

RETAIL SPACE 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

**Jonathan Greenberg**

VICE PRESIDENT

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# Property Overview

## HIGHLIGHTS

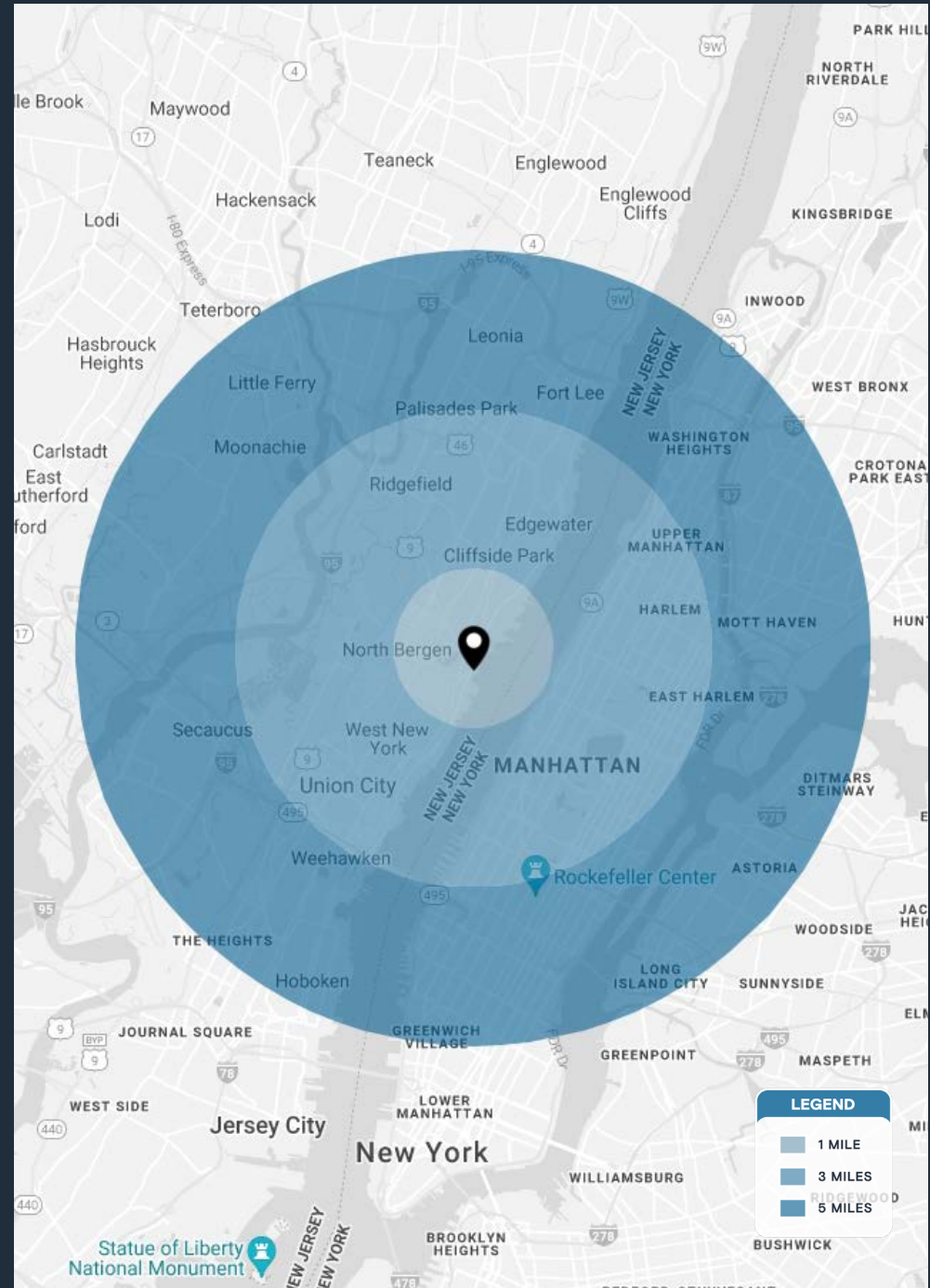
- 76,414 SF retail property located in Bergen County at River Road & Grand Cove Way
- Anchored by Whole Foods Market in a mixed-use development that features 62 residential units
- 5-miles from the George Washington Bridge, I-95, Routes 4, 17 & I-80
- High Income, dense trade area with low vacancy rates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

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	One Medical	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









**CITY PLACE AT THE PROMENADE**

ULTA BEAUTY | GAP | V | CHIPOTLE MEXICAN GRILL

Bath & Body Works® | LOCAL Bareburger

ATHLETA | LOFT | carter's | VICTORIA'S SECRET

BANANA REPUBLIC | ANTHROPOLOGIE | Panera BREAD®

HomeGoods | CVS pharmacy | FIVE GUYS | DUNKIN' | COURT YARD BY MARRIOTT

**EDGEWATER COMMONS**

TARGET | Marshalls | Burlington | TJ-maxx | ACME | five BELOW

SEPHORA | Michaels | KAY JEWELLERS | HomeGoods | FITNESS FACTORY HEALTH CLUB

OLD NAVY | STARBUCKS | OUTBACK STEAKHOUSE®

**EDGEWATER TOWNE CENTER**

WHOLE FOODS MARKET | blu salon | TREK CLUB PILATES® | pure barre® | lash

**EDGEWATER MARKETPLACE**

TRADER JOE'S | ME Massage Envy | K-BEAUTY OUTLET | GNC LIVE WELL | Orangetheory FITNESS | red mango

**SITE**







## Contact Broker

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