

913 FRANK E RODGERS BOULEVARD SOUTH,
HARRISON, NEW JERSEY 07029

BRAND NEW RETAIL SPACE AVAILABLE FOR LEASE 1,861,592 RIDERS IN 2025

HIGHLIGHTS:

Massive Commuter Volume: The newly renovated, \$256 million PATH station sees over 1.8 million annual riders, providing a constant stream of foot traffic right at your doorstep.

High Vehicle Visibility: Located on Frank E. Rodgers Boulevard, which sees a traffic count of over 26,000 cars per day.

Dense Residential Growth: The property is at the heart of a 275-acre waterfront redevelopment zone featuring over **3,000 luxury residential units built with thousands more in the pipeline in the immediate area.**

Young Professional Demographic: Harrison is ranked as a top suburb for young professionals in New Jersey, creating a high-disposable-income customer base for modern retail and dining.

Event-Driven Traffic: Located directly across from the 25,000-seat Sports Illustrated Stadium (Red Bull Arena), home to the New York Red Bulls, ensuring surges of visitors during match days and international events.

SPACE AVAILABLE:

SPACE 1: 275 SF
SPACE 2: 655 SF

LOCATION:

Located at the Harrison PATH Station
Located next to Sports Illustrated Stadium (Red Bull Stadium)

FRONTAGE:

20 FT facing Frank E Rodgers Boulevard
35 FT facing parking lot

CEILING HEIGHT:

10 FT

RESTAURANT VENTING:

NONE

PARKING:

