

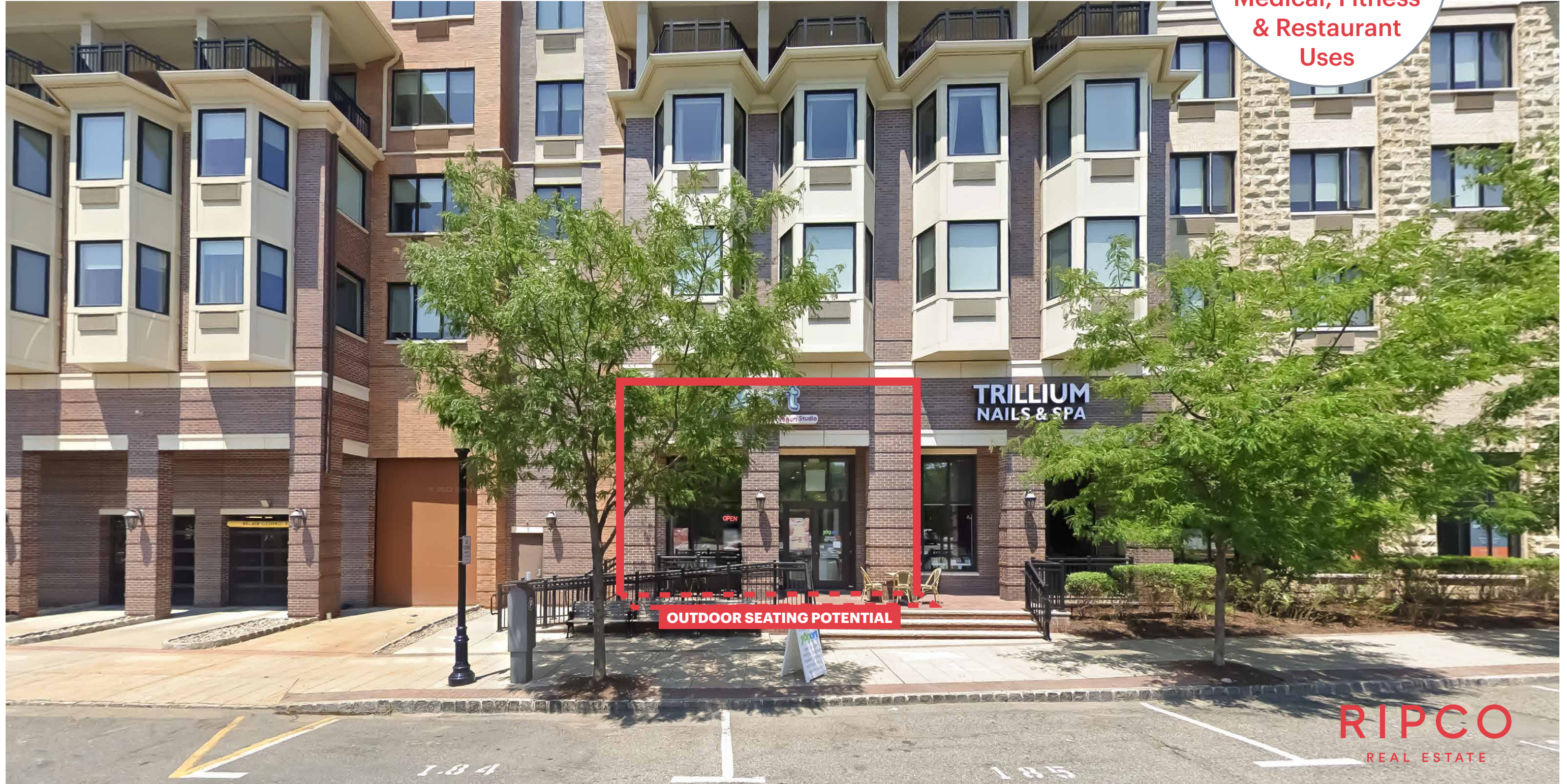
RETAIL/MEDICAL/RESTAURANT/FITNESS SPACE AVAILABLE

