

RETAIL SPACE AVAILABLE FOR LEASE

EDGEWATER TOWNE CENTER

905 RIVER ROAD, EDGEWATER, NJ

SEEKING
CASUAL DINING & MEDICAL



JOIN HIGH-VOLUME WHOLE FOODS SUPERMARKET!

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OVERVIEW

HIGHLIGHTS

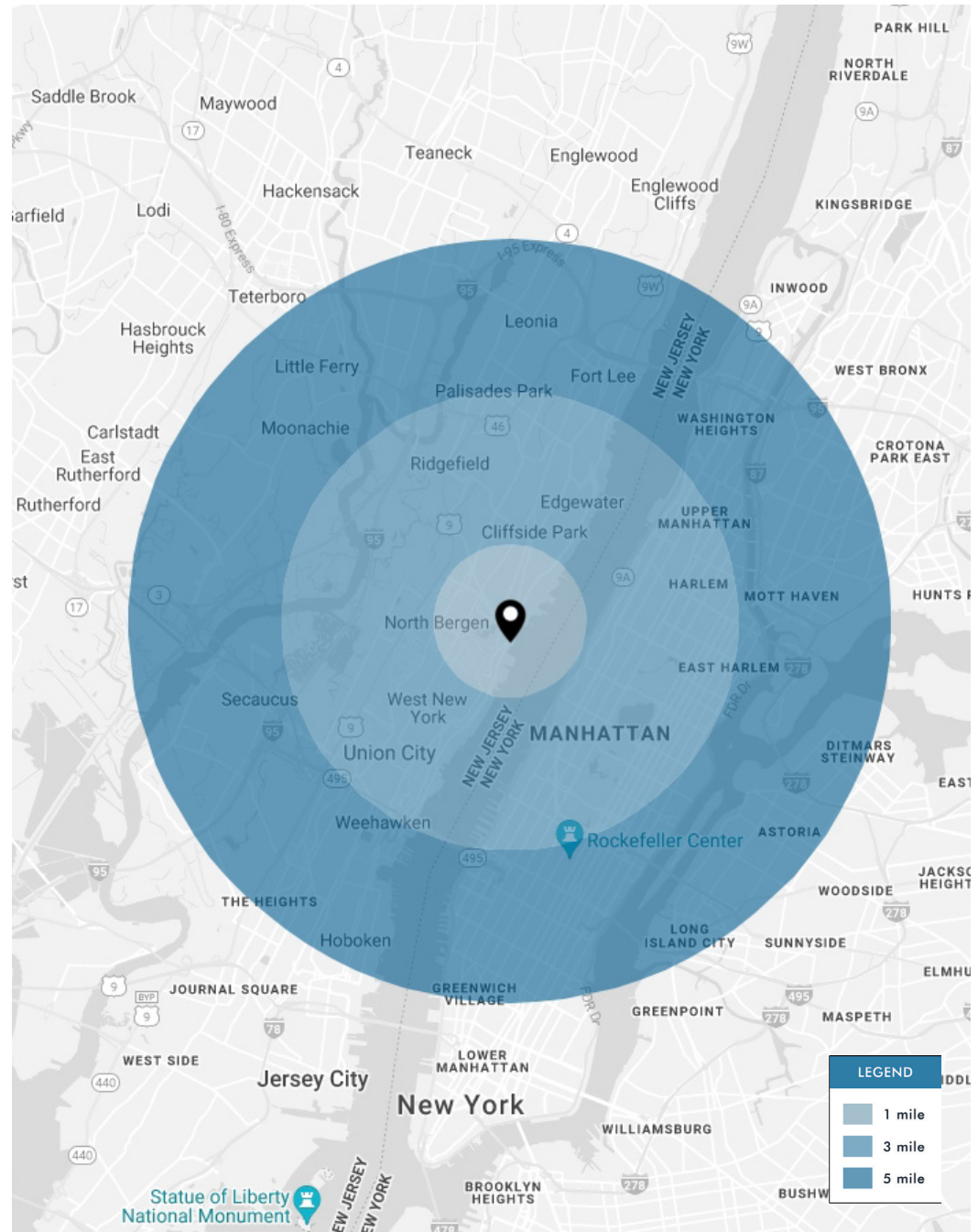
- 76,414 SF retail property located in Bergen County at River Road & Grand Cove Way
- Anchored by Whole Foods Market in a mixed-use development that features 62 residential units
- 5-miles from the George Washington Bridge, I-95, Routes 4, 17 & I-80
- High Income, dense trade area with low vacancy rates
- Outdoor seating opportunity with excellent visibility and exposure