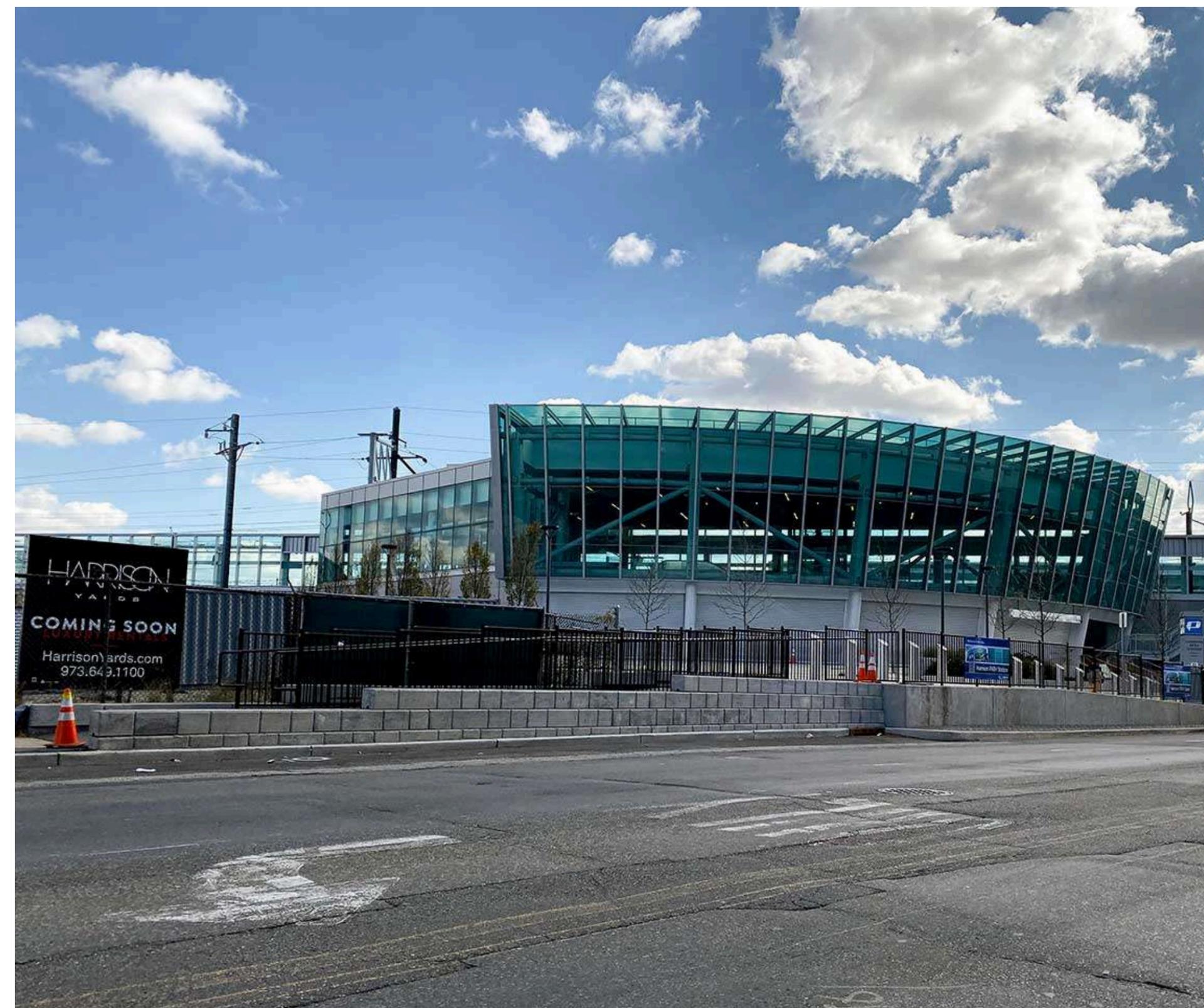
Located in back and front of building

LEASE TYPE:

Modified Gross

ASKING RENT:

Upon request



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com

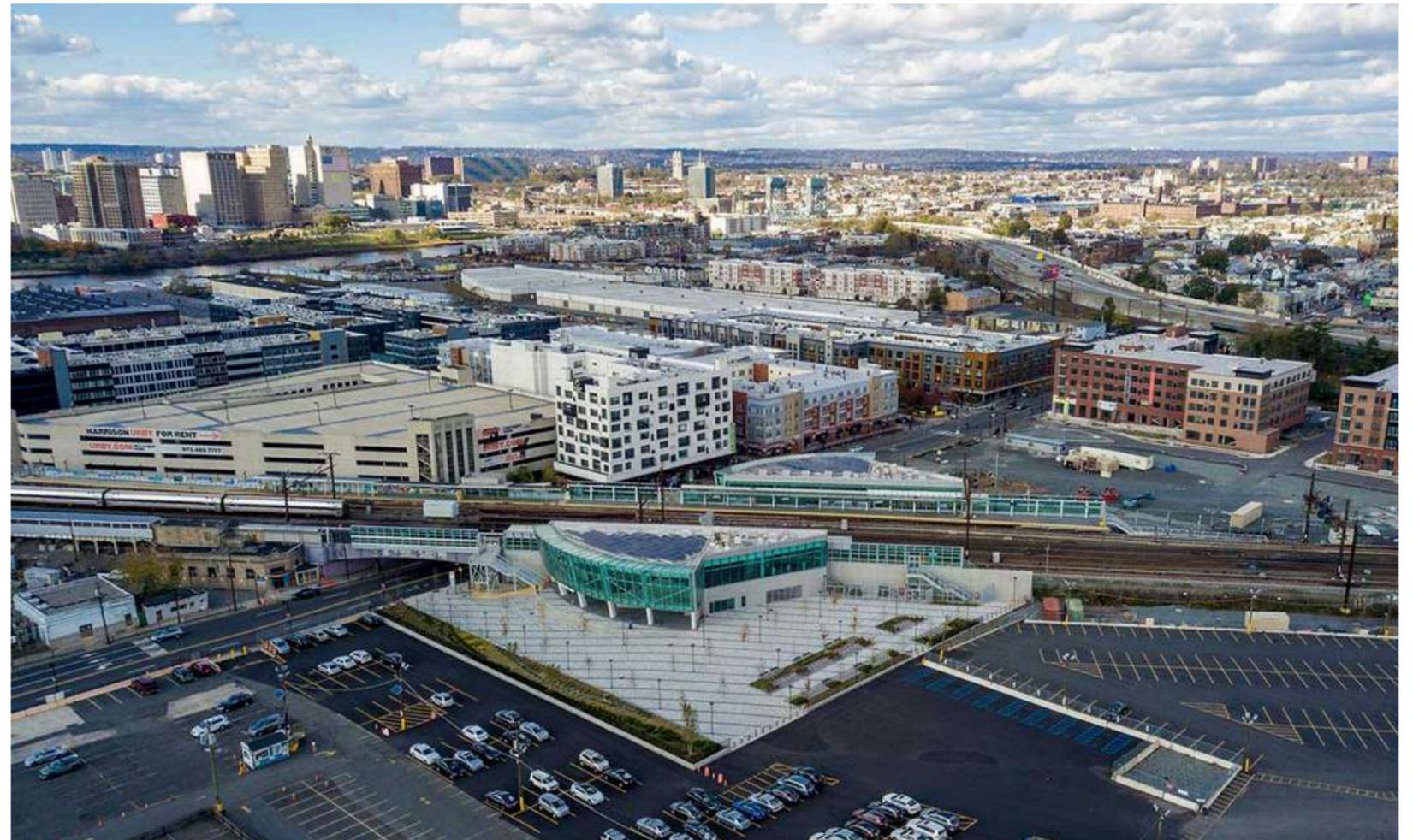


201 Marin Blvd, Unit 106, Jersey City, NJ 07302

FUTURE DEVELOPMENT:



