

THE ATRIUM AT FASHION CENTER

ANCHOR SPACE AVAILABLE 180,000 SF

34 E. RIDGEWOOD AVE.
PARAMUS, NJ



WRDC

BEN WILLNER | 610.658.7077 | ben@wrdc.net

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

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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	8,666	105,391	346,009
AVG. HOUSEHOLD INCOME	\$208,629	\$239,346	\$198,119
HOUSEHOLDS	2,754	35,704	121,039
DAYTIME POPULATION	13,595	80,434	240,219
NUMBER OF EMPLOYEES	10,610	50,960	146,177
AVG. HOUSEHOLD SIZE	3.04	2.91	2.84

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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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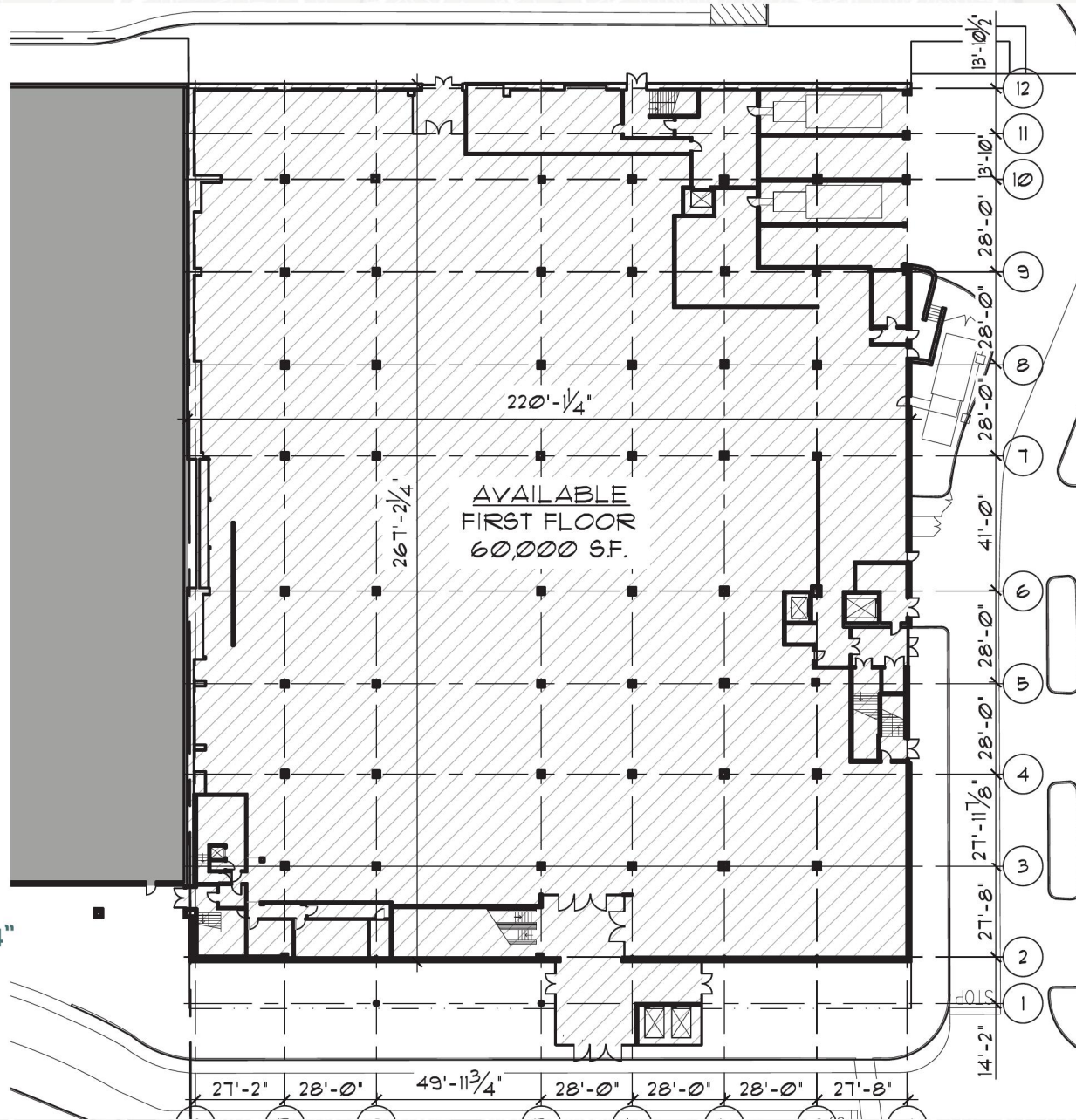
34 E. RIDGEWOOD AVE.
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FIRST FLOOR PLAN



