

Edgewater Harbor

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



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

*Property Data by Placer.ai

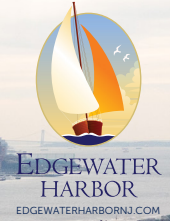


24,000 SF
FREESTANDING
BUILDING AVAILABLE

CVS

33,475
VPD

River Road



Available Spaces

24,000 SF Freestanding Building (divisible); 5,246 SF

Property Highlights

- Edgewater Harbor is a mixed-use development and the Gold Coast's premier waterfront community off River Road on Main Street – which includes a 100,000 SF retail component
- Located directly on the Hudson River, the property offers a resort-at-home pedestrian lifestyle, easy access to public transportation and New York City, and is within walking distance of more than 20 shopping and dining options.
- The mixed-use development gets 1.2 M visits annually.
- Located on the property are seven residential buildings encompassing a total of 595 homes. These include high-end condos, townhomes and rental units in The Oyster, The View (3 residential buildings with retail on ground level), The Glass House and The Pearl.
- Edgewater Harbor sits just five miles from the George Washington Bridge; I-95 and I-80; and Routes 4 and 17
- The property also includes the Edgewater Borough Hall, CVS Pharmacy and a 150-room Marriott Courtyard hotel with event space.

Retailers



Other tenants include: Tutti Nails & Spa, Juice Journey, Rasco's Pizza, Beach Bum Tanning

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



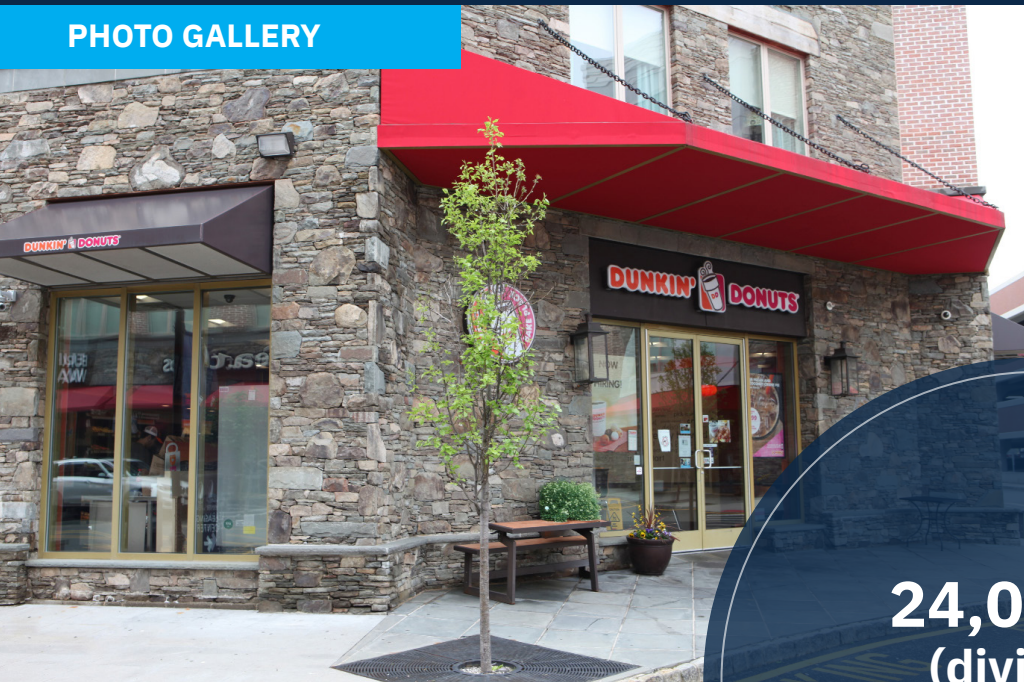
Source: sitesusa.com

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LEVIN
MANAGEMENT

PHOTO GALLERY



24,000 SF
(divisible)
former HomeGoods
& 5,246 SF

AVAILABLE

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SITE PLAN



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	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	Available (divisible)	24,000

