

# BERGEN TOWN CENTER

ONE BERGEN TOWN CENTER, PARAMUS, NJ 07652



## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Bergen

Located next to our Bergen Town Center in Paramus, NJ, this property features Lowe's, REI and Best Buy. With Teterboro Airport 5 miles to the south and the George Washington Bridge 11 miles to the east, this property is located at the epicenter of Bergen County near the intersection of Routes 4 and 17.

**TOTAL SF**  
1,014,978

**ACRES**  
39.5

**PARKING SPACES**  
5,602

**PARKING RATIO**  
5.52:1,000 SF


**CENTER TYPE**  
Regional Mall/Value Center

## DEMOGRAPHICS 3-MILE RADIUS

 **177,128**  
POPULATION

 **42.0**  
MEDIAN AGE

 **\$132,368**  
AVERAGE HHI

 **47.5%**  
COLLEGE EDUCATED

### LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

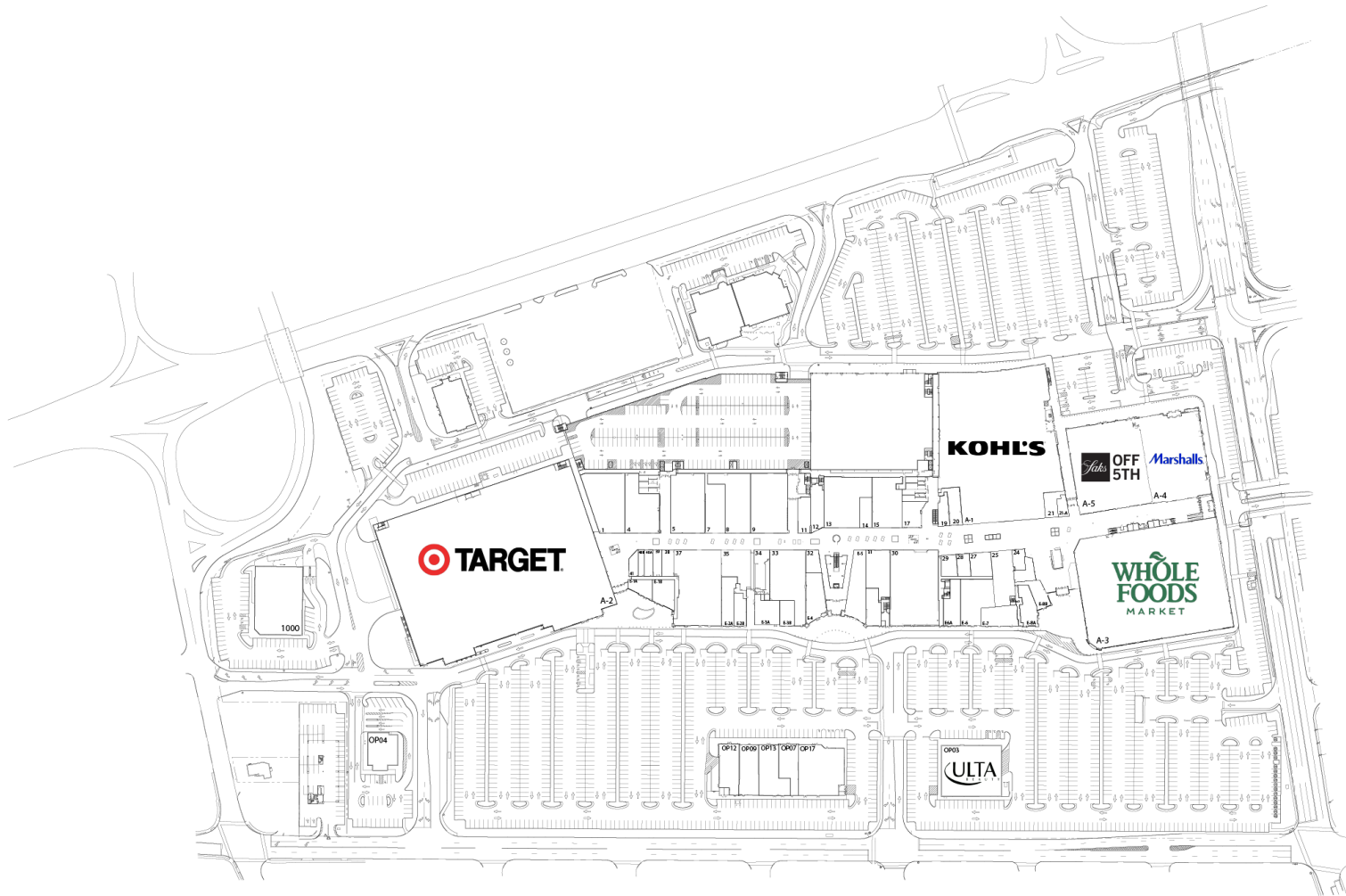
### SPECIALTY LEASING

PATRICIA ZAFFERESSE | pzafferese@uedge.com | 201-882-7506

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## FLOOR 01



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

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#	TENANTS	SQFT	#	TENANTS	SQFT	#	TENANTS	SQFT
1	The Children's Place	8,238	34	Villa Fresh Italian Kitchen	2,817	E-5A	Crumbl Cookie	2,138
3	Building Management Office	2,999	35	Dream Pairs	3,619	E-6	Lands' End	5,302
4	Guess Factory	6,473	37	Nike Factory Store	13,383	E-7	Available	2,681
5	J. Crew	8,095	38	Charleys Cheesesteak and Wings	1,257	E-8A	Bluestone Lane	2,400