340 OLD RIVER ROAD

THE INFINITY

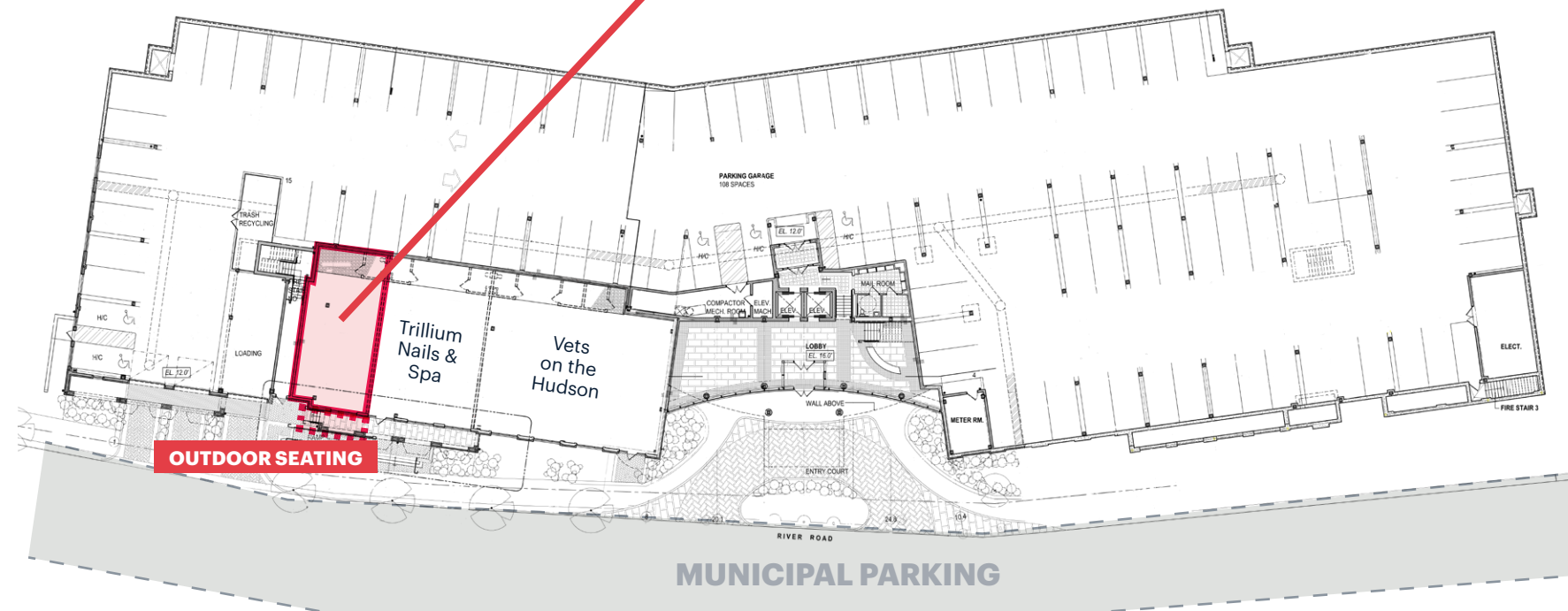
