

THE ATRIUM AT FASHION CENTER

ANCHOR SPACE AVAILABLE 180,000 SF

34 E. RIDGEWOOD AVE.
PARAMUS, NJ



All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

FOR MORE
INFORMATION

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SITE INFORMATION



AVAILABLE: IMMEDIATE

PARKING: 2,200 SPACES
(LOT + ROOF DECK)

TRAFFIC: 135,496 VPD ON ROUTE 17
25,396 VPD ON RIDGEWOOD AVE.

- 6 points of access entry
- Bldg Height = 62'
- 4 loading docks
- Adjacent to #1 Best Buy in NJ (per Placier.ai)
- Trade Area = 1.2MM people
- 6,000 full time employees at Valley Hospital across the street



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| POPULATION | 8,375 | 102,266 | 341,159 |
| AVG. HOUSEHOLD INCOME | \$198,936 | \$234,386 | \$193,210 |
| HOUSEHOLDS | 2,657 | 35,134 | 121,047 |
| DAYTIME POPULATION | 13,595 | 80,434 | 240,219 |
| NUMBER OF EMPLOYEES | 10,610 | 50,960 | 146,177 |
| AVG. HOUSEHOLD SIZE | 3 | 2.9 | 2.8 |

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SITE PLAN 

- | | | |
|----|----------------------|-------------------|
| 1. | TJ Max | 28,525 SF |
| 2. | Denny's Childreswear | 9,596 SF |
| 3. | Cosmoproof | 2,819 SF |
| 4. | Amazon Fresh | 50,827 SF |
| 5. | Applebees | 6,375 SF |
| 6. | Best Buy | 50,893 SF |
| 7. | Available | 180,000 SF |
| 8. | Barnes & Noble | 35,000 SF |



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SITE OVERVIEW



New Valley Hospital

- Over 6,000 daily full time employees directly across from Fashion Center
- 370 bed state of the art facility
- Largest employer in Bergen County, NJ
- Traffic increase + patient population coming and going to the Valley Hospital
- This turns the FC into one of the most strategic shopping centers around



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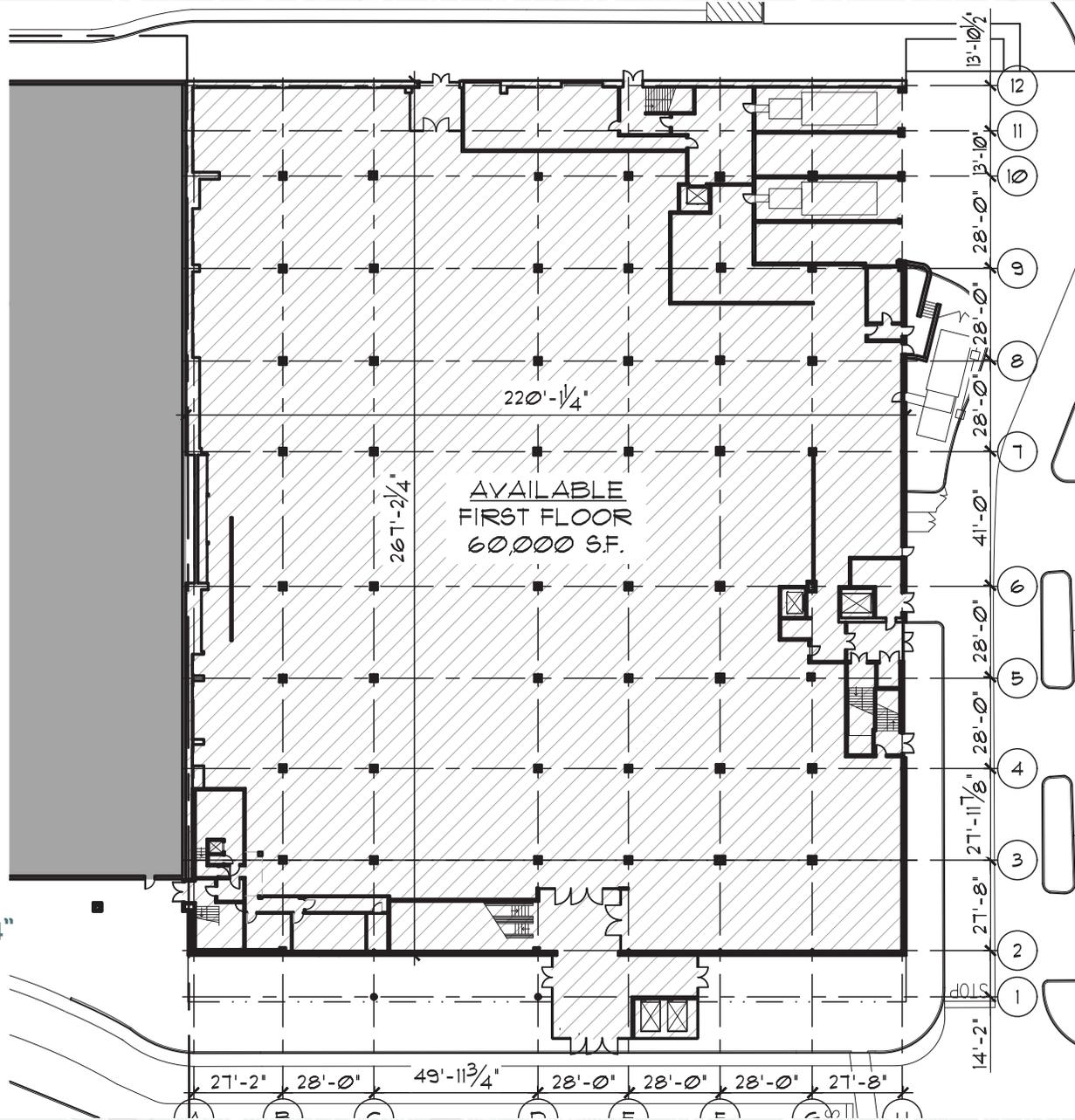
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FIRST FLOOR PLAN