7	Carter's	4,000	39	Haagen-Dazs	953	E-8B	Sarku Japan	1,875
8	Skechers	6,765	40A	Wetzel's Pretzels	627	E6A	Chopt	2,645
9	Tommy Hilfiger	8,651	40B	Dunkin' Donuts	901	K06	Banter by Piercing Pagoda	168
11	Aldo	1,829	41	Chick N Cone	765	K10	Accessorize IT 1	144
12	Splendid	2,331	102	Burlington	2,030	K12	Available	256
13	Express Factory Men	8,127	150	Available	4,608	K14	I-FIX	150
14	Sunglass Hut	1,499	1000	CVS	12,950	K103	Available	150
15	U.S. Polo Assn.	5,890	1500	Jared-The Galleria of Jewelry	5,996	OP17	Ruth's Chris Steak House	8,790
17	Kay Jewelers Outlet	2,048	1600	Olive Garden/Bahama Breeze	9,458	P09	Available	3,994
19	Perfumania	1,277	1620	Olive Garden/Bahama Breeze	8,998	TMP-05K	Available	144
20	Journeys	1,978	A-1	Kohl's	62,700	OP012	Adidas	3,752
21	Moda Jasmine Boutique	1,250	A-2	Target	124,000	OP013	Samsung	4,798
21A	Adorn & Amaze	677	A-3	Whole Foods	64,580	OP03	Ulta Beauty	12,217
23A	Reset: Luxury Bedding	1,389	A-4	Marshalls	18,510	OP04	Chase Bank	4,207
24	Sugar Bear	983	A-5	Saks Off 5th	24,667	OP07	Bond Vet	3,202
25	Tates Suits	4,432	E-1A	European Wax Center	1,472			
27	Fashion Mood	2,035	E-1B	VIO Med Spa	2,348			
28	GameStop	1,167	E-2A	T-Mobile	2,519			
29	Claire's	1,317	E-2B	Tacoria	1,654			
30	Gap	14,342	E-3A	Cava	2,600			
31	New Tenant - Coming Soon	4,142	E-3B	Sticky's Finger Joint	1,465			
32	Pandora	1,327	E-4	Ani Ramen House	3,569			
33	Banana Republic	8,398	E-5	H & M	4,606			