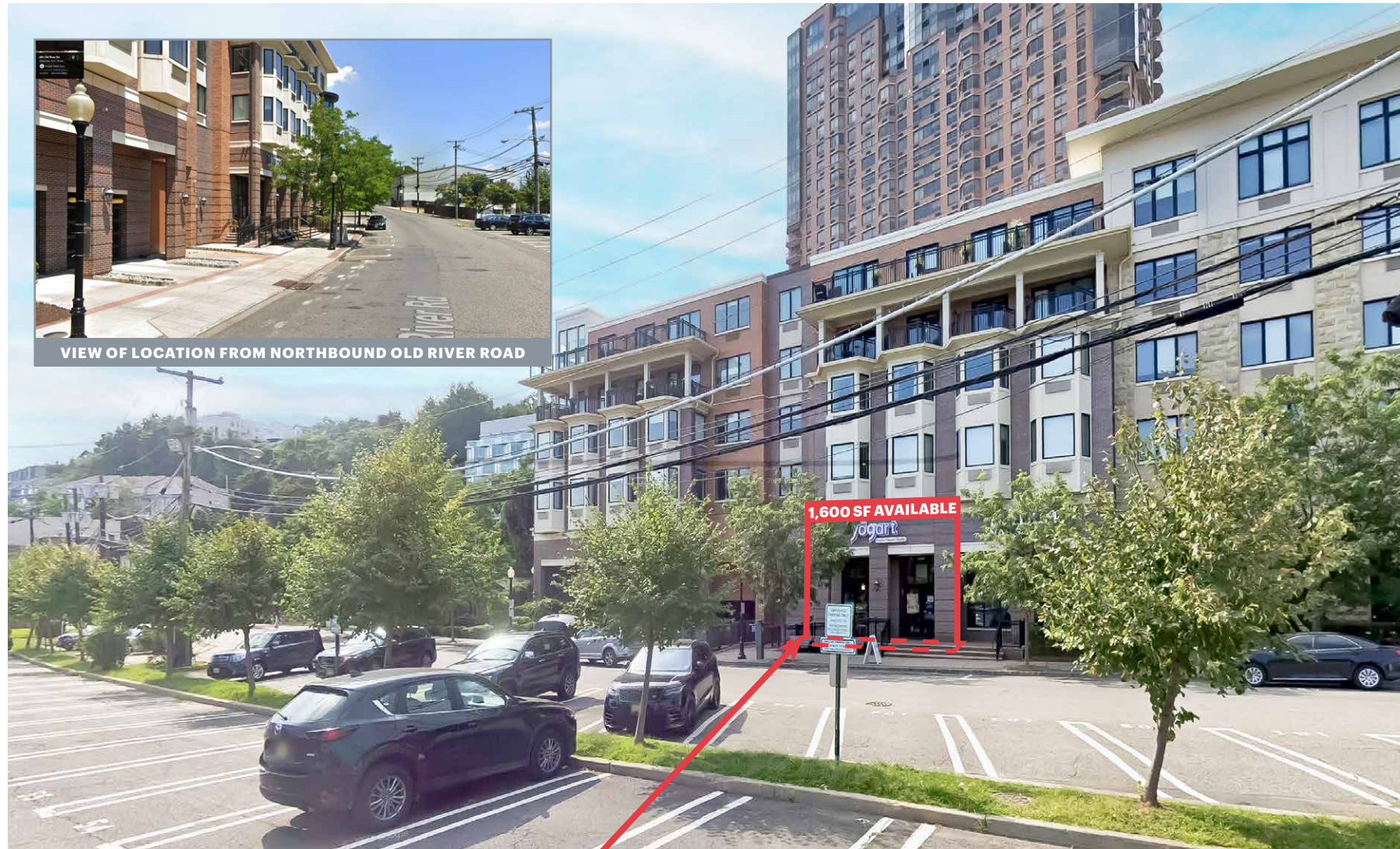
EDGEWATER | NEW JERSEY