NEIGHBORING RETAILERS:



BOBBY ANTONICELLO JR.

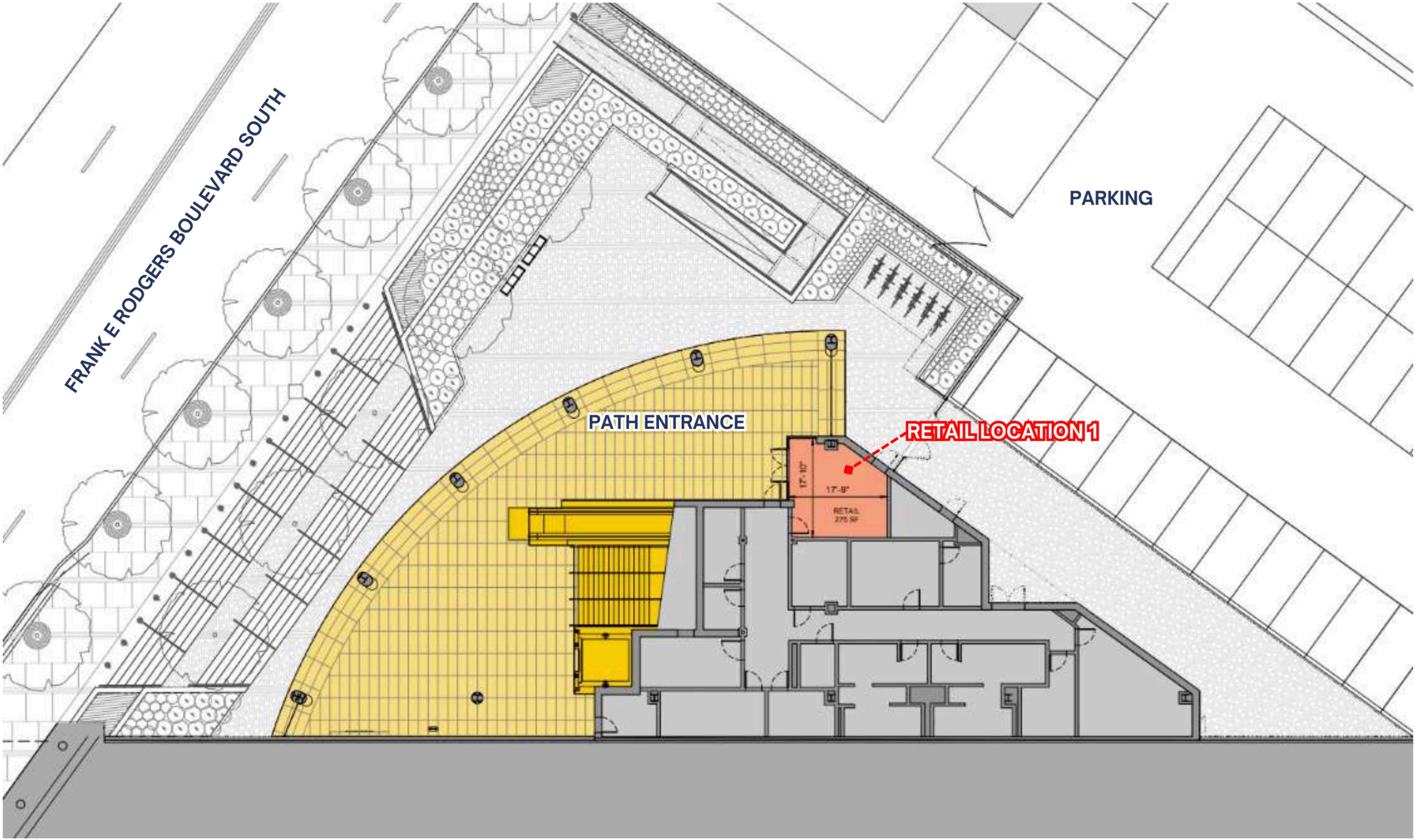
Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com

