

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



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

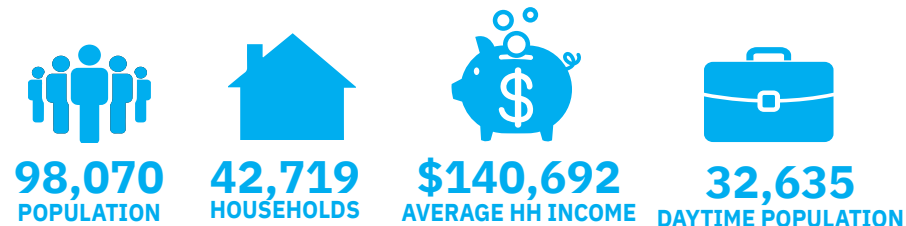


Average Daily Traffic

33,475 - River Road

Demographics

7-minute drive time



Source: sitesusa.com

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LEVIN
MANAGEMENT

PHOTO GALLERY



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

AVAILABLE

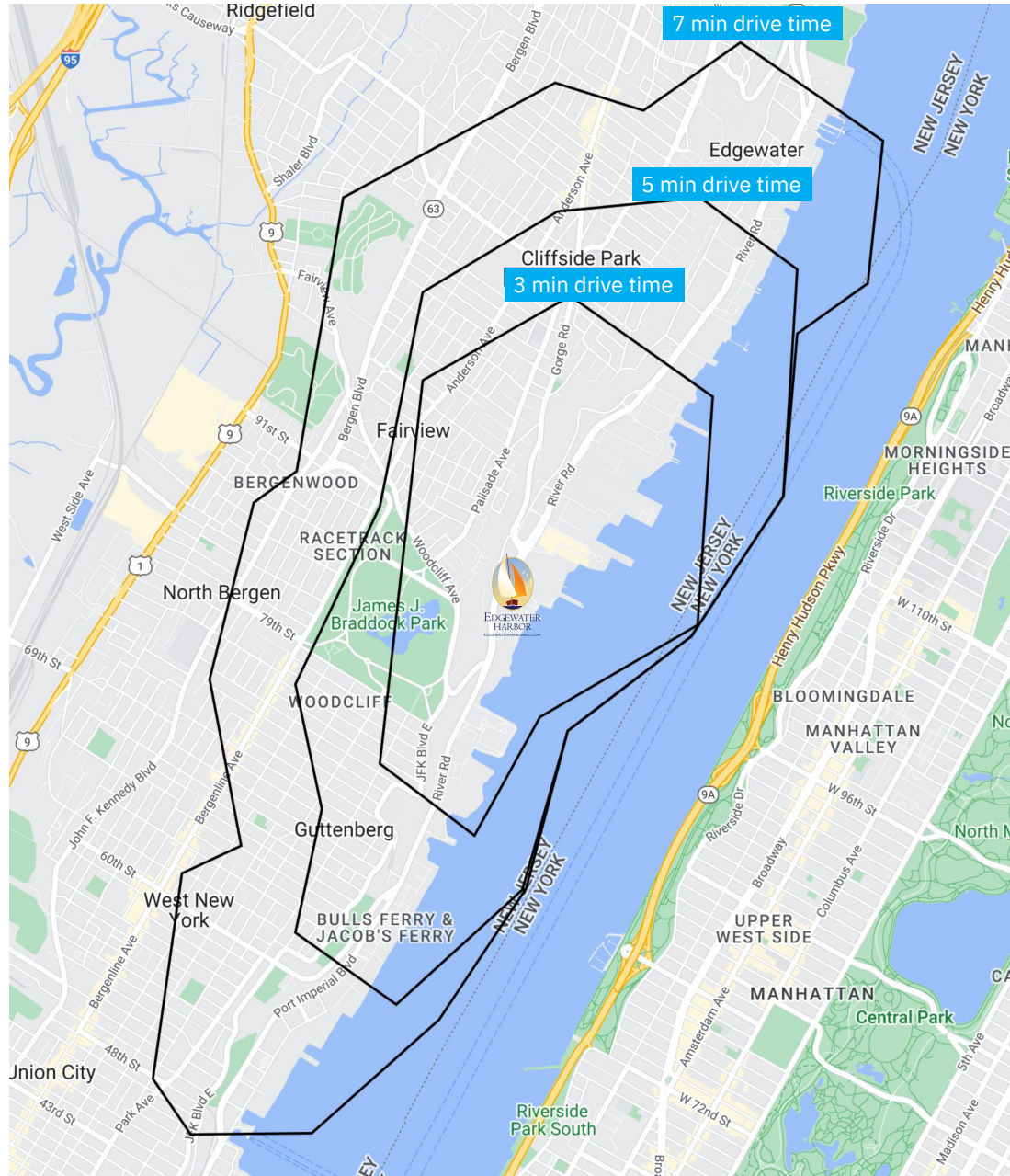
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DEMOGRAPHICS

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

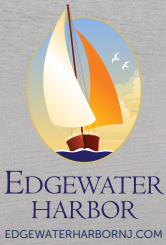
The View South
Built 2014
64 Units

Apartments
Built 2021
75 Units

The View North
Built 2014
46 Units

The Oyster
Built 2016
100 Units

24,000 SF
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
- Kenny Rogers
- VICTORIAS SECRET

Edgewater Harbor Mixed-Use Development

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

Edgewater Commons

- Burlington
- HomeGoods
- Marshall's
- Michael's
- Target
- TJ-MAXX
- OLD NAVY
- CITYMD
- ACME
- 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

River Road - 33,475 vpd

Hackensack Meridian Health Palisades Medical Center

SITE



CONTACT EXCLUSIVE AGENT

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