

# THE ATRIUM AT FASHION CENTER

## PARAMUS, NEW JERSEY

Route 17 & East Ridgewood Avenue

### TOTAL GLA 175,700 SF

- Located on Route 17, one of New Jersey's most heavily traveled roads and most robust retail corridors
- Shares ample parking and cross-clientele with the Fashion Center Mall (Lord & Taylor, Best Buy) and Fairway Market
- Highly visible location just off the Garden State Parkway near Paramus Park, Bergen Community College and Garden State Plaza
- Paramus generates over \$5 billion in retail sales per year placing it among the top zip codes in the United States.
- Paramus is an affluent city with household incomes well above county, state and national levels.



### KEY TENANTS

Bed Bath & Beyond, T.J.Maxx, buy buy BABY

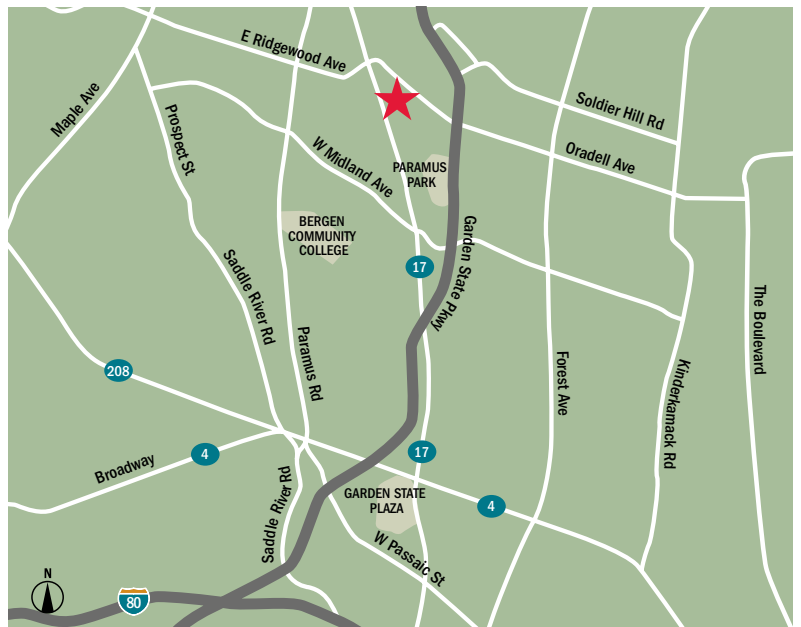
### TRAFFIC COUNTS

70,800- Garden State Parkway

103,000- East Ridgewood and 17

### DEMOGRAPHICS

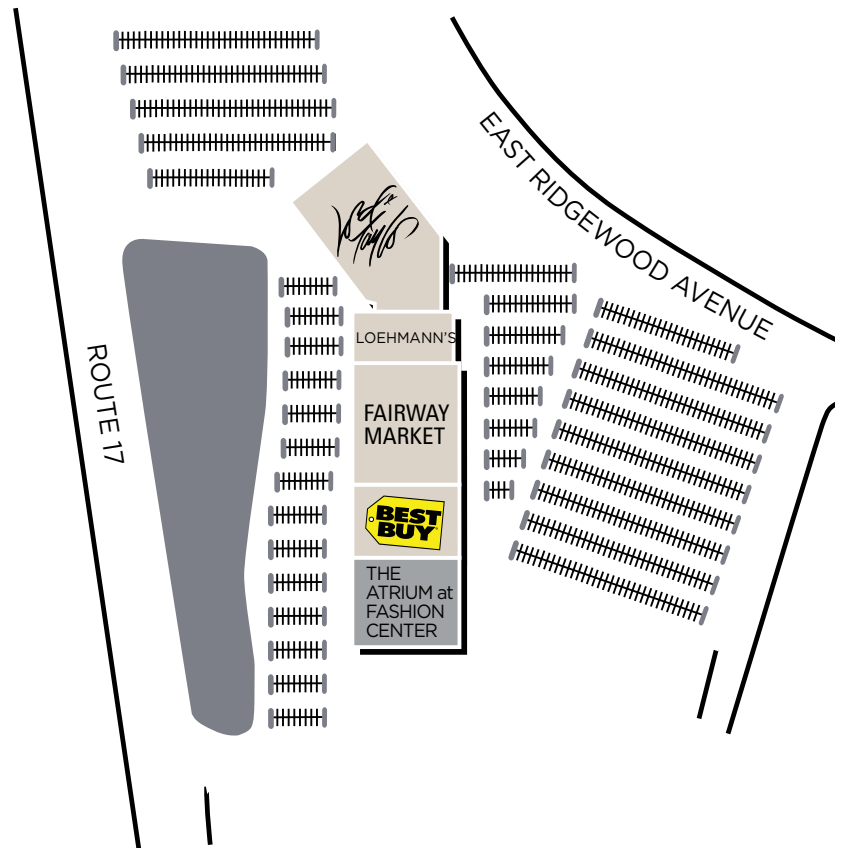
|                   | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 9,054     | 102,639   | 338,458   |
| Average HH Income | \$121,418 | \$138,430 | \$115,590 |



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