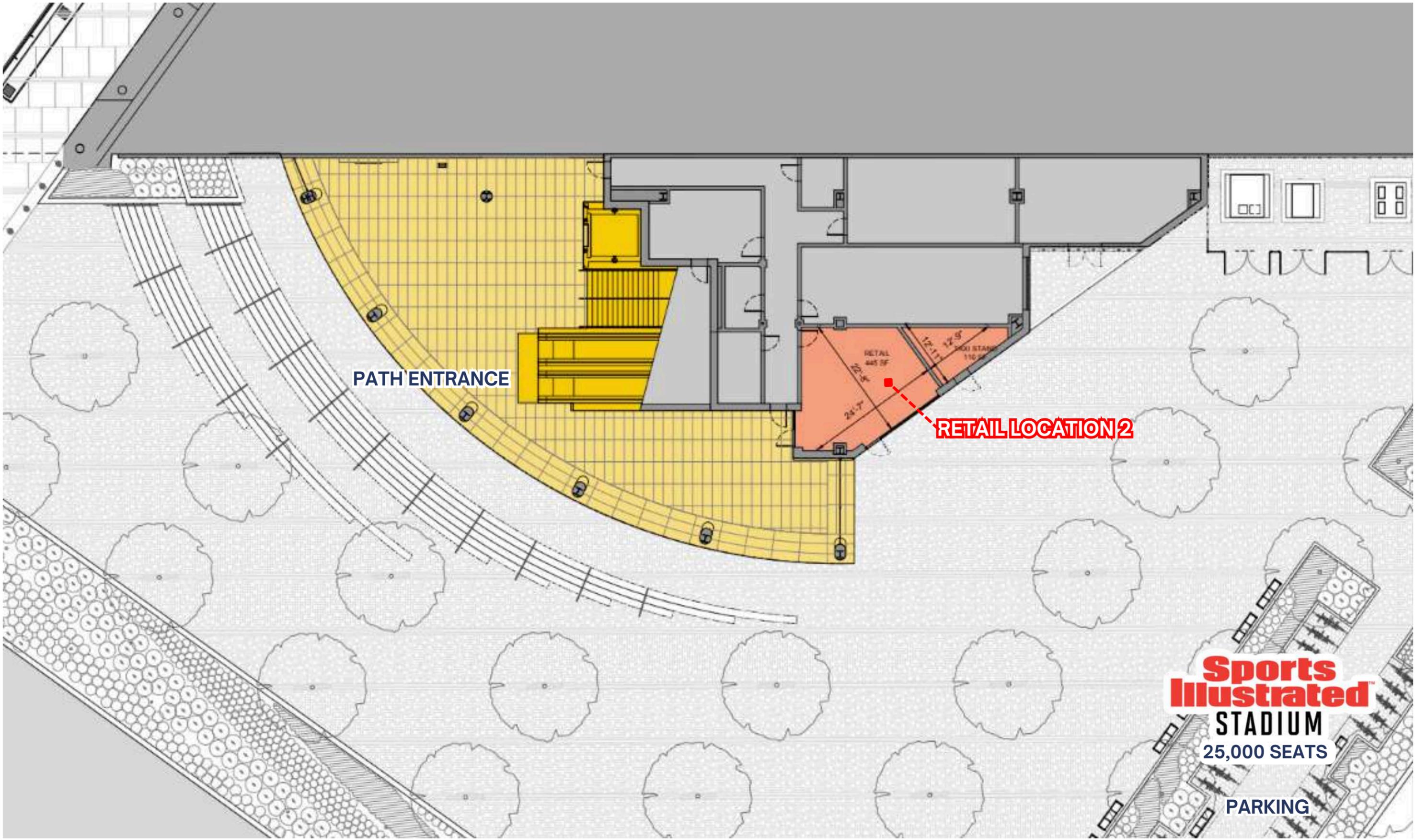


201 Marin Blvd, Unit 106, Jersey City, NJ 07302

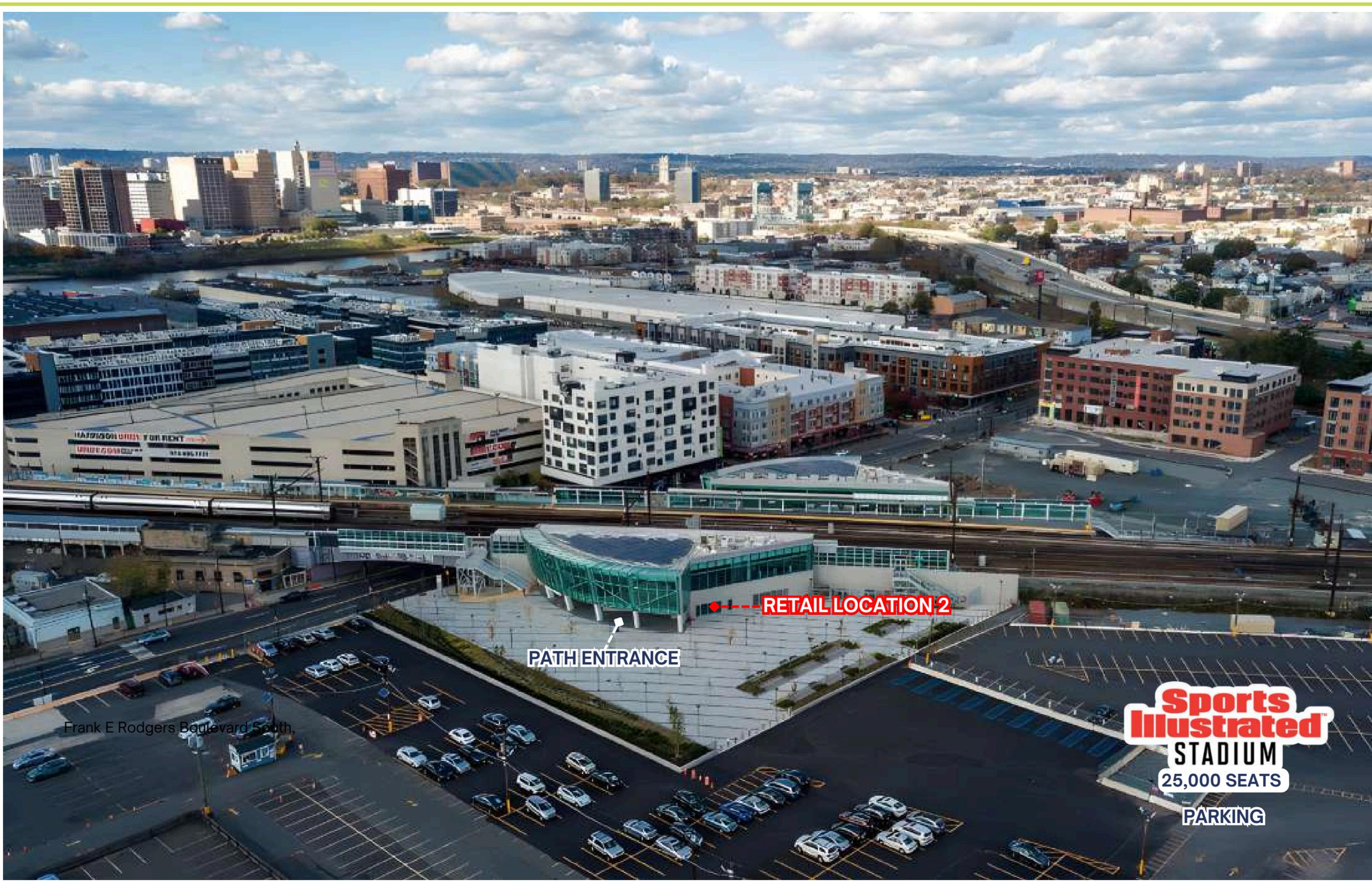
RETAIL LOCATION 1



RETAIL LOCATION 2



Sports Illustrated
STADIUM
25,000 SEATS
PARKING



Frank E Rodgers Boulevard South.