FIRST FLOOR

Floor to Corrugating: 19'1"
Floor to ceiling joist: 17'2"
Floor to the lowest beam: 16'4"



FOR MORE
INFORMATION

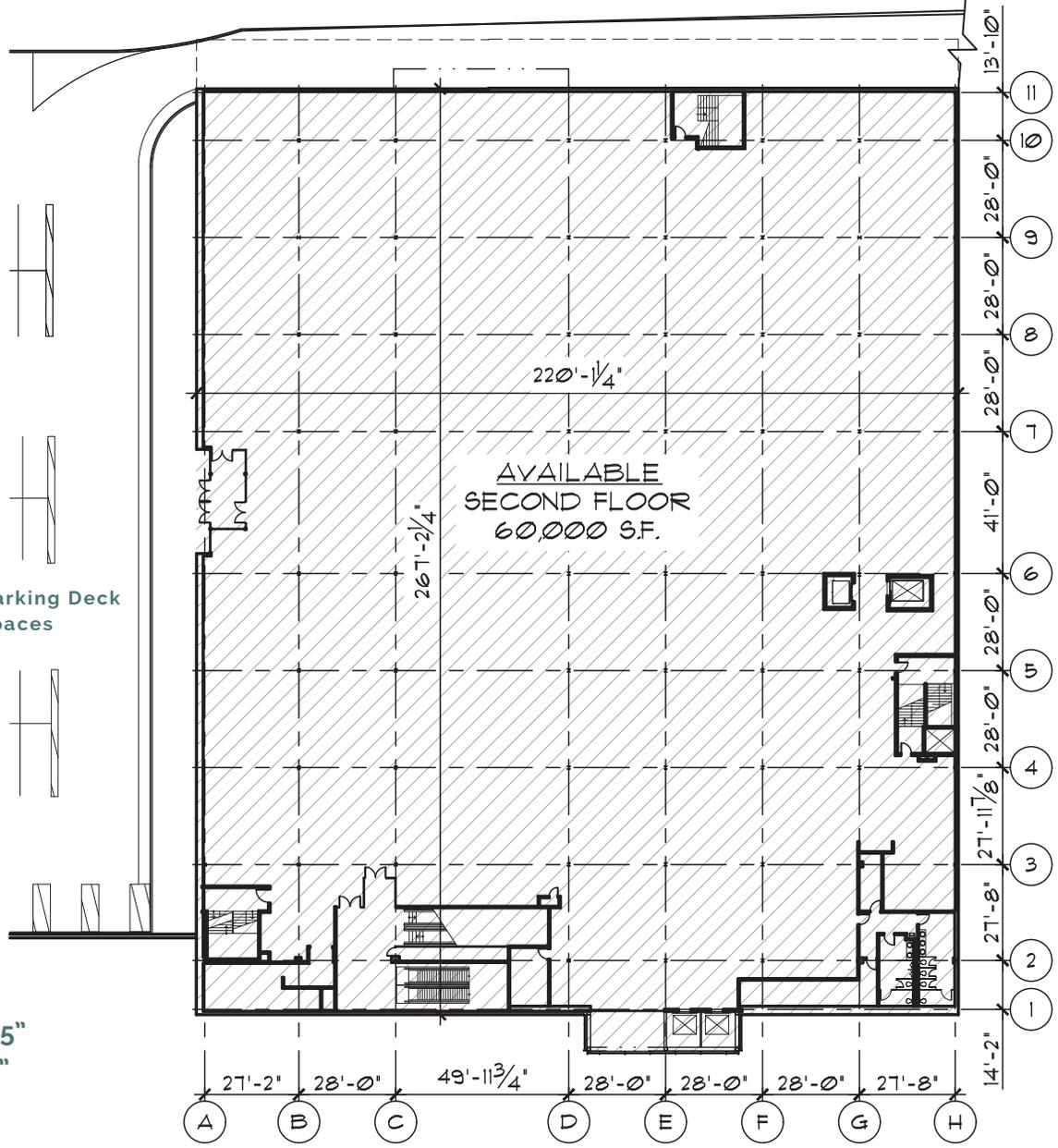
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SECOND FLOOR