1,600 SF
Seeking Retail,
Medical, Fitness
& Restaurant
Uses



RIPCO
REAL ESTATE

SPACE DETAILS



LOCATION

340 Old River Road, Edgewater, NJ

SIZE

Retail/Medical/Restaurant/Fitness Space ±1,600 SF

ASKING RENT

Upon Request

TERM

5 year minimum

CAM

Gross with base year for CAM, Insurance and Taxes

POSSESSION

Immediate

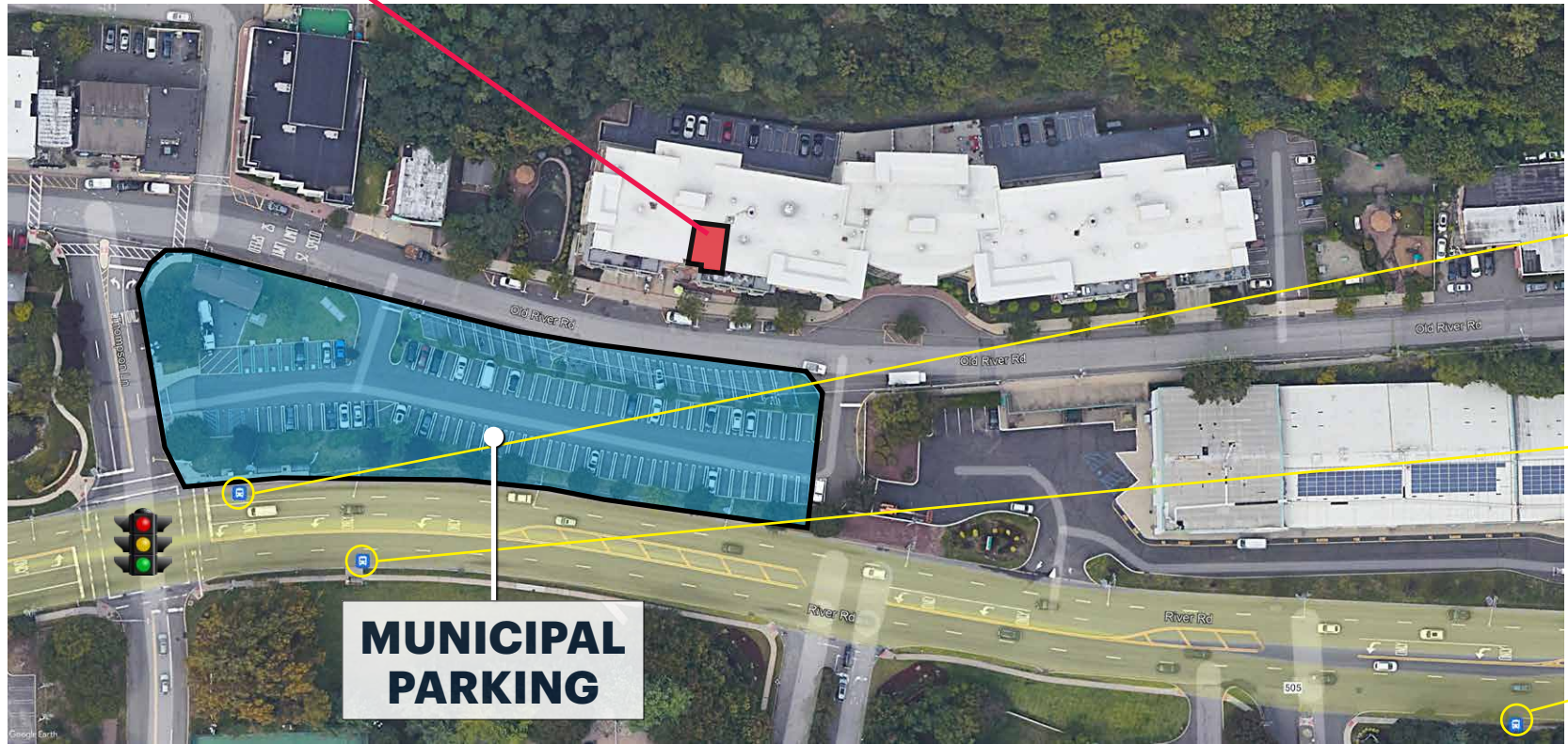
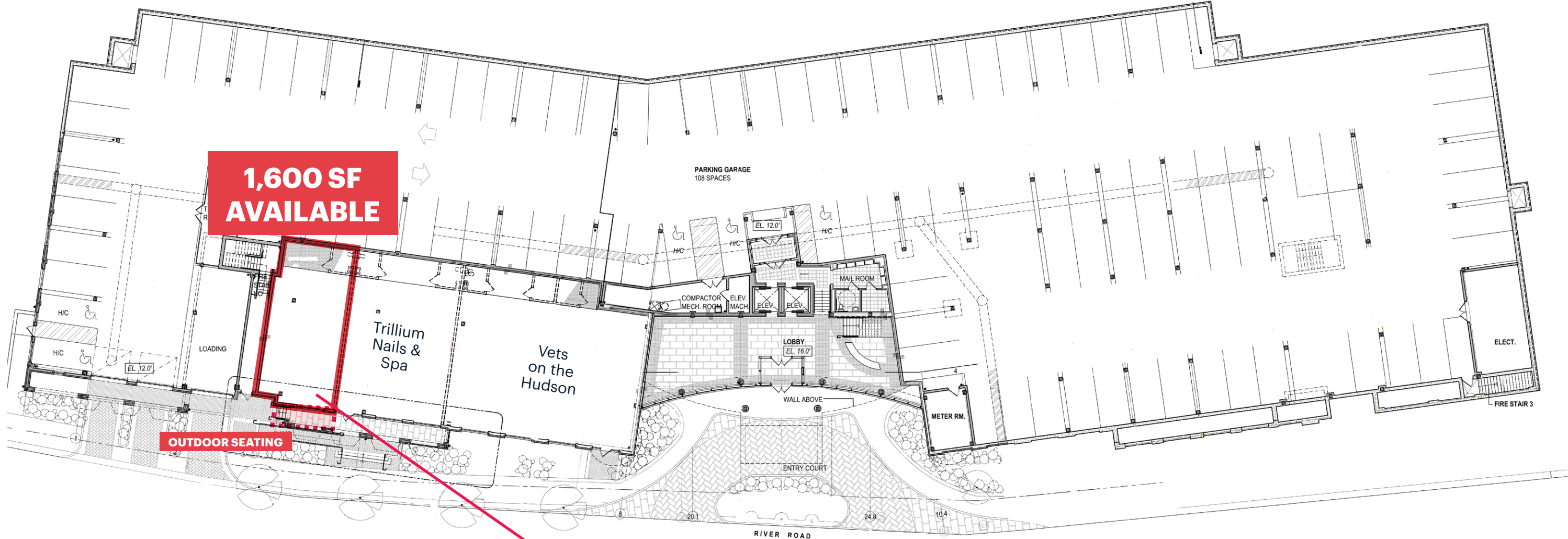
NEIGHBORS

