

Edgewater Harbor

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

LEVIN
MANAGEMENT



1.2M visits annually*
3.25 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



120,769
POPULATION



50,059
HOUSEHOLDS



\$130,064
AVERAGE HH INCOME



111,792
DAYTIME POPULATION

Source: sitesusa.com

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PHOTO GALLERY



5,246 SF
Fully Built-Out
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AVAILABLE

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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	Leased - TBA	24,000

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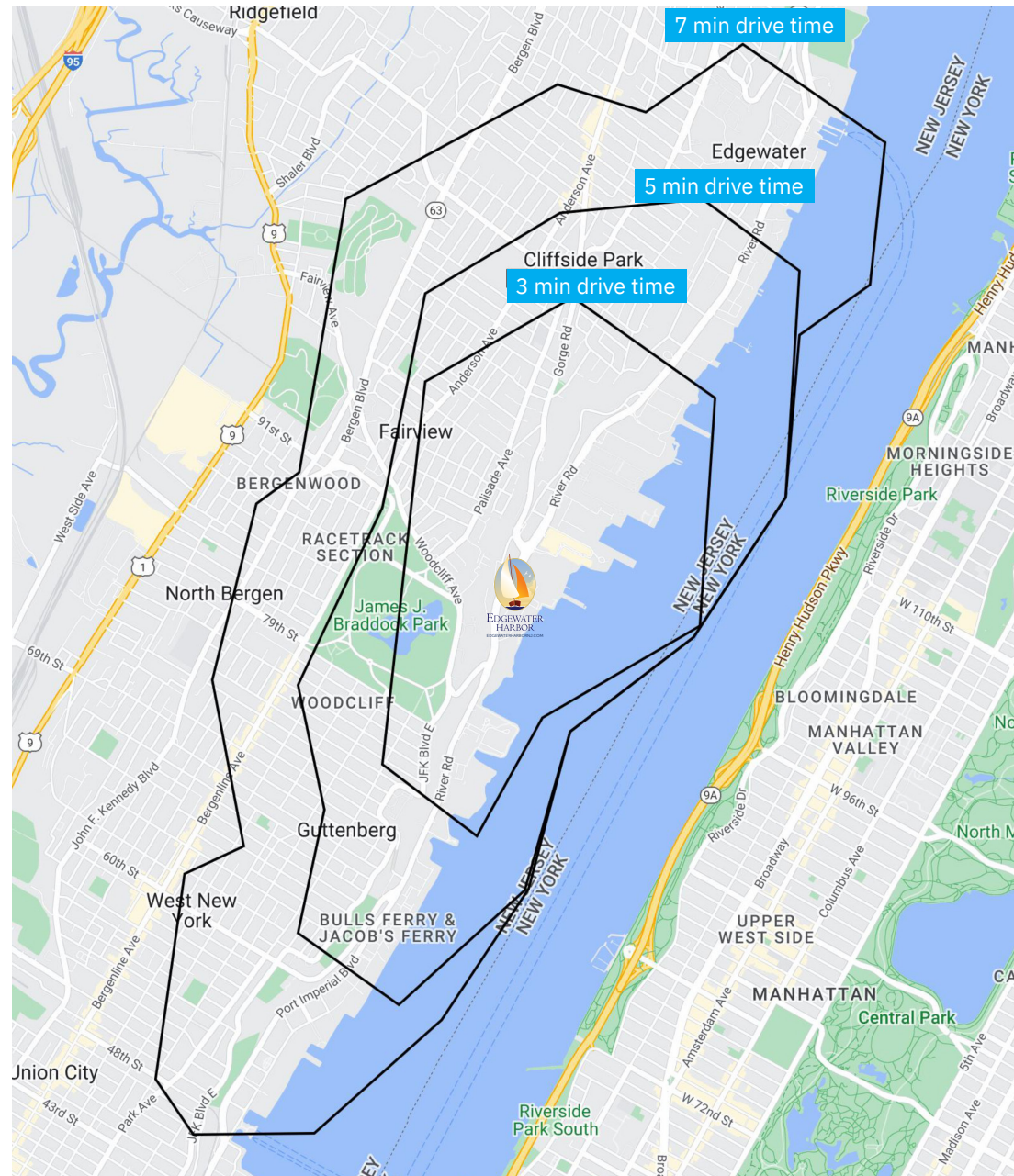
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	3 min drive time	5 min drive time	7 min drive time
Population	34,868	65,069	120,769
Households	14,957	27,521	50,059
Average Household Income	\$139,605	\$127,424	\$130,064
Projected Average Household Income (2030)	\$139,796	\$126,867	\$128,964
Median Household Income	\$111,907	\$102,212	\$101,192
Total Businesses	1,011	2,018	3,834
Total Employees	5,353	10,136	19,819
Daytime Population	34,658	60,181	111,792
Total Annual Household Expenditure	\$1.78 B	\$3.14 B	\$5.67 B
HH Income \$200K or more	3,332	5,403	9,601
College Degree + (Bachelor Degree or Higher)	12,828	22,139	38,794

Source: sitesusa.com

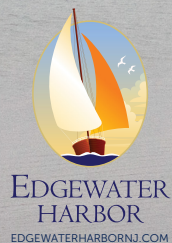


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CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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