PATH ENTRANCE

RETAIL LOCATION 2

Sports Illustrated
STADIUM
25,000 SEATS
PARKING

Sports Illustrated
STADIUM
25,000 SEATS

PARKING

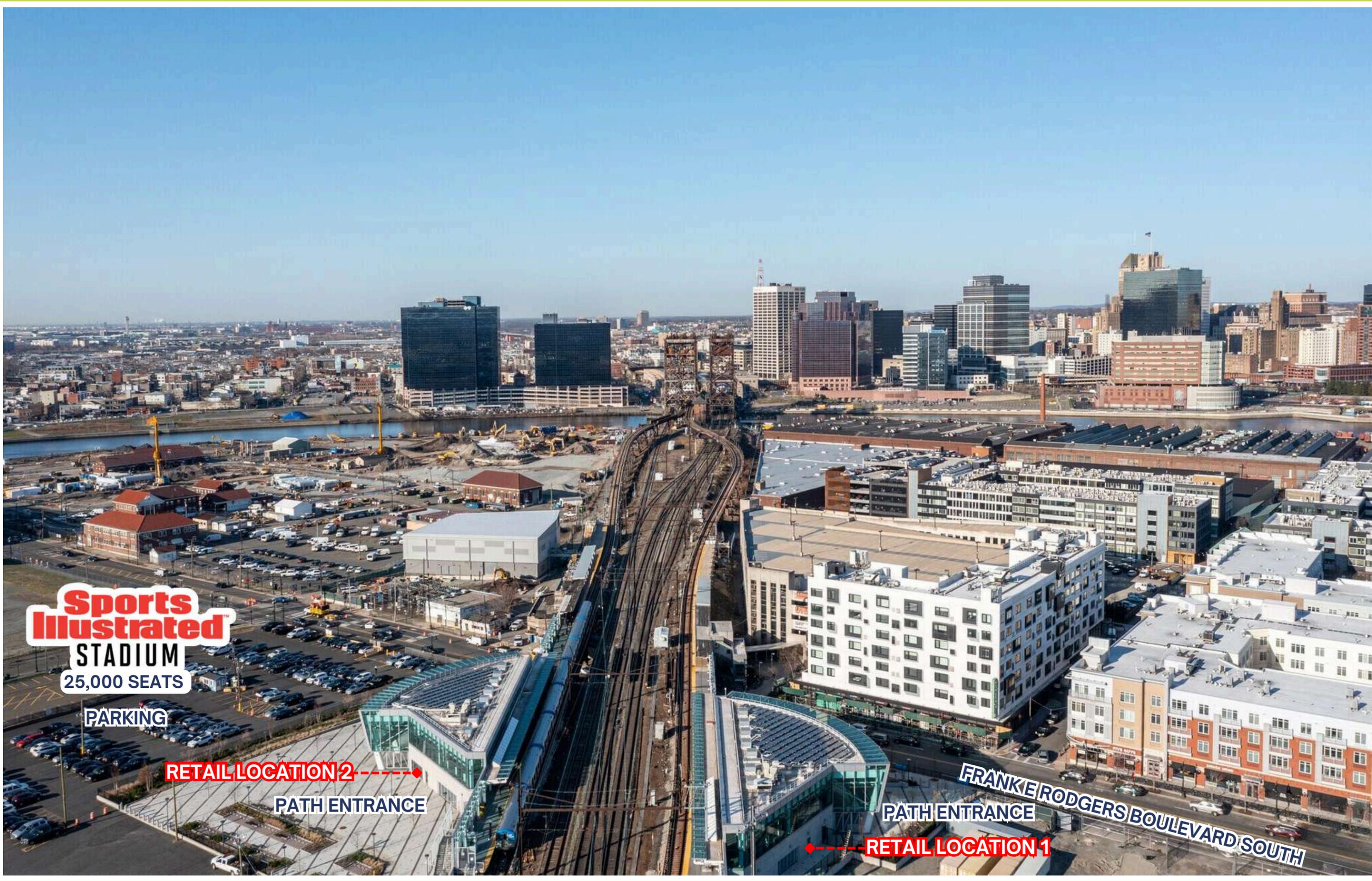
RETAIL LOCATION 2 -----◆

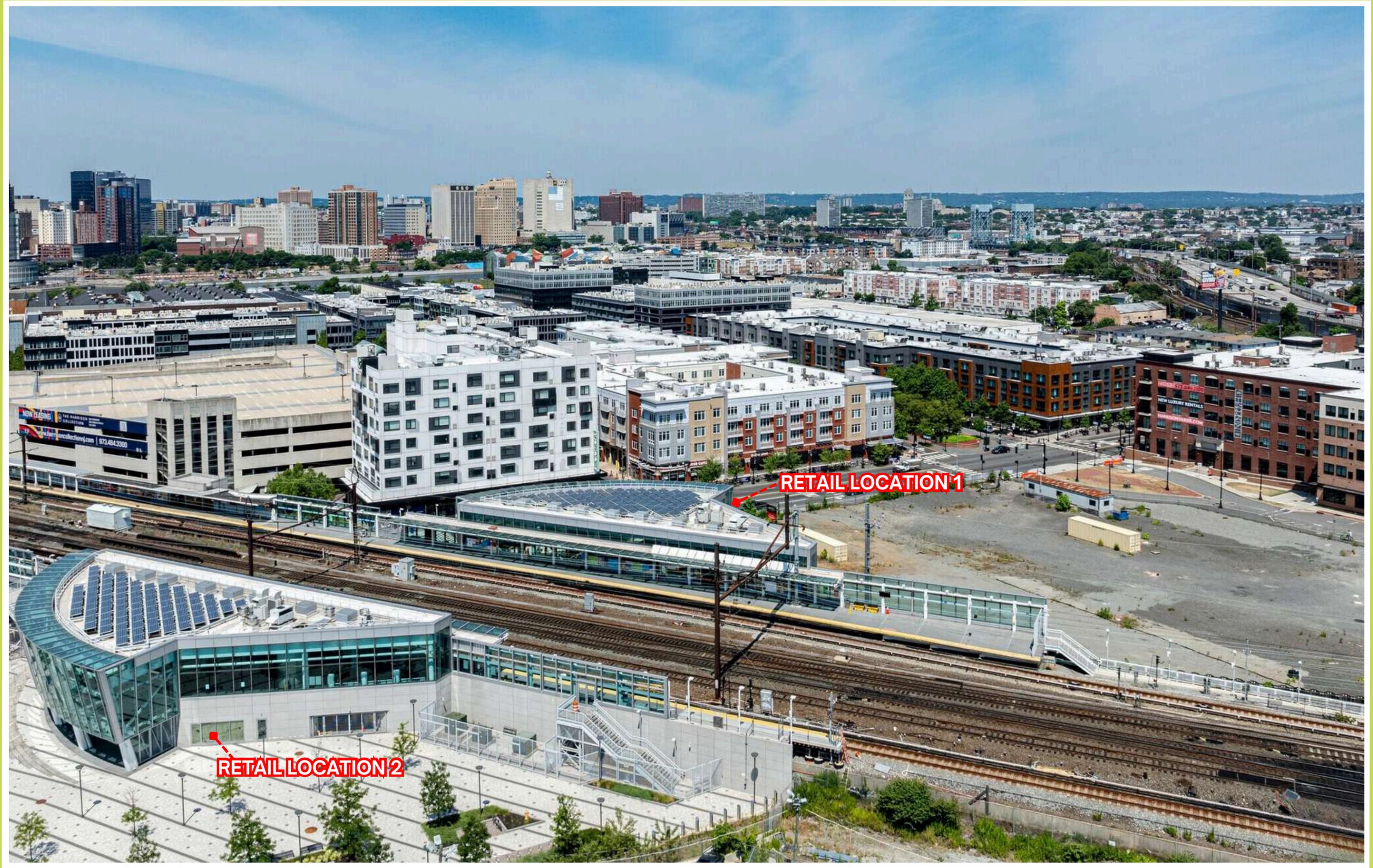
PATH ENTRANCE

PATH ENTRANCE

◆-----**RETAIL LOCATION 1**

FRANKIE RODGERS BOULEVARD SOUTH





RETAIL LOCATION 1

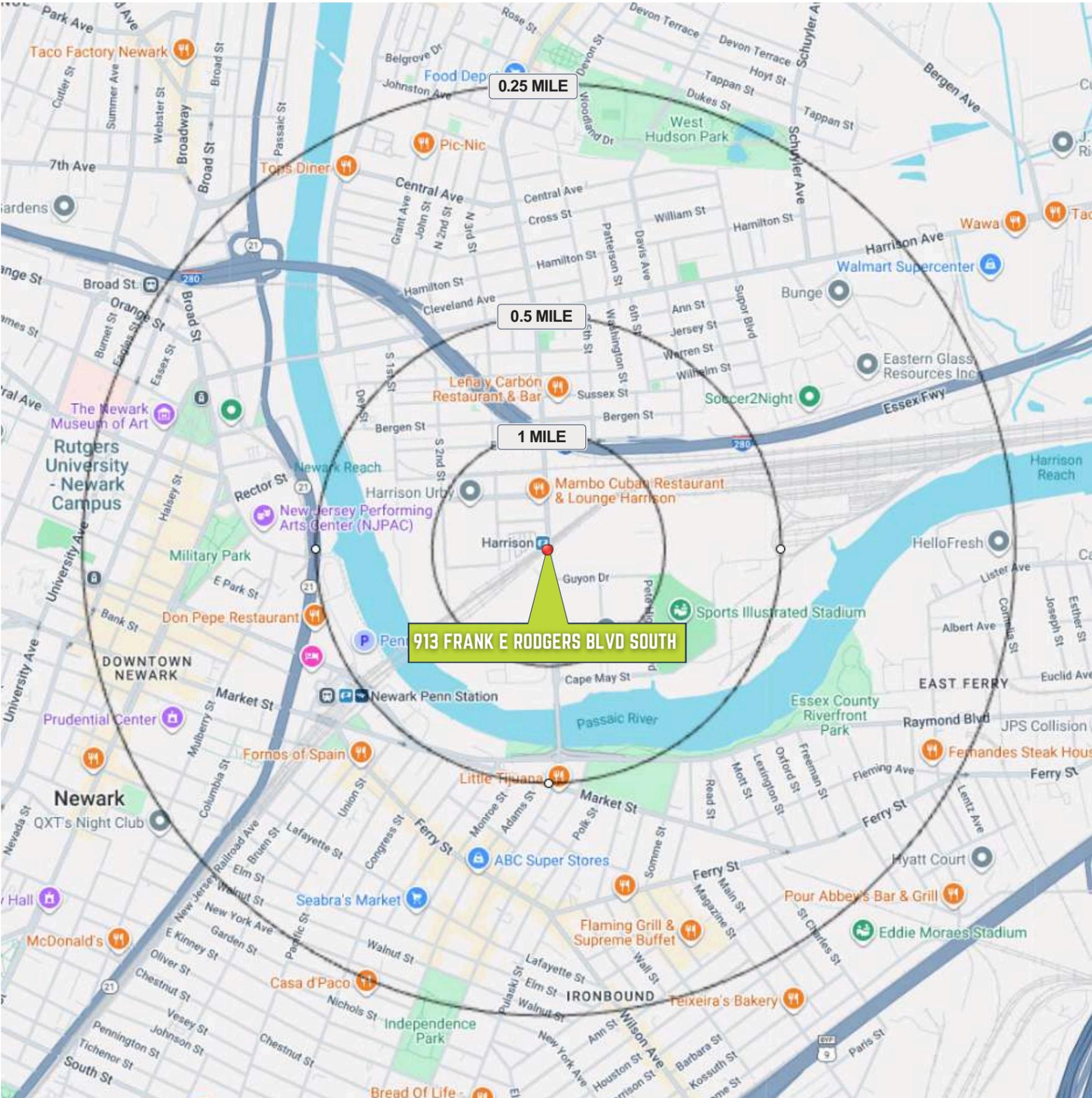
RETAIL LOCATION 2



FRANK RODGERS BOULEVARD SOUTH



DEMOGRAPHICS



0.25 MILE RADIUS

POPULATION	2,143	TOTAL BUSINESSES	28
HOUSEHOLDS	1,326	TOTAL EMPLOYEES	589