Target, Acme, TJ Maxx, Old Navy, Staples, Michael's, Outback, Starbucks, Party City, Sports Clips

COMMENTS

- The retail/medical unit is part of Infinity Apartments, a class-A mid-rise residential community totaling 100 rental units.
- The property also has over 5,500 square feet of retail/medical space on site with only one remaining unit available, a parking garage and two public parking lots.
- The unit is located near other desirable retail including a Whole Foods, Trader Joe's, Target, Banana Republic and many others.
- The 158 bus, which follows a direct route into Midtown Manhattan, stops a block away from the property at Gorge Road

RETAIL/OFFICE SITE PLAN & FLOOR PLANS

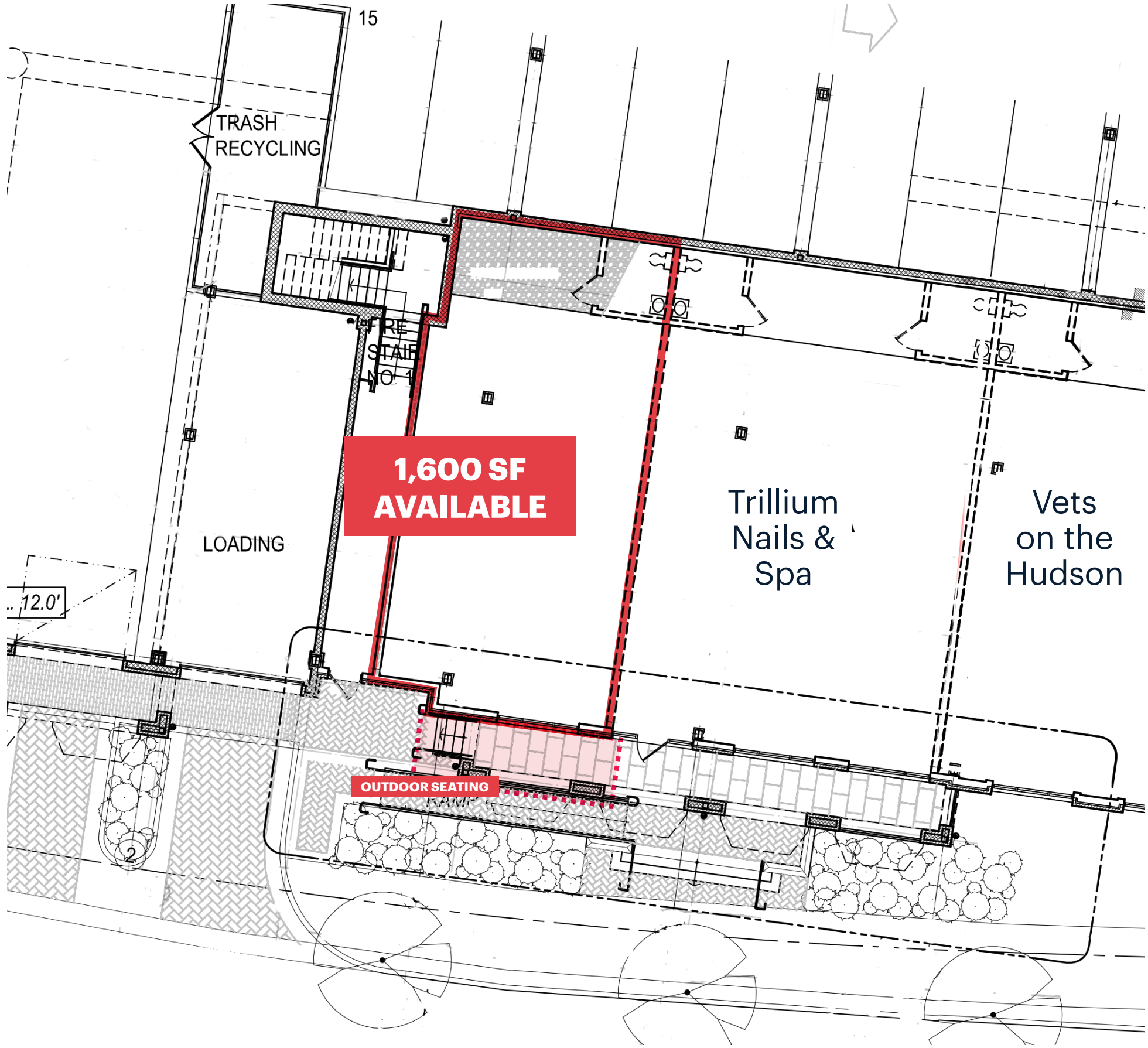


BUS STOP
R256
V6

BUS STOP
R256
W9

BUS STOP
R267
J2

RETAIL/OFFICE SITE PLAN & FLOOR PLANS



MID-LEVEL AERIAL

EDGEWATER MARKETPLACE

TRADER JOE'S
 Orangetheory ME Jersey Mike's
 H&R BLOCK
 red mango KUPPI
 COMING SOON
 SWTHZ

EDGEWATER COMMONS

TARGET OLD NAVY Michaels
 STAPLES T.J. MAXX
 OUTBACK STEAKHOUSE
 SportClips ACME STARBUCKS COFFEE

EDGEWATER CITY PLACE

HOMWOOD SUITES Häagen-Dazs EXPRESS Fleming's
 ATHLETA ULTA Beauty carter's
 BANANA REPUBLIC chico's Tommy's
 Bath & Body Works VICTORIA'S SECRET LC theVitamin Shoppe
 BAUMGART'S verizon LOFT
 HAND & STONE GAP BURGERBORG Cookies & Cutters Panera
 at&t

340 OLD RIVER ROAD

1,600 SF AVAILABLE
 33,475 VPD
 MUNICIPAL PARKING
 1,600 SF AVAILABLE
 OUTDOOR SEATING AVAILABLE
 TRILLIUM NAILS & SPA

Other locations on map: BINGHAMTON RACQUET CLUB, AVALON OF EDGEWATER, SOJO SPA CLUB, NEW MIXED-USE DEVELOPMENT, THE ALEXANDER APARTMENTS - 280 RENTAL UNITS, WATERSIDE PLAZA, DAIISO JAPAN, Mitsuwa, EXTRA SPACE STORAGE, SUNRISE, CVS pharmacy, at&t, HomeGoods, FIVE GUYS, COURTYARD Marriott, EUROPEAN WAX CENTER, DUNKIN' Great Clips, THE DUCHESS APARTMENTS - 320 RENTAL UNITS.