FIRST FLOOR

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



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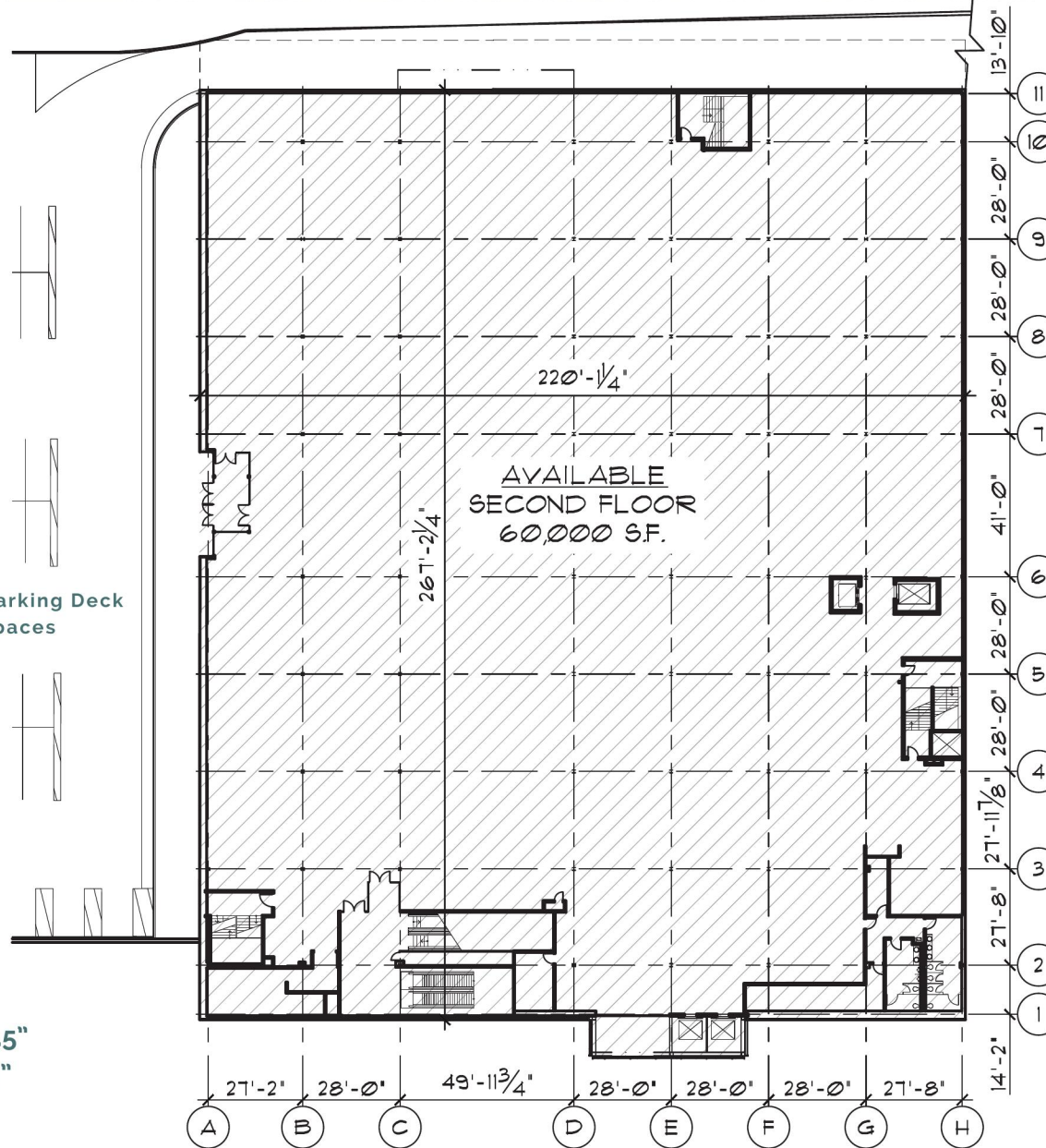
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SECOND FLOOR

