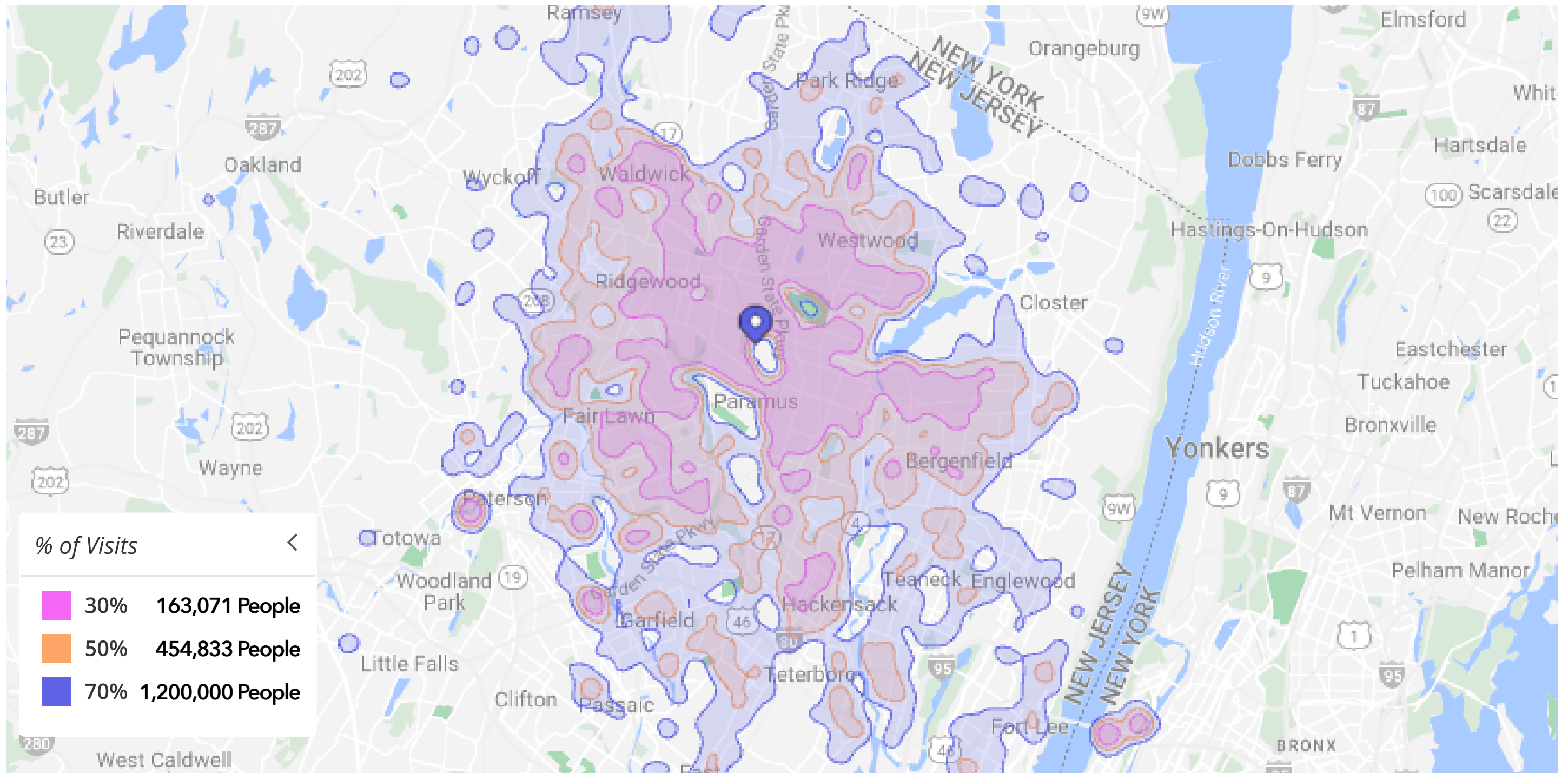


FASHION CENTER TRADE AREA (CELL PHONE) - 1.2 MILLION PEOPLE

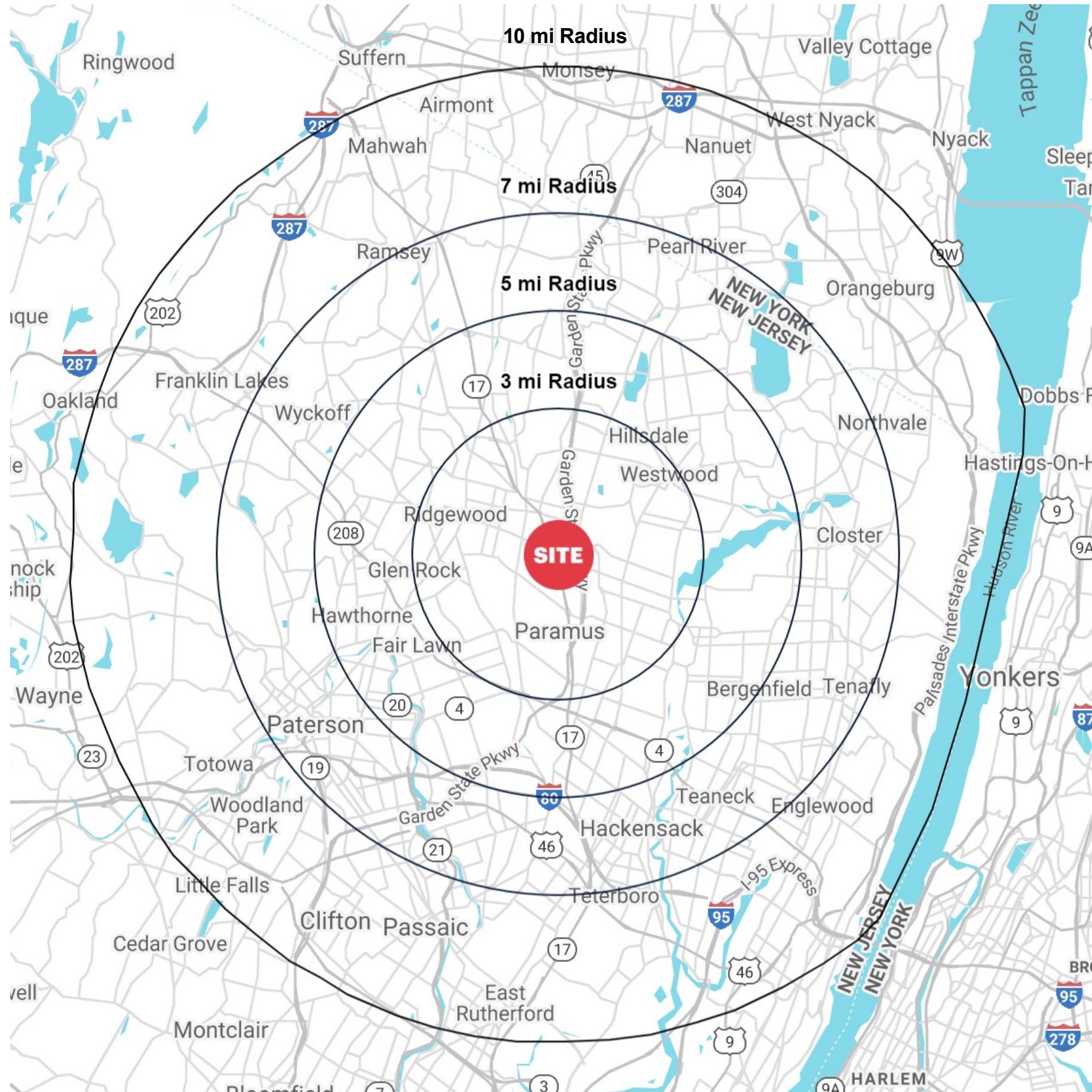


Fashion Center Paramus

747 NJ-17, Paramus, NJ 7652



DENSELY POPULATED W/ HIGH INCOMES



3 MILE RADIUS

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

5 MILE RADIUS

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

7 MILE RADIUS

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

10 MILE RADIUS

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

*2024 estimates

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