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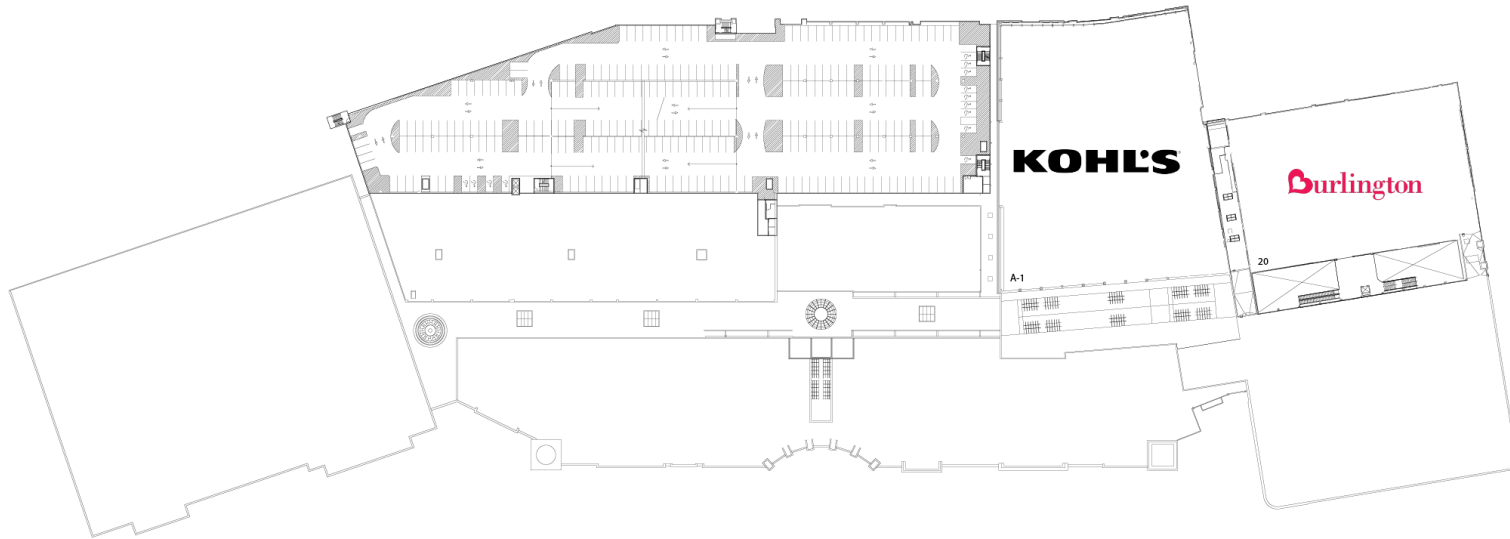
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## FLOOR 02



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#	TENANTS	SQFT
20	Burlington	45,884
A-1	Kohl's	69,000

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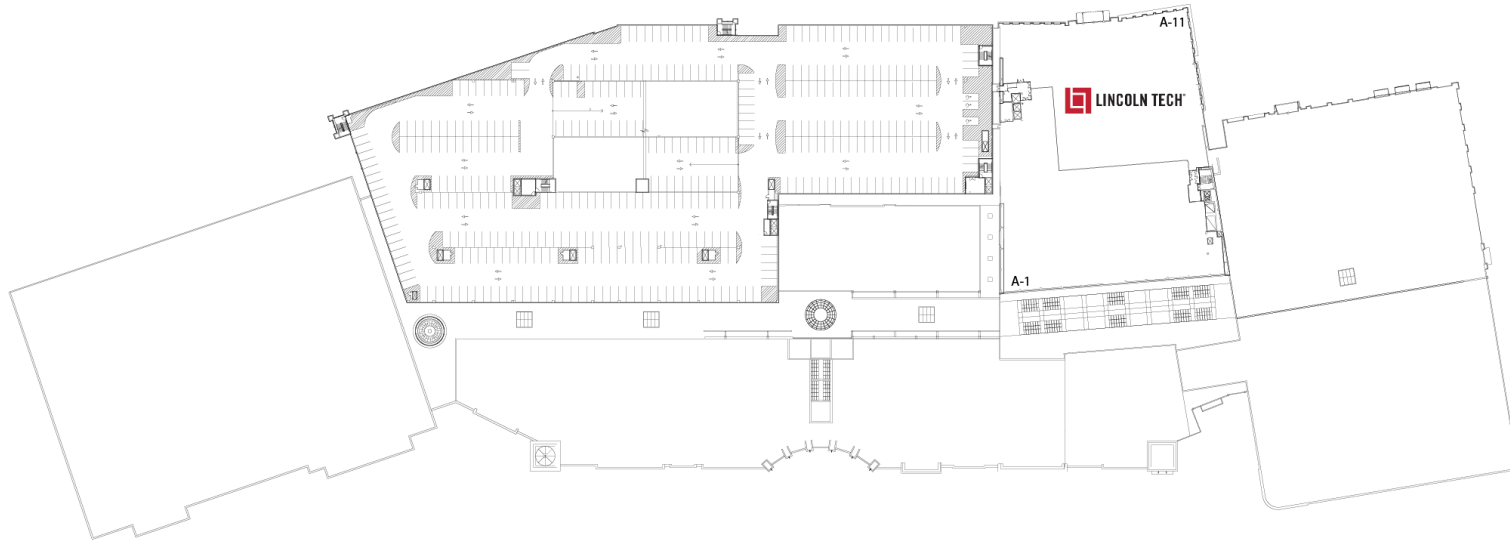
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#	TENANTS	SQFT
A-1	Available	35,166
A-11	Lincoln Technical Institute	30,000

