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









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





2,719 DUSEHOLDS A



\$140,692VERAGE HH INCOME

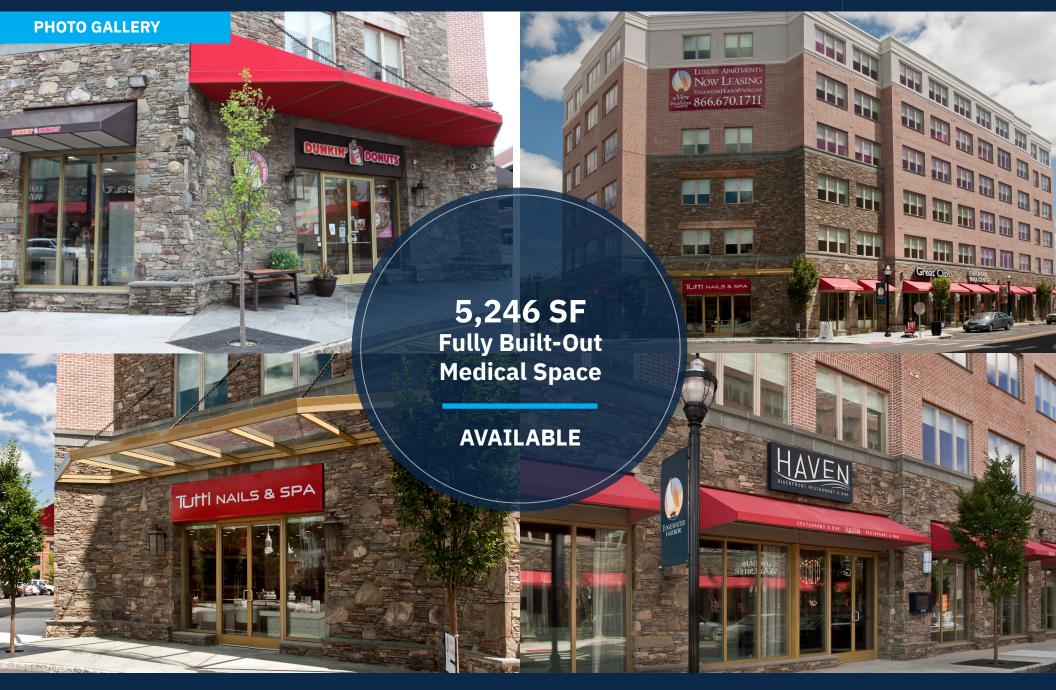


32,635
DAYTIME POPULATION

Source: sitesusa.com

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





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



SITE PLAN



TEN	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

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

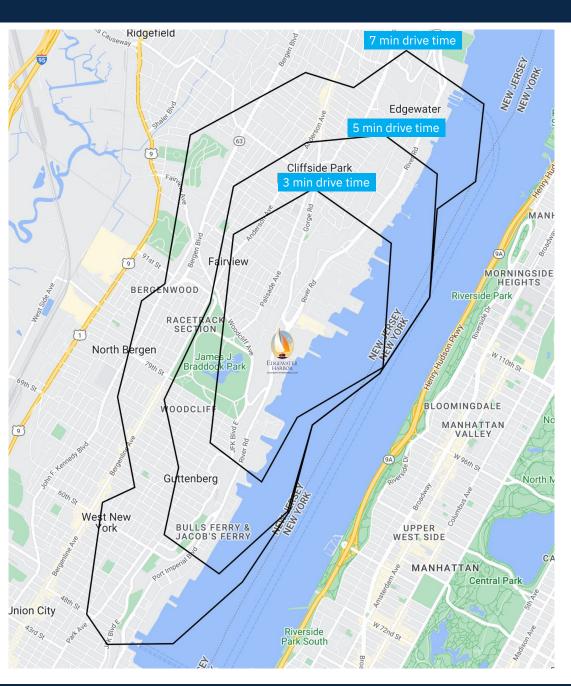


DEMOGRAPHICS

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





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





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





CONTACT EXCLUSIVE AGENT

E.J. MOAWAD

Senior Leasing Representative

t. 908.226.5266 m. 201.705.3721 emoawad@levinmgt.com



Main Office

975 US Highway 22 North Plainfield, NJ 07060 800.488.0768

levinmgt.com | 70 YEARS