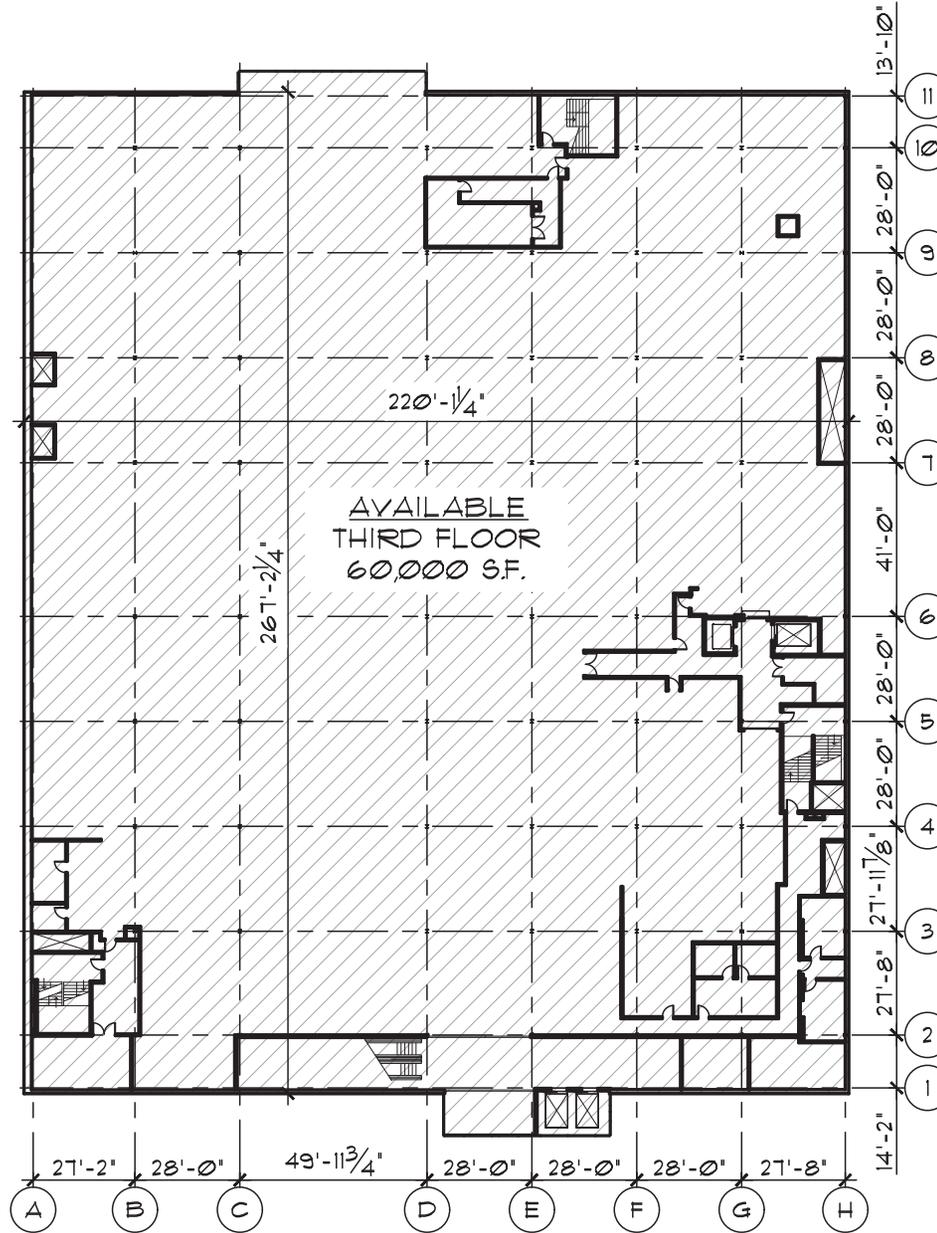


2nd Level Roof-top Parking Deck
360+ Parking Spaces

Floor to Corrugating: 18'.5"
 Floor to ceiling joist: 17'.2"
 Floor to the lowest beam: 15'.5"
 Floor to the ceiling tiles: 12'.0"