MEDIAN AGE	34.5	AVERAGE HOUSEHOLD INCOME	\$128,210
COLLEGE GRADUATES (Bachelor's +)	931 - 66.0%		

0.5 MILE RADIUS

POPULATION	8,980	TOTAL BUSINESSES	290
HOUSEHOLDS	4,357	TOTAL EMPLOYEES	3,710
MEDIAN AGE	36.0	AVERAGE HOUSEHOLD INCOME	\$122,449
COLLEGE GRADUATES (Bachelor's +)	3,450 - 56.0%		

1 MILE RADIUS

POPULATION	49,842	TOTAL BUSINESSES	2,698
HOUSEHOLDS	19,789	TOTAL EMPLOYEES	53,626
MEDIAN AGE	35.9	AVERAGE HOUSEHOLD INCOME	\$96,593
COLLEGE GRADUATES (Bachelor's +)	11,746 - 34.0%		

CONTACT AGENT:

BOBBY ANTONICELLO JR.
LICENSED REAL ESTATE BROKER
Bobby@gridcre.com
(551) 795-2836



GRID REAL ESTATE LLC DISCLAIMER. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT INDEPENDENTLY VERIFIED IT AND MAKE NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS. ANY PROJECTIONS, RENDERINGS, OPINIONS, ASSUMPTIONS, OR ESTIMATES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT OR GUARANTEE THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. PROSPECTIVE PURCHASERS, LESSEES, AND THEIR ADVISORS ARE URGED TO CONDUCT THEIR OWN THOROUGH, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS.