

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

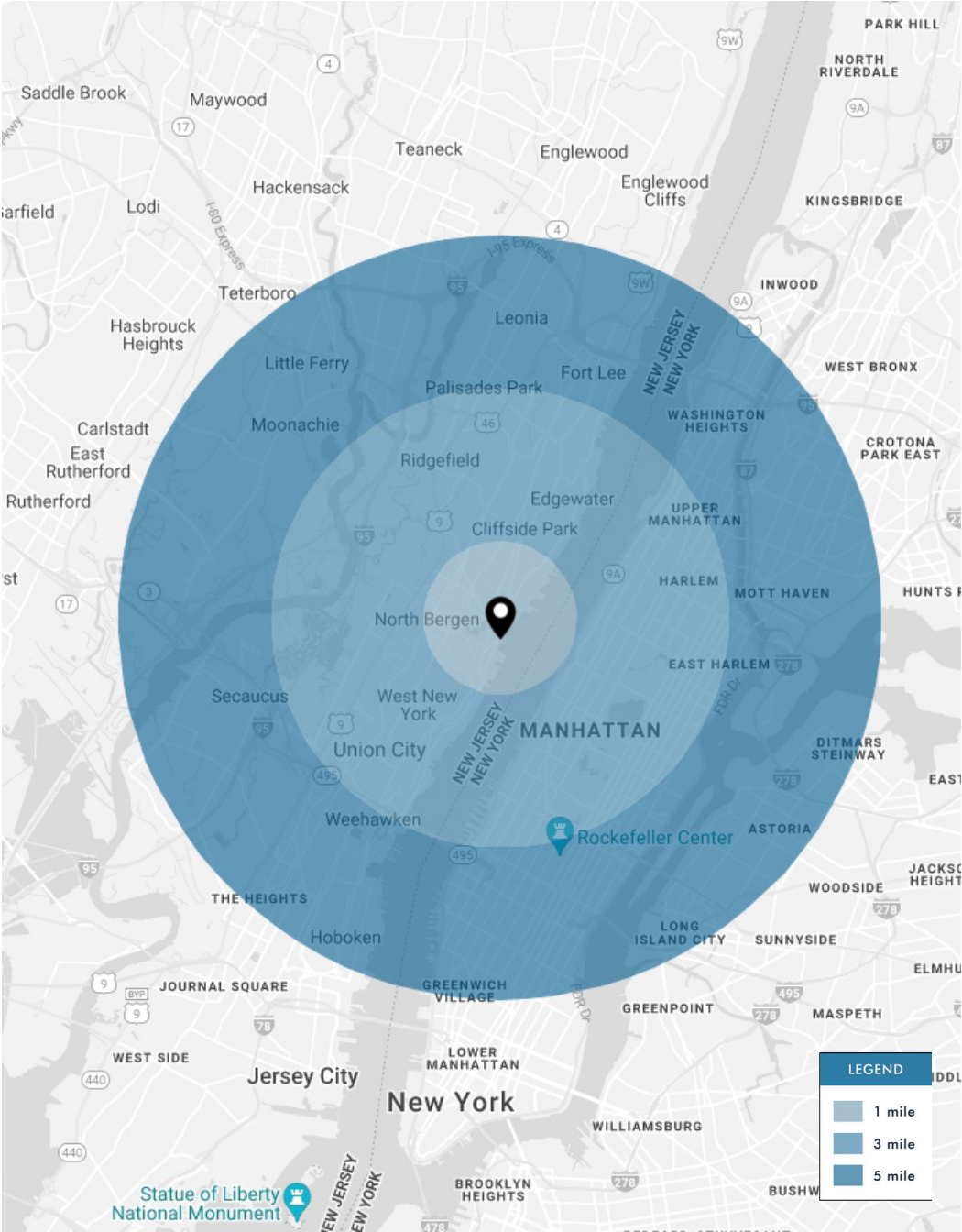
- 76,414 SF retail property located in Bergen County at River Road & Grand Cove Way
- Anchored by Whole Foods Market in a mixed-use development that features 62 residential units
- 5-miles from the George Washington Bridge, I-95, Routes 4, 17 & I-80
- High Income, dense trade area with low vacancy rates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

EDGEWATER TOWNE CENTER | SITE PLAN



SITE

EDGEWATER TOWNE CENTER

WHOLE FOODS MARKET

TREK CLUB PILATES

pure barre

lash

BROWNSTONE PANCAKE FACTORY

EDGEWATER MARKETPLACE

TRADER JOE'S

FACE VALUES

red mango

OrangeTheory FITNESS

Message Envy

GNC LIVE WELL

BodyRock

EDGEWATER COMMONS

Target

Marshalls

TJ-maxx

Party City

OLD NAVY

FITNESS FACTORY HEALTH CLUB

KAY

OUTBACK STEAKHOUSE

Starbucks

blu

BED BATH & BEYOND

Michael's

ACME

CITY PLACE AT THE PROMENADE

ULTA BEAUTY

GAP

Bath & Body Works

ATHLETA

LOFT

BANANA REPUBLIC

ANTHROPOLOGIE

Local Bareburger

VICTORIA'S SECRET

Panera BREAD

CHIPOTLE MEXICAN GRILL

HomeGoods

CVS pharmacy

FIVE GUYS

DUNKIN'

COURTYARD BY MARRIOTT

HACKENSACK MERIDIAN HEALTH PALISADES MEDICAL CENTER

350 BEDS

BJ's

Walmart

PET SMART

Applebee's GRILL & BAR

HARBOR FREIGHT QUALITY & TOOLS - LOWEST PRICE

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

Michael's

SONEFISH GRILL

Olive Garden

CASUAL MALE XL

Tanera BREAD

BUFFALO WILD WINGS

RED LOBSTER

Starbucks

OUTBACK STEAKHOUSE

CHIPOTLE MEXICAN GRILL

HOULIHAN'S

COLUMBIA PARK CENTER

ShopRite

BIG LOTS

Party City

GAP

SHOPPERS WORLD

ESPORTA FITNESS

OLD NAVY

OSHKOSH

ihop

EDGEWATER TOWNE CENTER | MARKET AERIAL



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 | Panera BREAD®

ANTHROPOLOGIE

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

EDGEWATER COMMONS

TARGET | Marshalls | BED BATH & BEYOND | TJ-maxx | Michaels | Staples | ACME | Party City | OLD NAVY | KAY JEWELERS | STARBUCKS | OUTBACK STEAKHOUSE

EDGEWATER TOWNE CENTER

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

EDGEWATER MARKETPLACE

TRADER JOE'S | ME | FACE VALUES | GNC | Orangetheory FITNESS | red mango

SITE

EDGEWATER TOWNE CENTER | CLOSE AERIAL



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