



Brand new retail-ready
space for sublease

AVAILABILITY



Sublease Opportunity

Available space: 51,974 SF

Master lease expires: 3/31/29

Fully built out grocery space

FF&E included

Building Details



Located within Fashion Center Paramus, a 150,000 SF retail shopping center



Co-tenants include Barnes & Noble, Valley Bank, Best Buy, and TJ Maxx

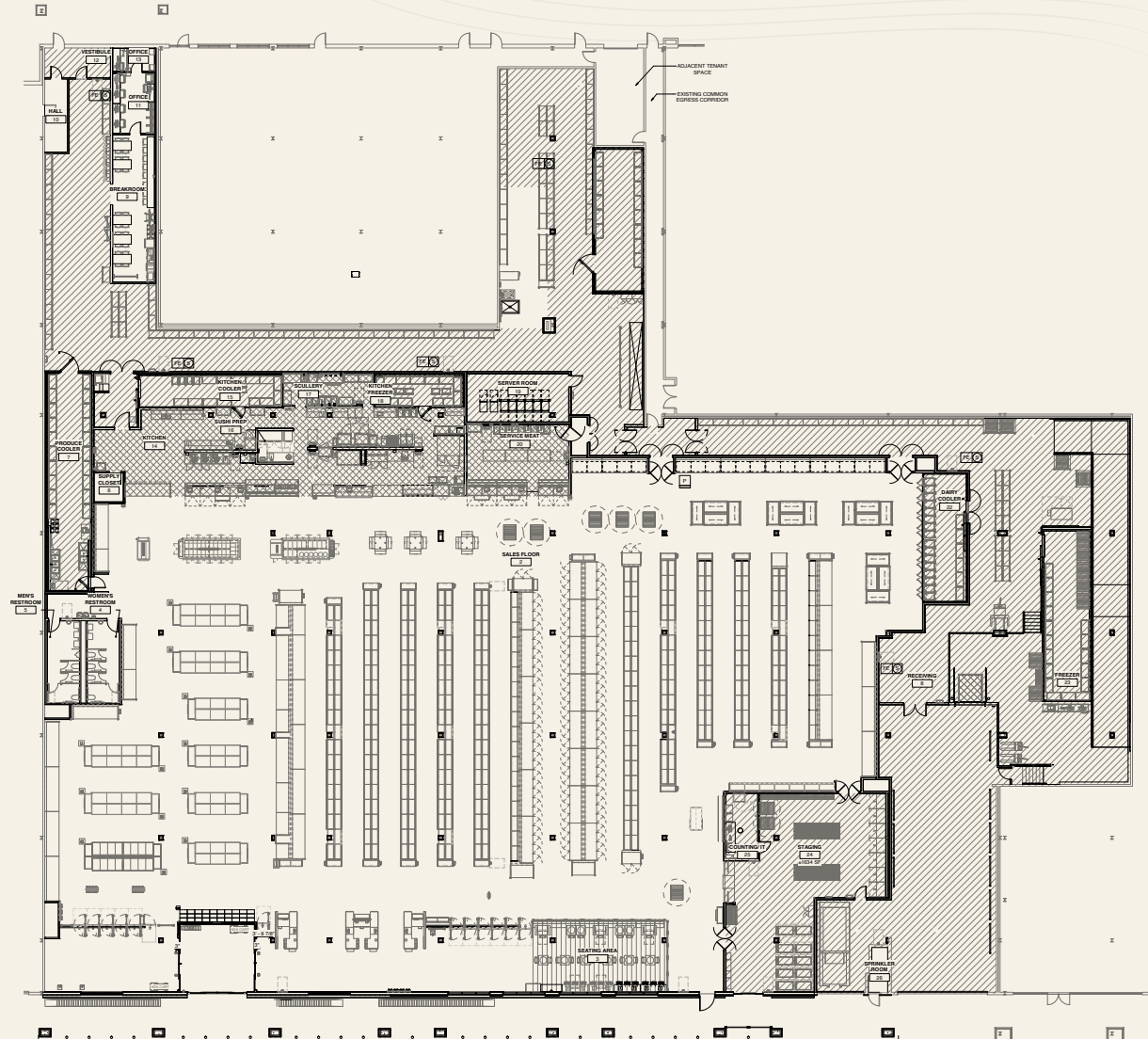


Well situated between the Garden State Parkway and NJ-17

FLOOR PLAN & SPACE CONDITION

51,974 SF

- Fully built out grocery space
- FF&E included



SPACE PHOTOS



BUILDING PHOTOS





AREA AMENITIES

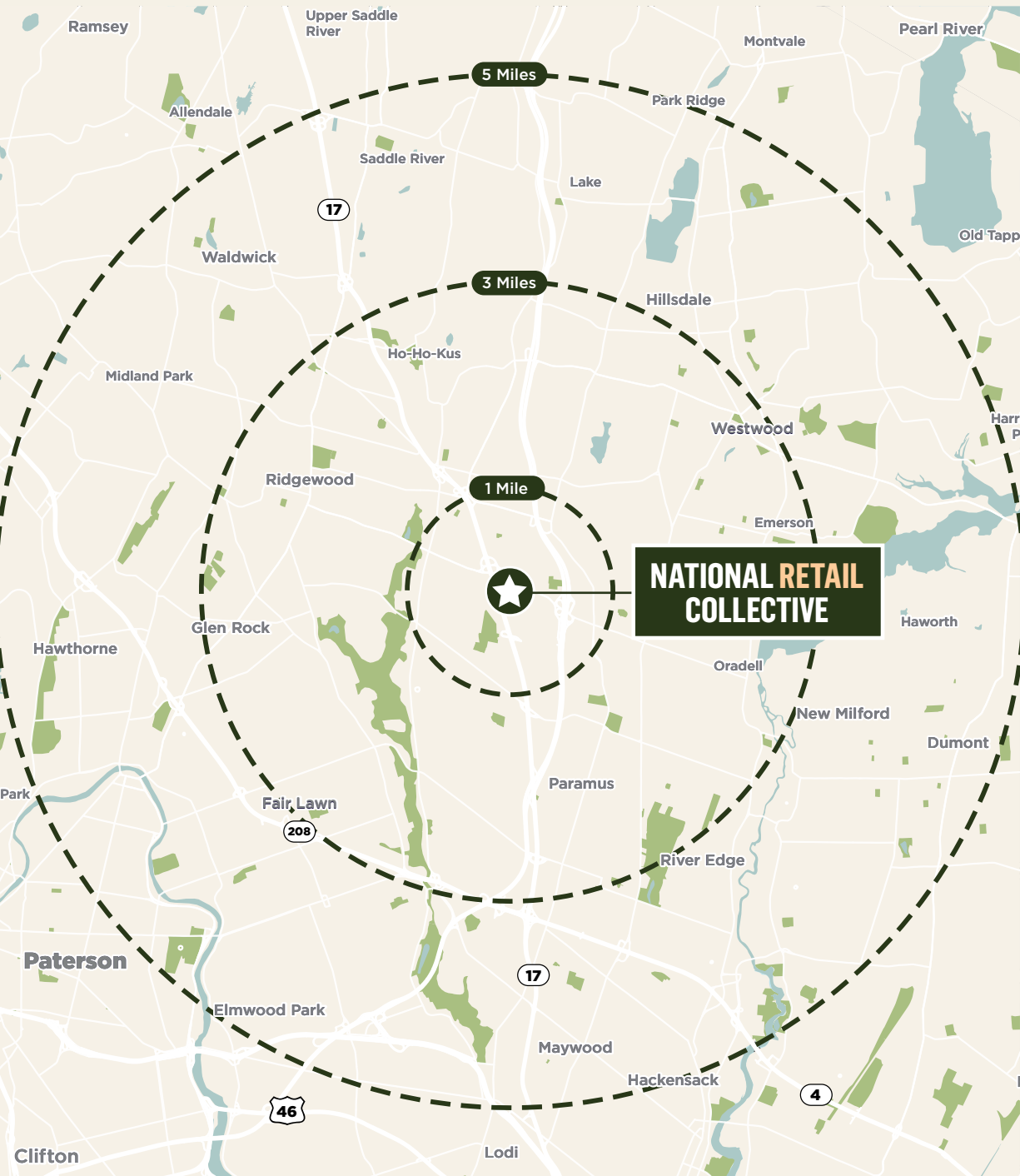
45+
Dining

51+
Retail

3+
Hotels

13+
Fitness

MARKET COVERAGE



Demographics

2026	1 Mile	3 Miles	3 Miles
Total Population	8,898	105,228	349,970
Projected Population (2031)	8,944	106,937	352,976
Total Daytime Population	15,870	110,429	339,602
Median HH Income	\$167,504	\$177,074	\$143,857
Median Age	47.2	44.5	42.9

Annual Avg. Consumer Spending

		1	\$3,725
		3	\$4,608
		5	\$3,883
Apparel & Services			
		1	\$11,290
		3	\$13,815
		5	\$11,711
Food at Home			
		1	\$6,928
		3	\$8,369
		5	\$6,989
Food Away from Home			
		1	\$1,781
		3	\$2,167
		5	\$1,793
Personal Care			

NATIONAL RETAIL COLLECTIVE



For More Information, Contact:

Blake Shanaphy

+1 201 460 3398

blake.shanaphy@cushwake.com

Meagan Bonan

+1 917 698 5800

meagan.bonan@cushwake.com

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COE-PM-CENTRAL- 08/10/26

