

# 339 RIVER ROAD

EDGEWATER | NEW JERSEY

# 220,000 SF

**EDGEWATER COMMONS**

target Starbucks CITYMD URGENT CARE OLD NAVY

Party City Marshalls T.J. Maxx

ACME Michaels MATTRESS FIRM

OUTBACK STEAKHOUSE Burlington Sport Clips HAIRCUTS

**339 RIVER ROAD**  
up to 220K SF available for Anchors & Pads

CVS pharmacy Walgreens at&t Dunkin' Great Clips

HomeGoods COURTYARD Marriott

**EDGEWATER MARKETPLACE**

TRADER JOE'S SALADWORKS

Orangetheory GNC LIVE WELL

SUPERCUTS HARMON FACE VALUES

red mango Jersey Mike's Subs ME Massage Envy

**PLANNED RESIDENTIAL 1,200 UNITS**

Mitsuwa MARKETPLACE

DAISO JAPAN

**PLANNED RESIDENTIAL 375 UNITS**

SUNRISE SENIOR LIVING

40,930 VPD

ExtraSpace Storage

**EDGEWATER CITY PLACE**

GAP ULTA Bath & Body Works ATHLETA

Cookie Cutters LOFT BANANA REPUBLIC

CHIPOTLE MEXICAN GRILL VICTORIA'S SECRET OSHKOSH B'gosh Panera BREAD

THE VITAMIN SHOPPE Chico's Bareburger

**RIPCO**  
REAL ESTATE

SPACE DETAILS / OBLIQUE AERIAL

SIZE

Up to 220,000 SF of Anchor Retail and pad Sites (15.57 acres)

TERM

Negotiable

RENT

Upon Request

NEIGHBORS

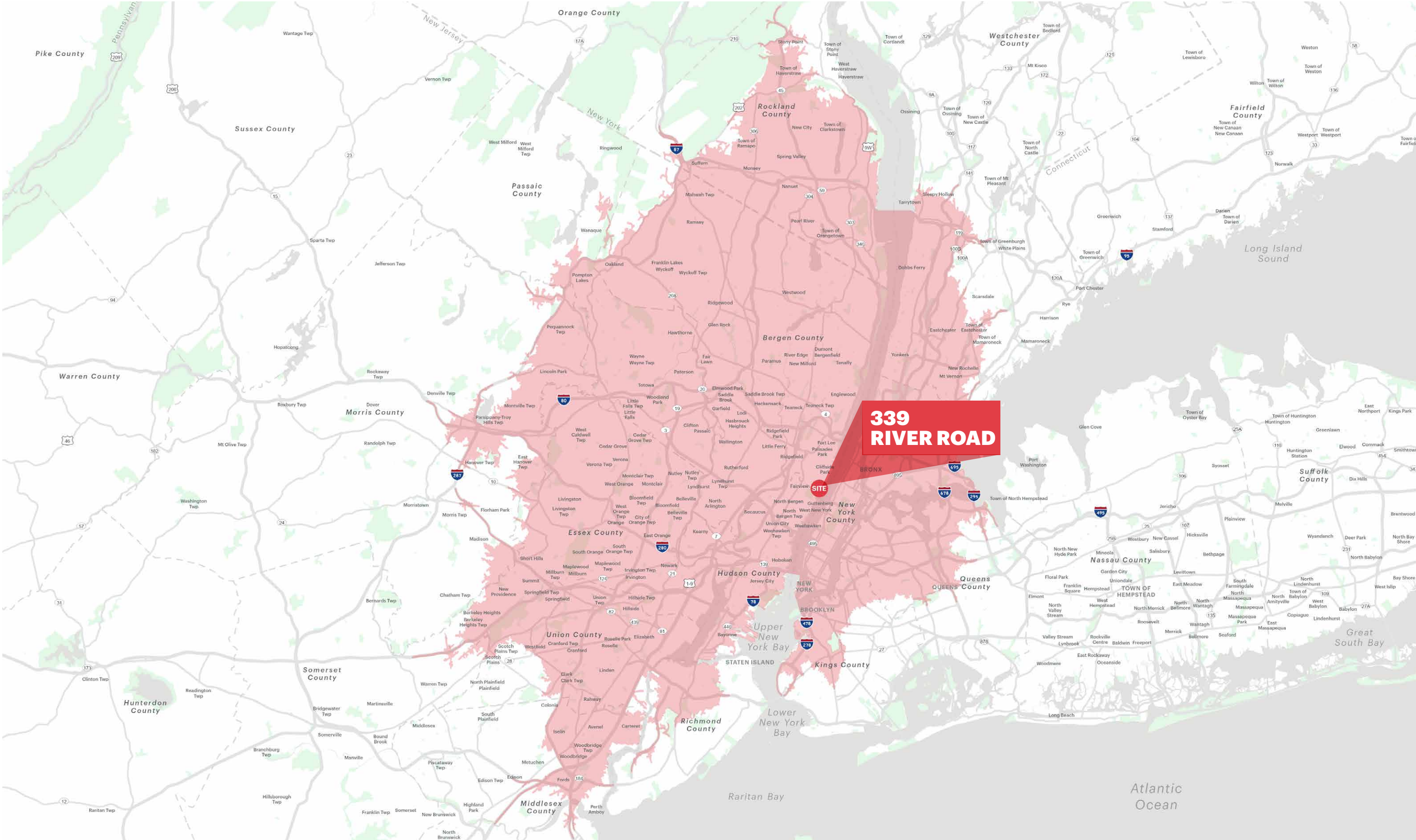
Target, Marshalls, T.J.Maxx, HomeGoods, Whole Foods, Trader Joes