CENTRALLY LOCATED



Hudson Lights
276 Residential Units
- Mixed-use development in excess of one million square feet including retail, residential, office and/or hotel

The Modern
Luxury Residential Rental
900 Total Units
2 Buildings 47 Stories
-75,000 SF square feet of indoor and outdoor resort-style amenities

Waterside Condominiums
- Residential

EDGEWATER TOWN CENTER
WHOLE FOODS MARKET
LUSH
EDGE GOLF
TREK
CLUB PILATES
BASECAMP
pure barre

The Admirals Walk Condominium
- 300 Rental Units

Grand Cove
- Residential

EDGEWATER MARKETPLACE
TRADER JOE'S
OrangeTheory
ME
Jenny Holzer
H&R BLOCK
red mango
KUPPI COFFEE COMPANY
COMING SOON
SWTHZ

Mariners Landing
- Residential

Avalon at Edgewater
- 408 Rental Units

Maxal Development
- 1,200 Units Coming Soon!

The Alexander Apartments
- 280 Rental Units

THE SITE **The Infinity Edgewater Apartments**
Retail Space: 1,600 SF | 100 Rental Units

EDGEWATER COMMONS
Target
OLD NAVY
Michaels
STAPLES
TJ-maxx
OUTBACK STEAKHOUSE
SportClips
ACME
STARBUCKS COFFEE

One Hudson Park Condominium
- 100 Rental Units

The Duchess Apartments
- 320 Rental Units

EDGEWATER CITY PLACE
SHOWCASE CINEMA DE LUX
HOMESWOOD SUITES
Häagen-Dazs
EXPRESS
Fleming's
ATHLETA
ULTA
carter's
BANANA REPUBLIC
chico's
Bath & Body Works
VICTORIAN SECRET
LENSCRAFTERS
theVitamin Shoppe
Baumgardner's
verizon
ANN TAYLOR
LOFT
HAND & STONE
GAP
SWEETBERRIES
CookieCutters
Panera

Riverbend at Port Imperial

Walgreens
Bank of America
Starbucks

Bulls Ferry
- 510 Units
Jacobs Ferry
- 510 Units

Galaxy Towers Condominiums

EDGEWATER HARBOR
CVS pharmacy
Meat Market
at&t
EUROPEAN WAX CENTER
FIVE GUYS
COURTYARD Marriott
Great Clips
DUNKIN' DONUTS

Landings at Port Imperial
- 276 Units

StorageMart

Riverwalk Place

RiverTrace at Port Imperial

The Avenue
Distinctive Luxury Waterfront Condominiums
- Building 1 - 74 unit
- Building 2 - 103 Condos