EDGEWATER HARBOR COMMUNITY



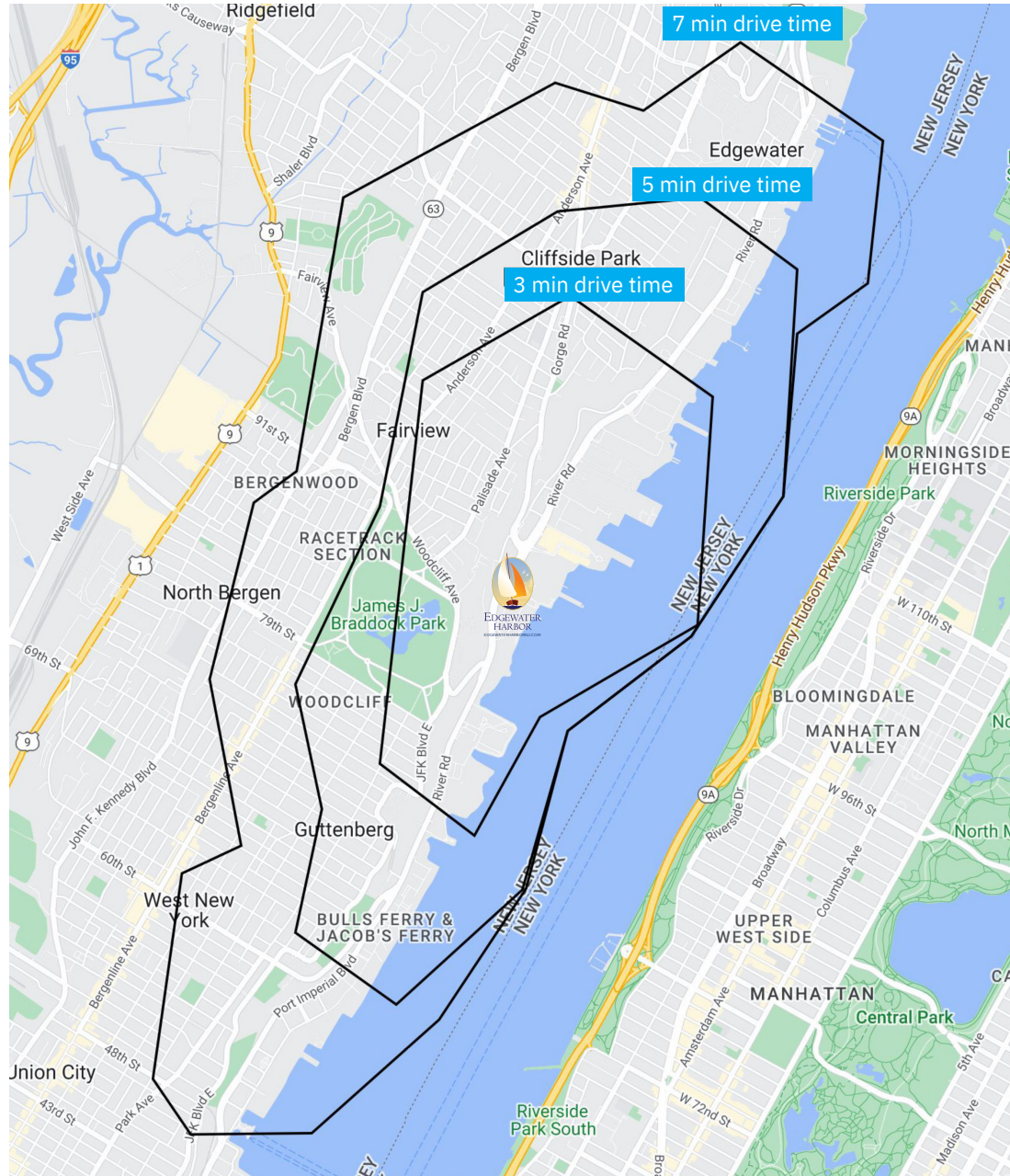
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DEMOGRAPHICS

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

CVS **HAVEN** **EUROPEAN WAX CENTER**
AT&T **DUNKIN'** **FIVE GUYS** **moxie**
salon and beauty bar

The Pearl
Built 2016
115 Units

The View West
Built 2014
52 Units

Glass House Townhomes
Built 2020
107 Units

Marriott Courtyard
150 rooms

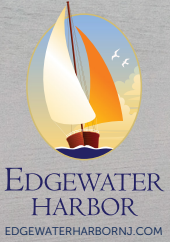
The View South
Built 2014
64 Units

Apartments
Built 2021
75 Units

The View North
Built 2014
46 Units

The Oyster
Built 2016
100 Units

24,000 SF (divisible)
FREESTANDING BUILDING AVAILABLE



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MARKET AERIAL



City Place at the Promenade

- ULTA BEAUTY
- GAP
- COLORED LIPS
- Panera BREAD
- carter's
- Bareburger
- ATHLETA
- LOFT
- BANANA REPUBLIC
- Fleming's
- Kennedy
- VICTORIAS SECRET

Edgewater Harbor Mixed-Use Development

- HAVEN
- MOXIE
- CVS pharmacy
- MOE'S
- DUNKIN'
- FIVE GUYS
- COURTYARD Marriott
- EUROPEAN WAX CENTER
- OYSTER

Hackensack Meridian Health Palisades Medical Center

SITE

River Road - 33,475 vpd

Edgewater Commons

- Durlington
- HomeGoods
- Marshall's
- Michael's
- ACME
- TARGET
- TJ-MAXX
- OLD NAVY
- CITYMD
- STARBUCKS
- FIVE BELOW

Edgewater Marketplace

- TRADER JOE'S
- Orangetheory FITNESS
- Massage Envy
- Jockey Mitten
- GNC LIVE WELL

Mitsuwa MARKETPLACE

SOJO SPA CLUB

Edgewater Towne Center

- WHOLE FOODS MARKET
- lash
- TREK
- blu
- pure barre
- CLUB PILATES

BROWNSTONE PANCAKE FACTORY



CONTACT EXCLUSIVE AGENT

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