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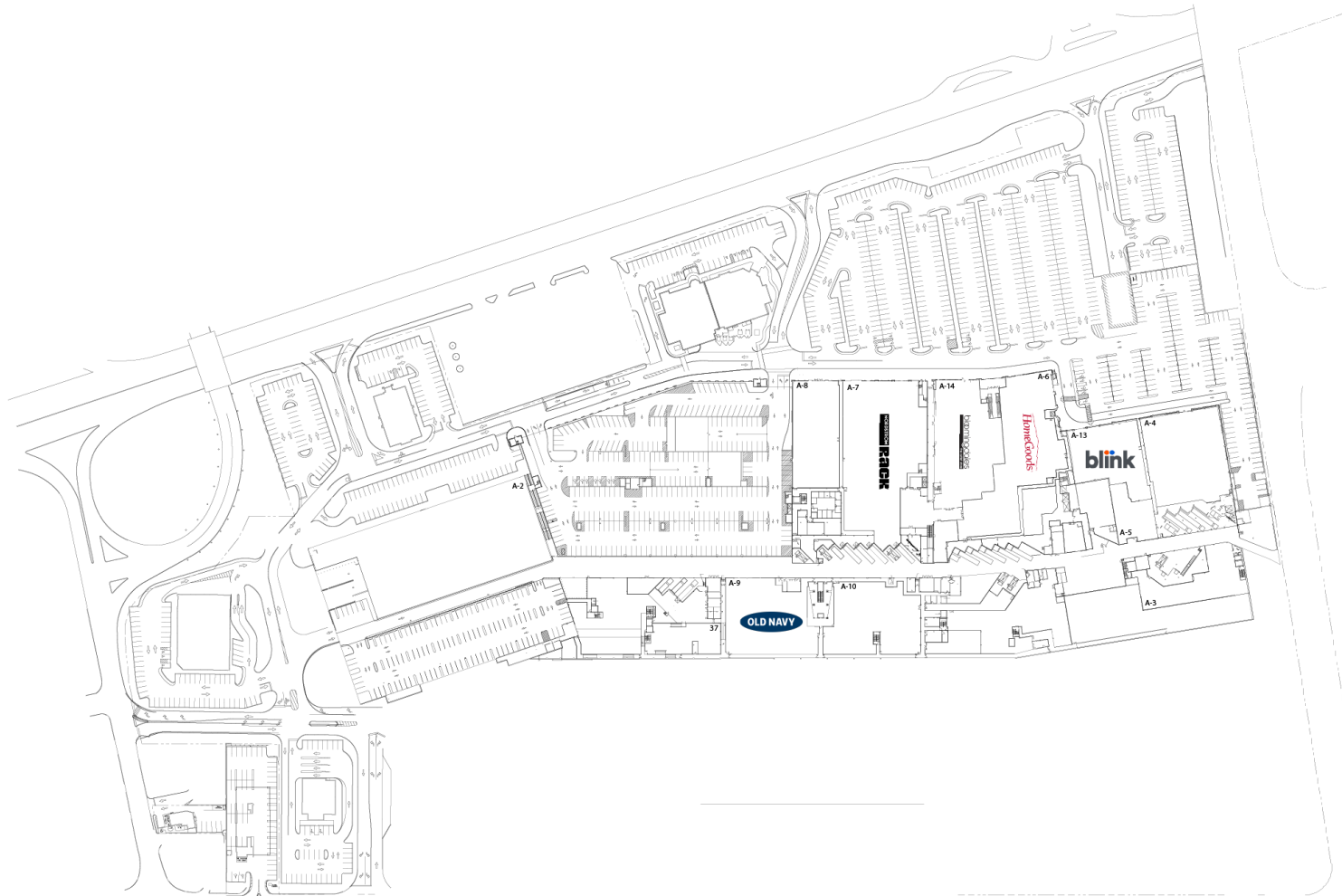
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## FLOOR -01



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#	TENANTS	SQFT
37	Nike Factory Store	7,129
A-1	Kohl's	2,300
A-2	Target	56,385
A-3	Whole Foods	12,627
A-4	Marshalls	22,760
A-5	Saks Off 5th	7,368
A-6	HomeGoods	28,478
A-7	Nordstrom Rack	36,422
A-8	World Market	19,265
A-9	Old Navy	20,000
A-10	H & M	20,136
A-13	Blink Fitness	14,667
A-14	Bloomingdale's Outlet	22,125
075S	H & M	3,000

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