Avora
Luxury Condominium Building
- 11 Story, 184 Unit

RiverParc at Port Imperial
Luxury Apartment Building
- 10 Story, 280 Unit

RiversEdge at Port Imperial
- 236 Unit Rental Apartments

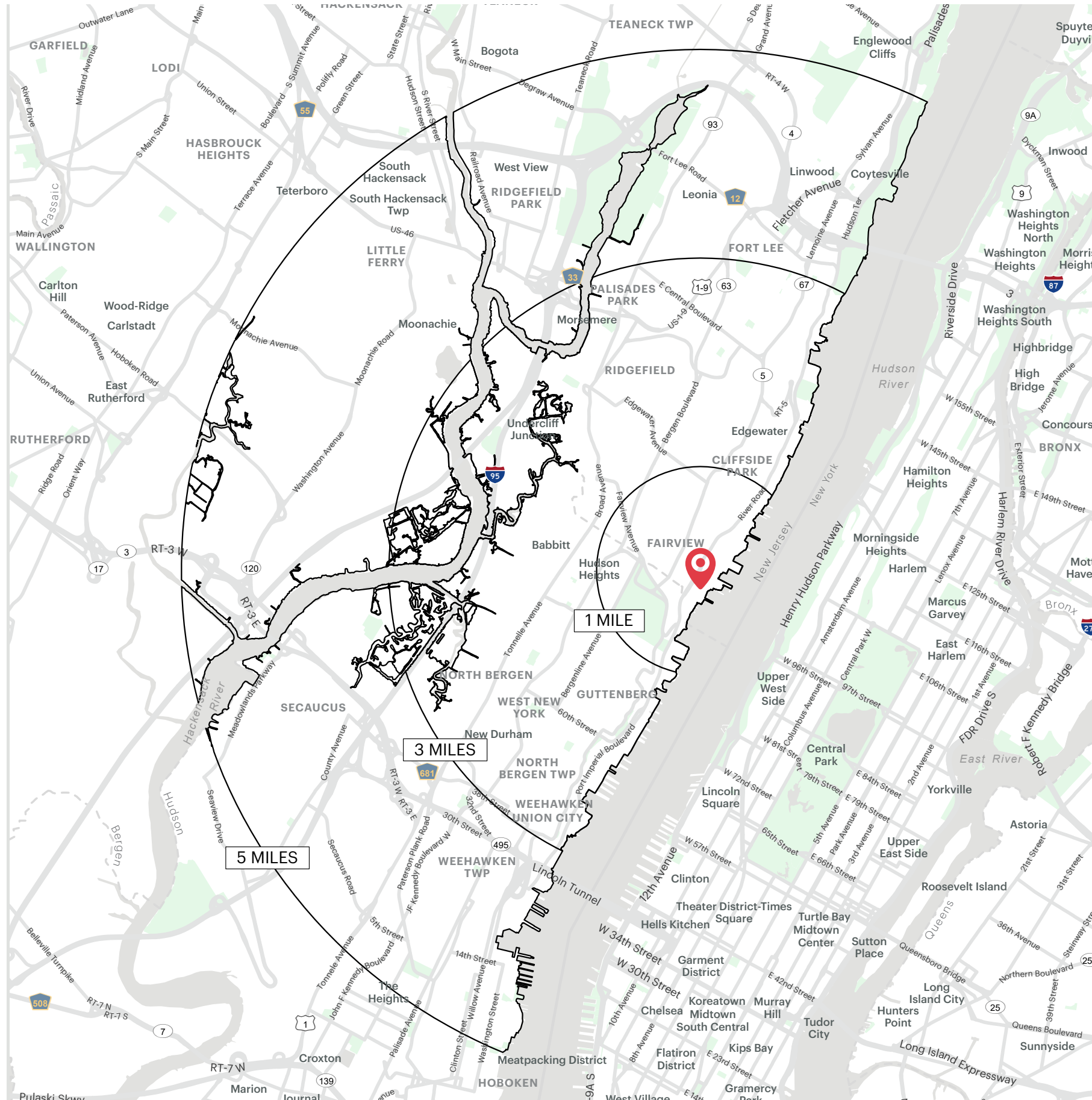
The Brownstones at Port Imperial
Luxurious Waterfront Townhomes
- 42 Units

molos restaurant

Henley on Hudson at Port Imperial
Luxurious Waterfront Condo and Townhouse Development
- 201 Units



AREA DEMOGRAPHICS



1 MILE RADIUS*

POPULATION
46,197

HOUSEHOLDS
18,683

MEDIAN AGE
36.9

COLLEGE GRADUATES (Bachelor's +)
44%

TOTAL DAYTIME POPULATION
32,814

TOTAL BUSINESSES
1,193

TOTAL EMPLOYEES
10,704

AVERAGE HOUSEHOLD INCOME
\$129,791

3 MILE RADIUS*

POPULATION
250,201

HOUSEHOLDS
98,861

MEDIAN AGE
39.6

COLLEGE GRADUATES (Bachelor's +)
44%

TOTAL DAYTIME POPULATION
188,908

TOTAL BUSINESSES
6,648

TOTAL EMPLOYEES
66,248

AVERAGE HOUSEHOLD INCOME
\$118,588

5 MILE RADIUS*

POPULATION
465,429

HOUSEHOLDS
183,415

MEDIAN AGE
39.2

COLLEGE GRADUATES (Bachelor's +)
45%

TOTAL DAYTIME POPULATION
406,115

TOTAL BUSINESSES
14,640

TOTAL EMPLOYEES
181,896

AVERAGE HOUSEHOLD INCOME
\$128,762

*2024 ESTIMATES

ADDITIONAL IMAGES



VIEW OF LOCATION FROM RIVER ROAD



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.