

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

The Oyster
Built 2016
100 Units

The View North
Built 2014
46 Units

The View South
Built 2014
64 Units

The View West
Built 2014
52 Units

The Pearl
Built 2016
115 Units

Apartments
Built 2021
75 Units

The Glass House
Built 2020
107 Units

Marriott Courtyard
150 Rooms

24,000 SF
FREESTANDING
BUILDING AVAILABLE

CVS

33,475
VPD

River Road

EDGEWATER HARBOR
EDGEWATERHARBOR.NJ.COM

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

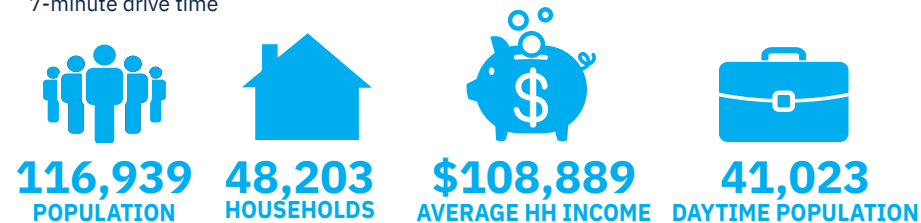


Other tenants include: Tutti Nails & Spa, Moe's Southwest Grill, Juice Journey, Rasco's Pizza, Beach Bum Tanning

Average Daily Traffic 33,475 - River Road

Demographics

7-minute drive time



Source: sitesusa.com

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LEVIN
MANAGEMENT

PHOTO GALLERY



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SITE PLAN



EDGEWATER HARBOR COMMUNITY

EDGEWATER HARBOR
EDGEWATERHARBORNJ.COM

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

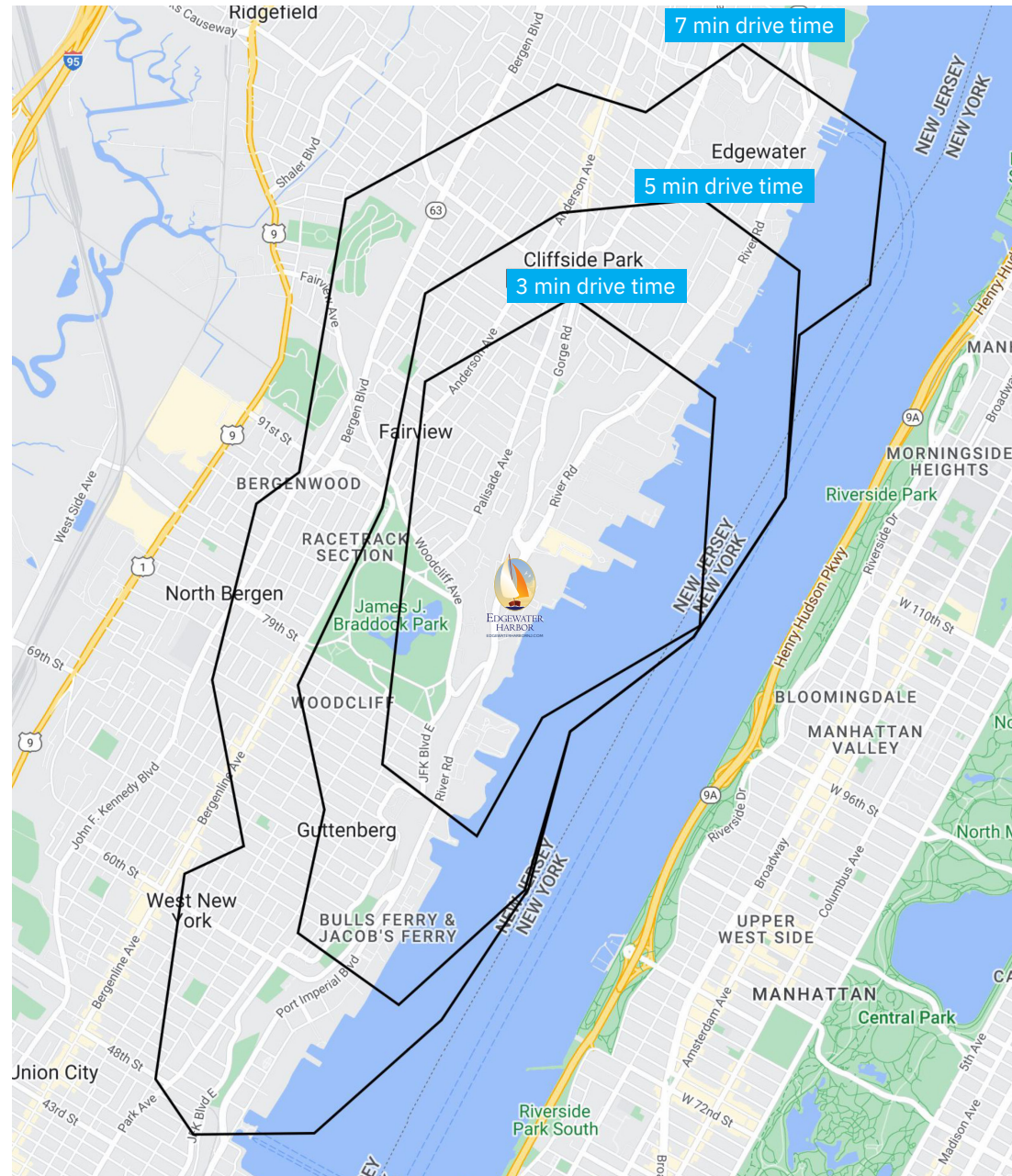
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	3 min drive time	5 min drive time	7 min drive time
Population	25,213	51,771	116,939
Households	11,007	22,365	48,203
Average Household Income	\$132,868	\$120,545	\$108,889
Projected Average Household Income (2028)	\$174,783	\$162,975	\$135,309
Median Household Income	\$99,482	\$91,072	\$85,981
Total Businesses	828	1,687	3,715
Total Employees	5,871	10,301	21,638
Daytime Population	10,462	19,798	41,023
Total Annual Household Expenditure	\$946.6 M	\$1.79 B	\$3.59 B
HH Income \$200K or more	1,845	3,308	6,301
College Degree + (Bachelor Degree or Higher)	9,942	19,541	39,409

Source: sitesusa.com



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CLOSE-UP AERIAL

CVS
AT&T
DUNKIN'
FIVE GUYS
HAVEN
EUROPEAN WAX CENTER®
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

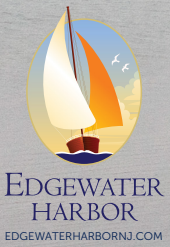
The View South
Built 2014
64 Units

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



River Road

Main Street

33,475 VPD

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MARKET AERIAL



City Place at the Promenade

- ULTA BEAUTY
- GAP
- COLORED LIPS
- Panera BREAD
- carter's
- local Baraburger
- ATHLETA
- BANANA REPUBLIC
- LOFT
- VICTORIAS SECRET
- Fleming's FINE DINING

Edgewater Harbor Mixed-Use Development

- HAVEN
- moxie
- CVS pharmacy
- MOEs
- 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

Hackensack Meridian Health Palisades Medical Center

River Road - 33,475 vpd

SITE



CONTACT EXCLUSIVE AGENT

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