

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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(201) 731-8468

Property Overview

HIGHLIGHTS

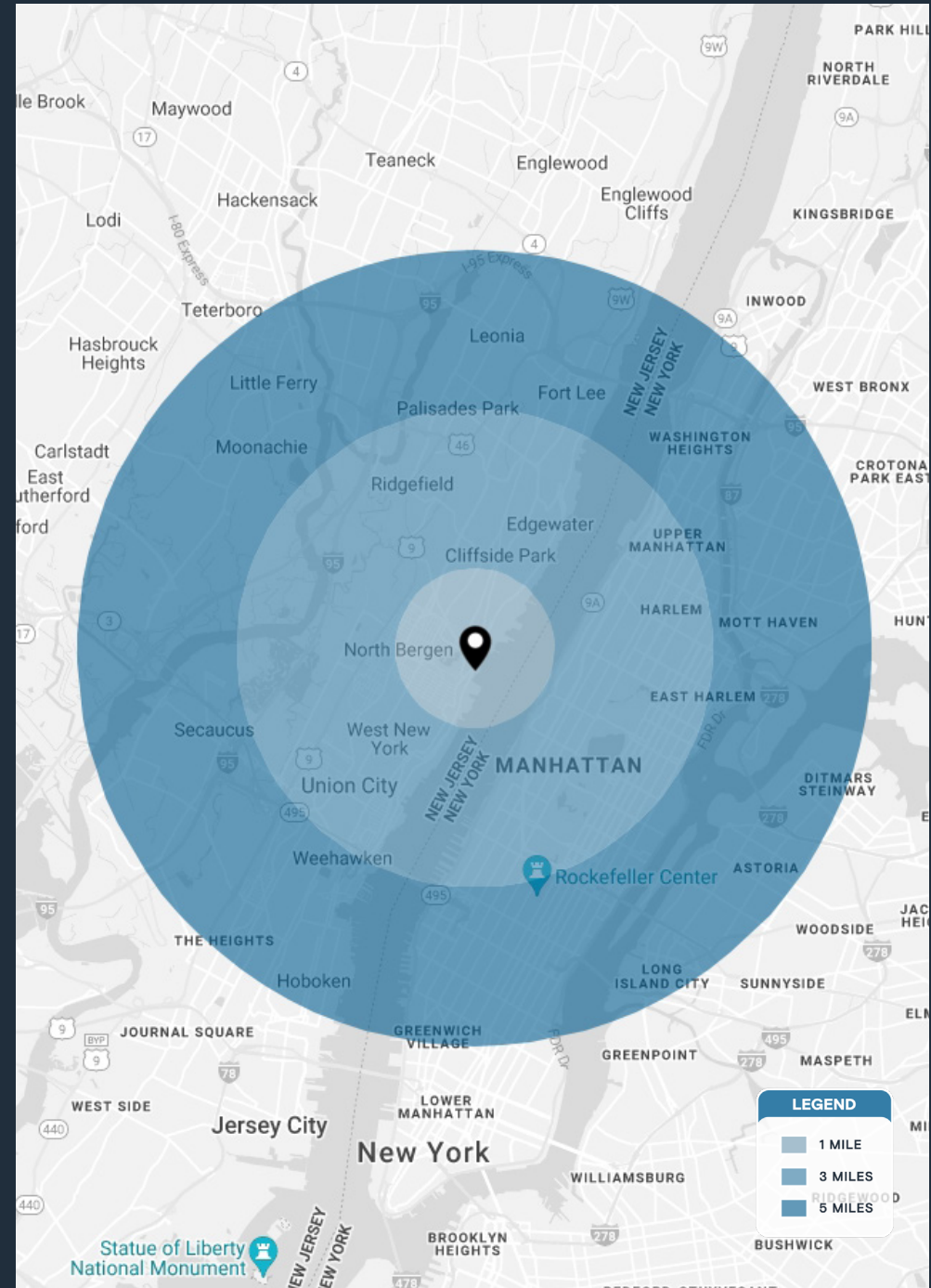
- 76,414 SF retail property located in Bergen County at River Road & Grand Cove Way
- Anchored by Whole Foods Market in a mixed-use development that features 62 residential units
- 5-miles from the George Washington Bridge, I-95, Routes 4, 17 & I-80
- High Income, dense trade area with low vacancy rates
- 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 & Cryotherapy	2,925 SF
9C	4Ever Young Medspa	1,672 SF



EDGEWATER TOWNE CENTER

WHOLE FOODS MARKET | blu |
TREK CLUB | PILATES® |
pure barre | lush

BROWNSTONE PANCAKE FACTORY

EDGEWATER MARKETPLACE

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

EDGEWATER COMMONS

TARGET | Marshalls | Burlington |
TJ-maxx | ACME | five BELOW |
SEPHORA | Michaels |
KAY | HomeGoods |
OLD NAVY | STARBUCKS | OUTBACK STEAKHOUSE

CITY PLACE AT THE PROMENADE

ULTA | GAP | V | CHIPP |
Bath & Body Works |
ATHLETA | Bareburger | LOCAL |
LOFT | carter's | VICTORIA'S SECRET |
BANANA REPUBLIC | Panera BREAD | ANTHROPOLOGIE

HomeGoods | CVS pharmacy |
EUROPEAN WAX CENTER | FIVE GUYS |
DUNKIN' |
COURTYARD BY HARRIOTT

HACKENSACK MERIDIAN HEALTH PALISADES MEDICAL CENTER
350 BEDS

BJ's | Walmart | PET SMART |
Applebee's | HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

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 FURNITURE | Michaels | BONEFISH GRILL | Olive Garden |
CASUAL MALE XL | Panera BREAD |

BUFFALO WILD WINGS | RED LOBSTER | STARBUCKS | CHIPP |
OUTBACK STEAKHOUSE | HOULIHAN'S

BEST BUY

COLUMBIA PARK CENTER

ShoPrite | BIG LOTS | PartyCity | GAP |
SHOPPERS WORLD |
ESPORTA | OLD NAVY | OSHKOSH |
IHOP |



CITY PLACE AT THE PROMENADE

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ATHLETA | LOFT | carter's | VICTORIA'S SECRET
BANANA REPUBLIC | ANTHROPOLOGIE | Panera BREAD®

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EUROPEAN WAX CENTER® | DUNKIN' | COURTYARD BY MARRIOTT

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pure barre® | lash





Contact Broker

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