



Valley Medical Group
Valley Health System

New Valley Hospital

- Under construction - opening late 2021 or early 2022
- Over 6,000 daily full time employees directly across from Fashion Center
- Largest employer in Bergen County, NJ coming directly across from Fashion Center
- Traffic increase + patient population coming and going to the Valley Hospital
- This will turn the FC into one of the most strategic shopping centers around



747 ROUTE 17

FASHION CENTER

PARAMUS, NEW JERSEY

FOR LEASE UP TO 28,089 SF

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JEFFERY REALTY
Retail Specialist

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





NEW JERSEY STATE HIGHWAY - ROUTE 17



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TENANTS

1. AVAILABLE	20,856 sf
2. AVAILABLE	7,223 sf
3. Denny's Children's Wear	9,596 sf
4. CosmoProf	2,819 sf
5. Applebee's	6,375 sf
8. Grocer	50,827 sf
9. Blimpie Subs & Salad	1,000 sf
6. Best Buy	50,893 sf
7. Bed, Bath & Beyond	52,906 sf
10. TJ Maxx	61,197 sf
11. Buy Buy Baby	57,273 sf
12. Big Lots	
13. Former Retail	155,717 sf

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FASHION CENTER

SITE INFORMATION

AVAILABLE: UP TO 28,089 SF

RENT: CALL FOR QUOTE

CAM: \$4.10 PSF

INS: \$0.30 PSF

TAX: \$4.75 PSF

PARKING: LOT PLUS PARKING

ROOF DECK

TRAFFIC: 93,611 VPD RT.17

30,428 VPD RIDGEWOOD

NOTES:

- NEWLY RENOVATED CENTER IN DOMINANT REGIONAL SHOPPING AREA
- ACCESS TO RT. 17 & G.S.P.
- AFFLUENT NORTH BERGEN MARKET



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DEMOGRAPHICS



Median HH Income
\$152,700
 3 Mile Radius

POPULATION

1 Mile	3 Miles	5 Miles
10,146	105,857	348,483

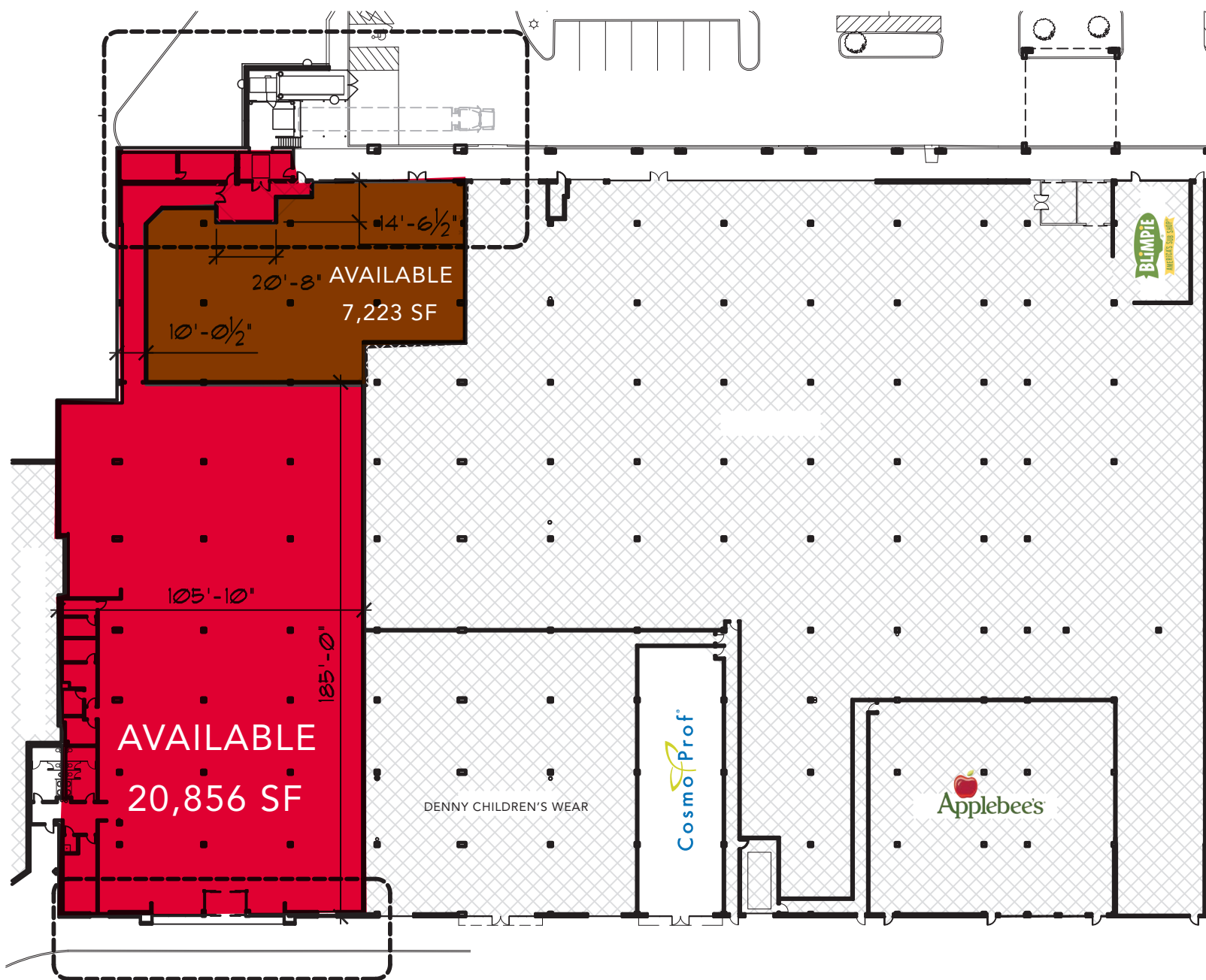
HOUSEHOLD

1 Mile	3 Miles	5 Miles
3,344	35,531	198,828

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$176,080	\$189,109	\$162,265





747 ROUTE 17 FASHION CENTER

FLOOR PLAN



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Member of
International Council
of Shopping Centers

SITE SOURCE
RETAIL WORKSHOP NETWORK