

Edgewater Harbor

3 MAIN STREET - RIVER ROAD (ADJACENT TO NYC SKYLINE) | EDGEWATER, NJ 07020

LEVIN
MANAGEMENT



1.2M visits annually*
3.06 visit frequency*
216 min avg. duration*

*Property Data by Placer.ai



Available Spaces

5,246 SF Fully Built-Out Medical Space – Features **private offices, a receptionist area, and exam rooms**, ideal for medical professionals.

Property Highlights

- Edgewater Harbor is the **Gold Coast's premier waterfront mixed-use development**, featuring **100,000 SF of retail space** along River Road and Main Street.
- **Prime Hudson Riverfront Location** – Offers a resort-style pedestrian lifestyle with convenient access to public transportation, NYC, and over **20 nearby shopping and dining options**.
- **High Foot Traffic** – The development attracts **1.2 million visits annually**.
- **Vibrant Residential Community** – Home to **595 luxury residences** across seven buildings, including **The Oyster, The View (three buildings with ground-floor retail), The Glass House, and The Pearl**.
- **Exceptional Connectivity** – Just five miles from the George Washington Bridge, with quick access to I-95, I-80, Routes 4 & 17.
- **On-Site Amenities** – Features **Edgewater Borough Hall, CVS Pharmacy, and a 150-room Marriott Courtyard hotel** with event space.

Retailers



Average Daily Traffic

33,475 - River Road

Demographics

7-minute drive time



98,070
POPULATION



42,719
HOUSEHOLDS



\$140,692
AVERAGE HH INCOME



32,635
DAYTIME POPULATION

Source: sitesusa.com

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PHOTO GALLERY



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SITE PLAN



EDGEWATER HARBOR COMMUNITY



TENANT ROSTER

		SF
1	Tutti Nails and Spa	2,000
2	Moxie Salon & Beauty Bar	960
3	Juice Journey	960
4	European Wax Center	1,261
5	Residential Amenity	3,056
6	Dunkin	1,500
7	Sotheby's International Realty	1,350
8	Haven Riverfront Restaurant & Bar	6,500
9	Available - 2nd Gen Medical Space	5,246
10	Rasco's Pizza	750
11	Five Guys Burgers & Fries	2,300
12	CVS Pharmacy	11,800
13	AT&T	3,405
14	Moe's Southwest Grill	2,400
15	Beach Bum Tanning/Epique Massage	4,000
16	Edgewater Eyecare	1,052
17	Exit Real Estate	1,050
18	Lease Pending	24,000

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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	3 min drive time	5 min drive time	7 min drive time
Population	24,186	44,920	98,070
Households	11,341	20,128	42,719
Average Household Income	\$157,083	\$148,386	\$140,692
Projected Average Household Income (2028)	\$169,495	\$167,012	\$153,111
Median Household Income	\$123,141	\$110,713	\$104,125
Total Businesses	740	1,362	3,148
Total Employees	4,394	7,200	16,148
Daytime Population	8,724	15,251	32,635
Total Annual Household Expenditure	\$1.11 B	\$1.88 B	\$3.85 B
HH Income \$200K or more	2,662	4,191	8,517
College Degree + (Bachelor Degree or Higher)	9,623	16,509	33,605

Source: sitesusa.com



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CLOSE-UP AERIAL



HAVEN

EUROPEAN
WAX
CENTER®



DUNKIN'

FIVE
GUYS

moxie
salon and beauty bar



EDGEWATER
HARBOR
EDGEWATERHARBORNJ.COM

The Oyster
Built 2016
100 Units

The View North
Built 2014
46 Units

The View South
Built 2014
64 Units

The Pearl
Built 2016
115 Units

The View West
Built 2014
52 Units

**Glass House
Townhomes**
Built 2020
107 Units

Apartments
Built 2021
75 Units

**Marriott
Courtyard**
150 rooms

24,000 SF
LEASE PENDING

River Road

Main Street

33,475
VPD

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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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