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	55,539	894,086	2,211,290
HOUSEHOLDS	22,095	402,615	985,709
DAYTIME EMPLOYEES	14,032	610,410	2,395,587
AVERAGE HH INCOME	\$107,883	\$159,573	\$145,022

TRAFFIC COUNTS

RIVER ROAD	31,000 AADT
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EDGEWATER TOWNE CENTER | EXECUTIVE SUMMARY



TENANT ROSTER

1	Whole Foods	41,609 SF
2	Edge Golf	6,623 SF
3A	Trek Bicycle	3,500 SF
3B	Face Foundrie	1,488 SF
3C	Pure Barre	1,670 SF
3D	Club Pilates	2,100 SF
3E	Basecamp Fitness (Coming Soon)	2,422 SF
4	Eco Friendly Cleaners	662 SF
5	Available	4,040 SF
6	Available	688 SF
7	Hudson Pro Orthopedics (Coming Soon)	4,050 SF
9A	Bond Vet (Coming Soon)	± 2,460 SF
9B	Restore Wellness & Cyrotherapy (Coming Soon)	2,925 SF
9C	4Ever Young Medspa	1,672 SF

EDGEWATER TOWNE CENTER | SITE PLAN



SITE

EDGEWATER TOWNE CENTER

WHOLE FOODS MARKET bluu

TREK CLUB PILATES

pure barre lash

EDGEWATER MARKETPLACE

TRADER JOE'S ME

FACE VALUES GNC

red mango LIVE WELL

OrangeTheory FITNESS

EDGEWATER COMMONS

Target Marshalls BED BATH & BEYOND

TJ-maxx Michaels

Party City Made by you

OLD NAVY FITNESS FACTORY HEALTH CLUB ACME

KAY OUTBACK Starbucks bluu

CITY PLACE AT THE PROMENADE

ULTA BEAUTY GAP V CHIPPOTLE MEXICAN GRILL

Bath & Body Works LOCAL

ATHLETA Bareburger

LOFT carter's VICTORIA'S SECRET

BANANA REPUBLIC Panera BREAD

ANTHROPOLOGIE

HomeGoods Me's

CVS pharmacy

FIVE GUYS

EUROPEAN WAX CENTER DUNKIN'

COURTYARD BY MARRIOTT

HACKENSACK MERIDIAN HEALTH PALISADES MEDICAL CENTER
350 BEDS

Bj's Walmart PET SMART

Applebee's HARBOR FREIGHT

ALDI Burlington planet fitness

THE HOME DEPOT LOWE'S

TARGET

sam's club Walmart

KOHL'S Burlington HomeGoods

TJ-maxx Marshalls PET SMART

BOB'S Michaels ONEFISH Olive Garden

FURNITURE Made by you GRILL Garden

CASUAL MALE XL Panera BREAD

BUFFALO WILD WINGS S

RED LOBSTER Starbucks CHIPPOTLE MEXICAN GRILL

OUTBACK STEAKHOUSE HOULIHAN'S

COLUMBIA PARK CENTER

ShopRite BIG LOTS Party City GAP

SHOPPERS WORLD

ESPORTA OLD NAVY OSHKOSH Broski

ihop



AMERICAN DREAM MALL



ROUTE 1 - 40,627 VPD

RIVER ROAD - 33,475 VPD



EDGEWATER TOWNE CENTER | MARKET AERIAL

CITY PLACE AT THE PROMENADE

Bath & Body Works

LOFT carter's VICTORIA'S SECRET

BANANA REPUBLIC

ANTHROPOLOGIE

CVS pharmacy

COURTYARD BY MARRIOTT

EDGEWATER COMMONS

EDGEWATER TOWNE CENTER

EDGEWATER MARKETPLACE

SITE

EDGEWATER TOWNE CENTER | CLOSE AERIAL



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