

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

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Property Overview

HIGHLIGHTS

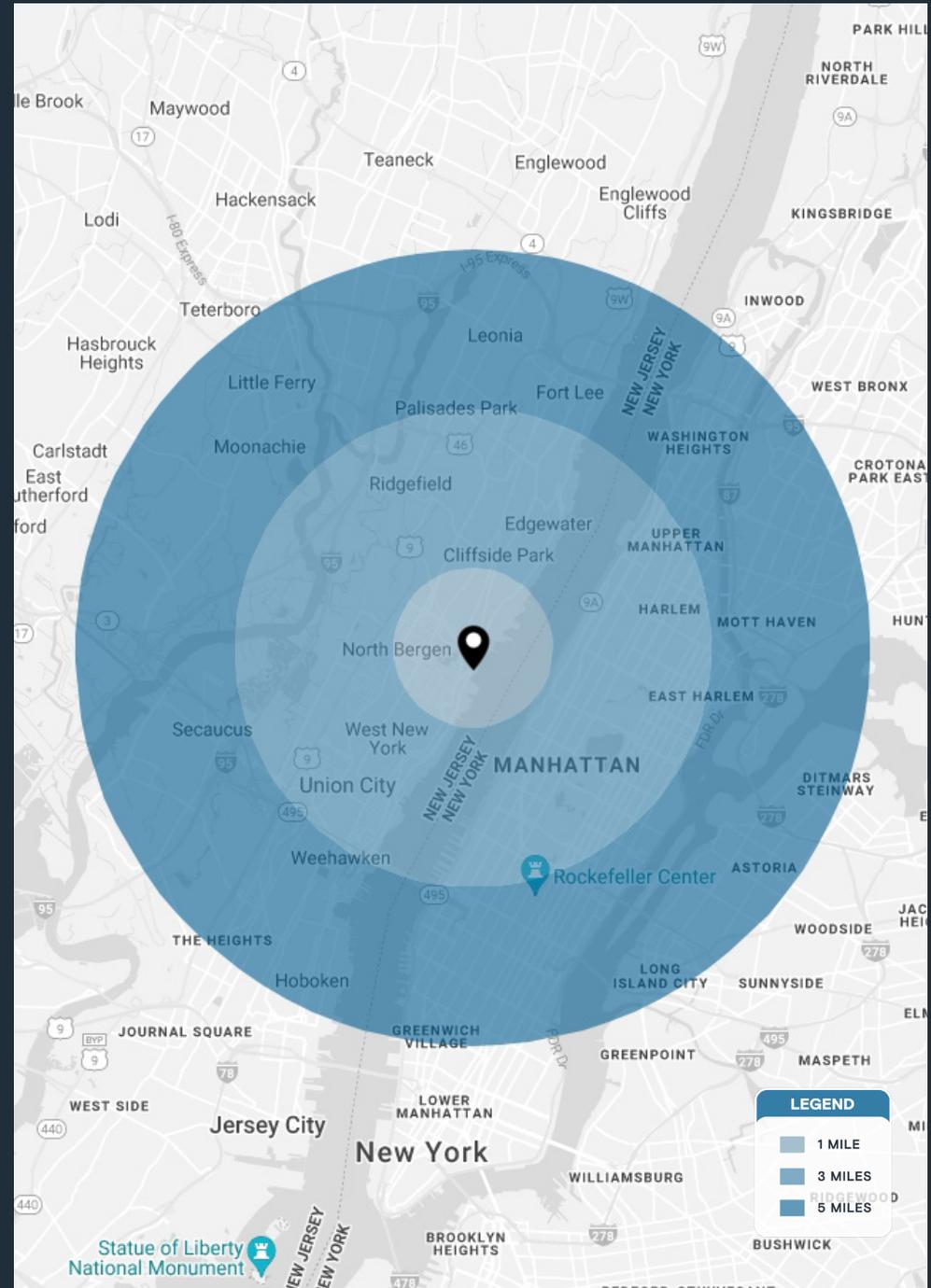
- 76,414 SF retail property located in Bergen County at River Road & Grand Cove Way
- Anchored by Whole Foods Market in a mixed-use development that features 62 residential units
- 5-miles from the George Washington Bridge, I-95, Routes 4, 17 & I-80
- High Income, dense trade area with low vacancy rates
- 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	Coming Available	3,500 SF
3B	Face Foundrie	1,488 SF
3C	Pure Barre	1,670 SF
3D	Club Pilates	2,100 SF
3E	Basecamp Fitness	2,422 SF
4	Eco Friendly Cleaners	662 SF
5	One Medical	4,040 SF
6	Available	688 SF
7	Hudson Pro Orthopedics	4,050 SF
9A	Bond Vet	+2,460 SF
9B	Restore Wellness & Cyrotherapy	2,925 SF
9C	4Ever Young Medspa	1,672 SF



AMERICAN DREAM MALL



BJ's Walmart **PETSMART**
 Applebees **HARBOR FREIGHT**
GRILL & BAR QUALITY TOOLS. LOWEST PRICES.

ALDI **Burlington**
planet fitness

THE HOME DEPOT **LOWE'S**



sam's club
Walmart

EDGEWATER TOWNE CENTER
WHOLE FOODS MARKET **blu**
TREK CLUB **PILATES**
pure barre **lash**



EDGEWATER MARKETPLACE
TRADER JOE'S **Jewelry**
BEAUTY OUTLET **ME** **GNC**
red mango **Orangetheory**
Massage Envy LIVE WELL
FITNESS

EDGEWATER COMMONS
Target **Marshalls** **Burlington**
TJ-maxx **ACME** **five BELOW**
SEPHORA **Michaels**
K.A.Y. **HomeGoods** **HEALTH CLUB**
OLD NAVY **STARBUCKS** **OUTBACK**
STEAKHOUSE

CITY PLACE AT THE PROMENADE
ULTA **GAP** **V** **CHIPOTE**
Bath & Body Works **LOCAL**
ATHLETA **Bareburger**
LOFT **carter's** **VICTORIA'S SECRET**
BANANA REPUBLIC **Panera**
ANTHROPOLOGIE **BREAD**

HomeGoods **M&S**
CVS pharmacy
FIVE GUYS
DUNKIN'
COURTYARD
BY HARRIOTT

HACKENSACK MERIDIAN
HEALTH PALISADES
MEDICAL CENTER
350 BEDS

KOHL'S **Burlington** **HomeGoods**
TJ-maxx **Marshalls** **PETSMART**
BOB'S FURNITURE **Michaels** **BONEFISH GRILL** **Olive Garden**
MADE BY YOU GRILL
CASUAL MALE XL **Panera**
BREAD

BUFFALO WILD WINGS **Red Lobster** **Starbucks** **CHIPOTE**
OUTBACK **HOULIHAN'S**
STEAKHOUSE

COLUMBIA PARK CENTER
Shops Rite **BIG LOTS** **Party City** **GAP**
SHOPPERS WORLD
ESPORTA **OLD NAVY** **OSHKOSH**
FITNESS BOYS

ROUTE 1 - 40,627 VPD

RIVER ROAD - 33,475 VPD



CITY PLACE AT THE PROMENADE

Bath & Body Works®
 ATHLETA *Bareburger* LOCAL
 LOFT *carter's* VICTORIA'S SECRET
 BANANA REPUBLIC *Panera*
 ANTHROPOLOGIE BREAD®

EDGEWATER COMMONS

SEPHORA *Michaels*

EDGEWATER TOWNE CENTER

EDGEWATER MARKETPLACE

SITE

RIVER ROAD

RIVER ROAD

RIVER ROAD





Contact Broker

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