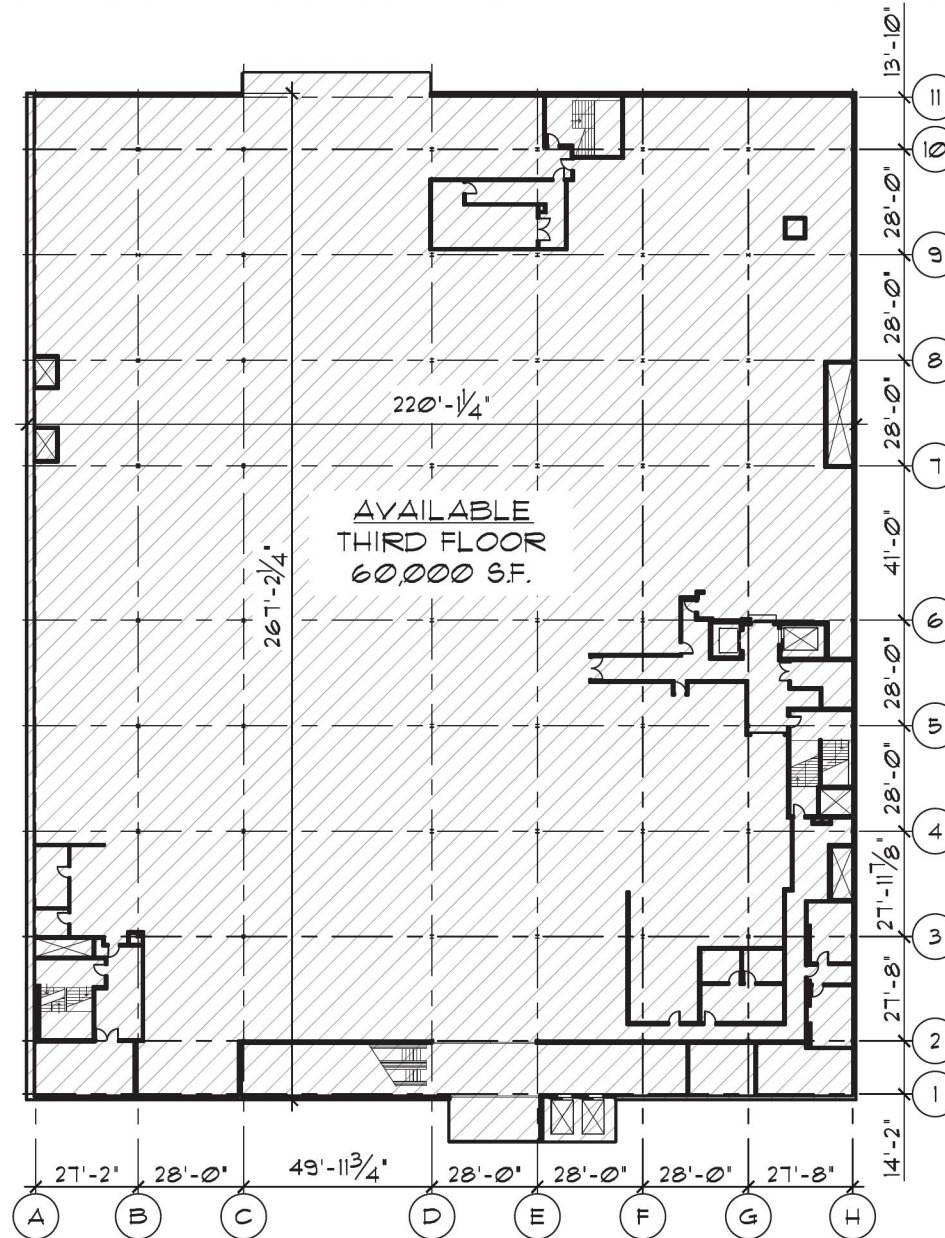
2nd Level Roof-top Parking Deck
360+ Parking Spaces

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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