THIRD FLOOR

Floor to Corrugating: 16'7"
Floor to ceiling joist: 15' .5"
Floor to the lowest Beam: 13'7"



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FACADE RENDERING 



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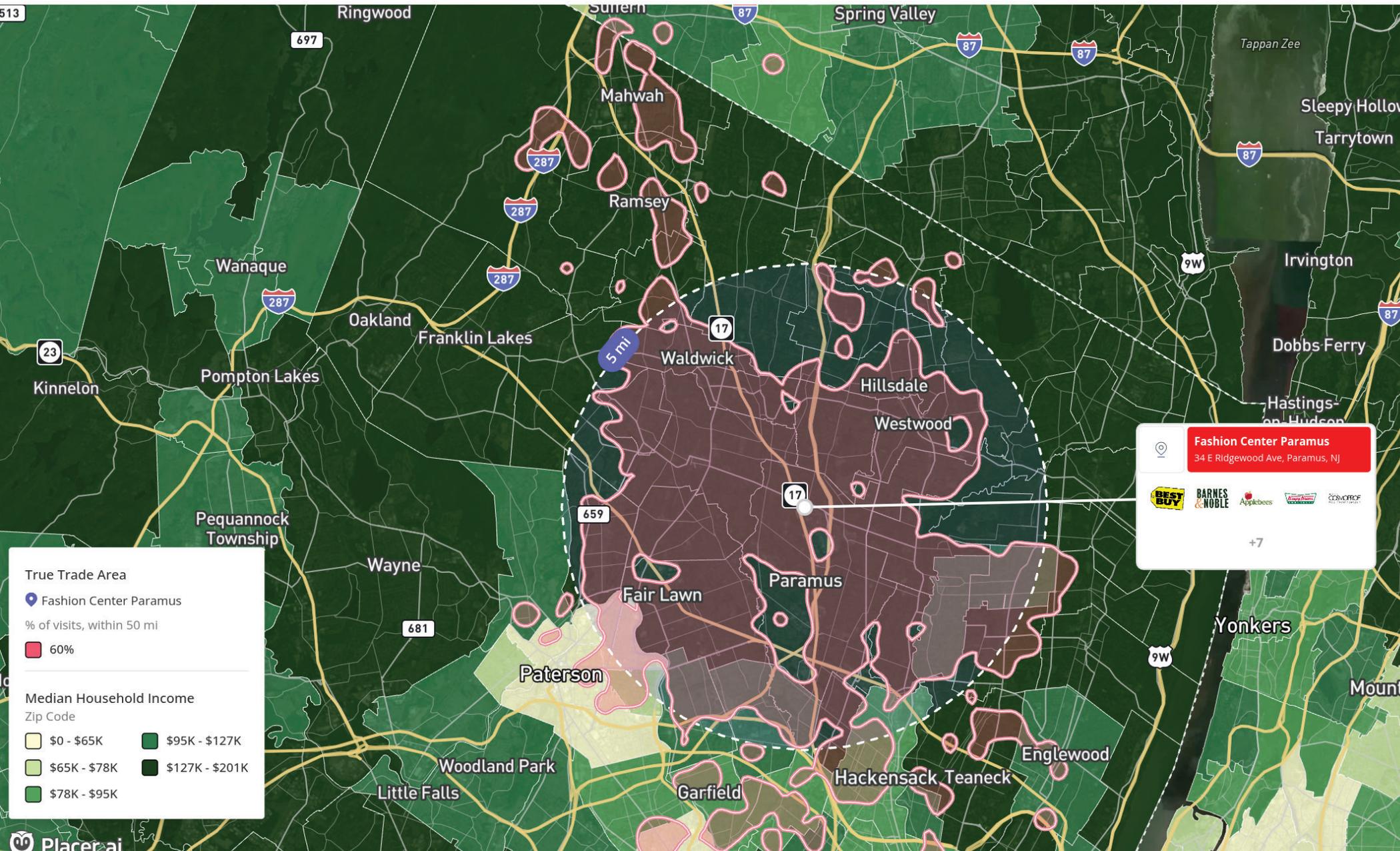
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TRADE AREA DATA 



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