COMMENTS

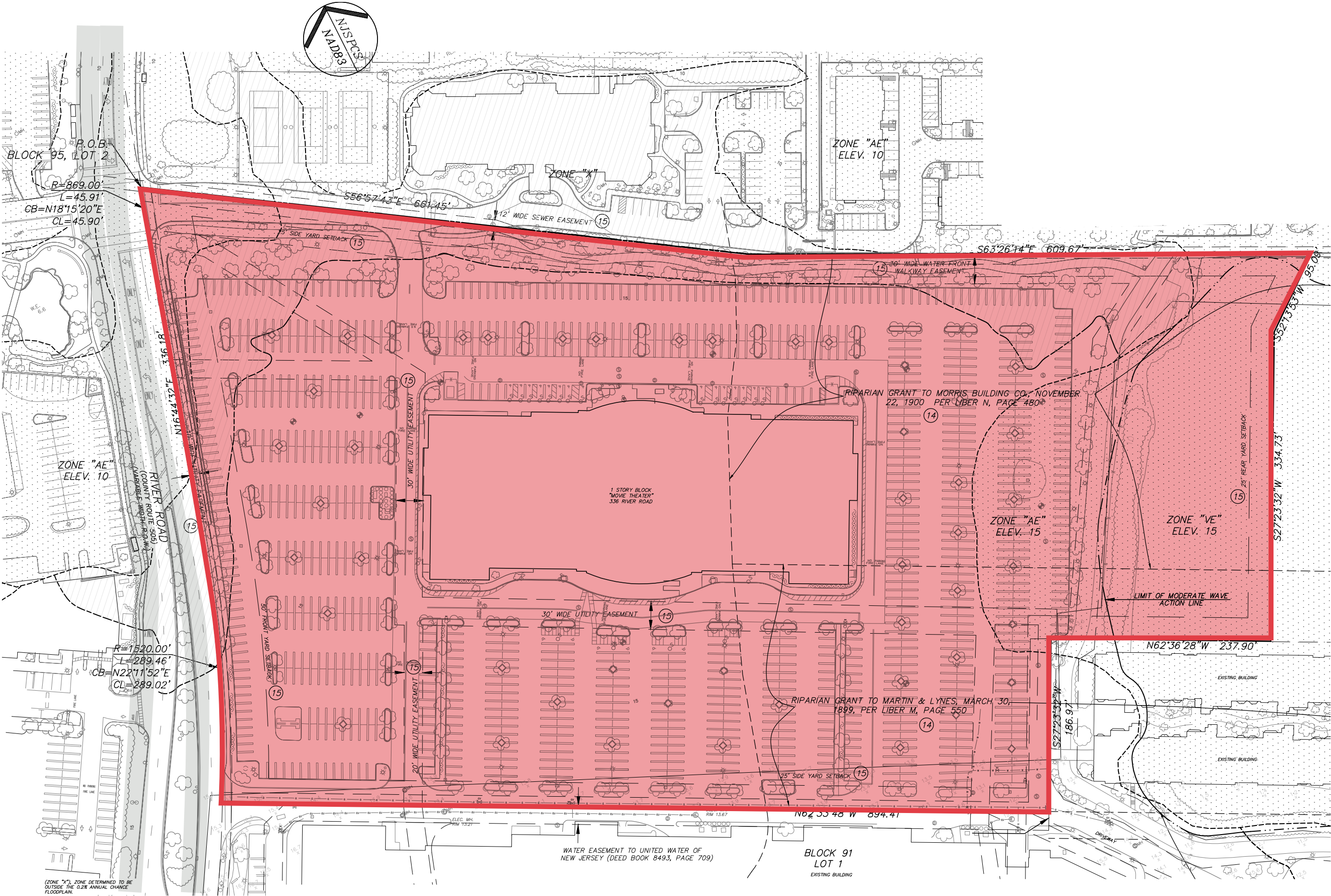
- Zoned for retail use (As-of-Right)
- Rare large box opportunity along the Gold Coast
- Significant River Road frontage with existing traffic light
- Highest Population Density Class in the United States
- 9.5M people within a 45 minute drive time
- Multi State accessibility
- Potential connection to NY Waterway Ferry
- Close proximity to retail anchors, many achieving the highest visit counts in NJ (Placer.ai)



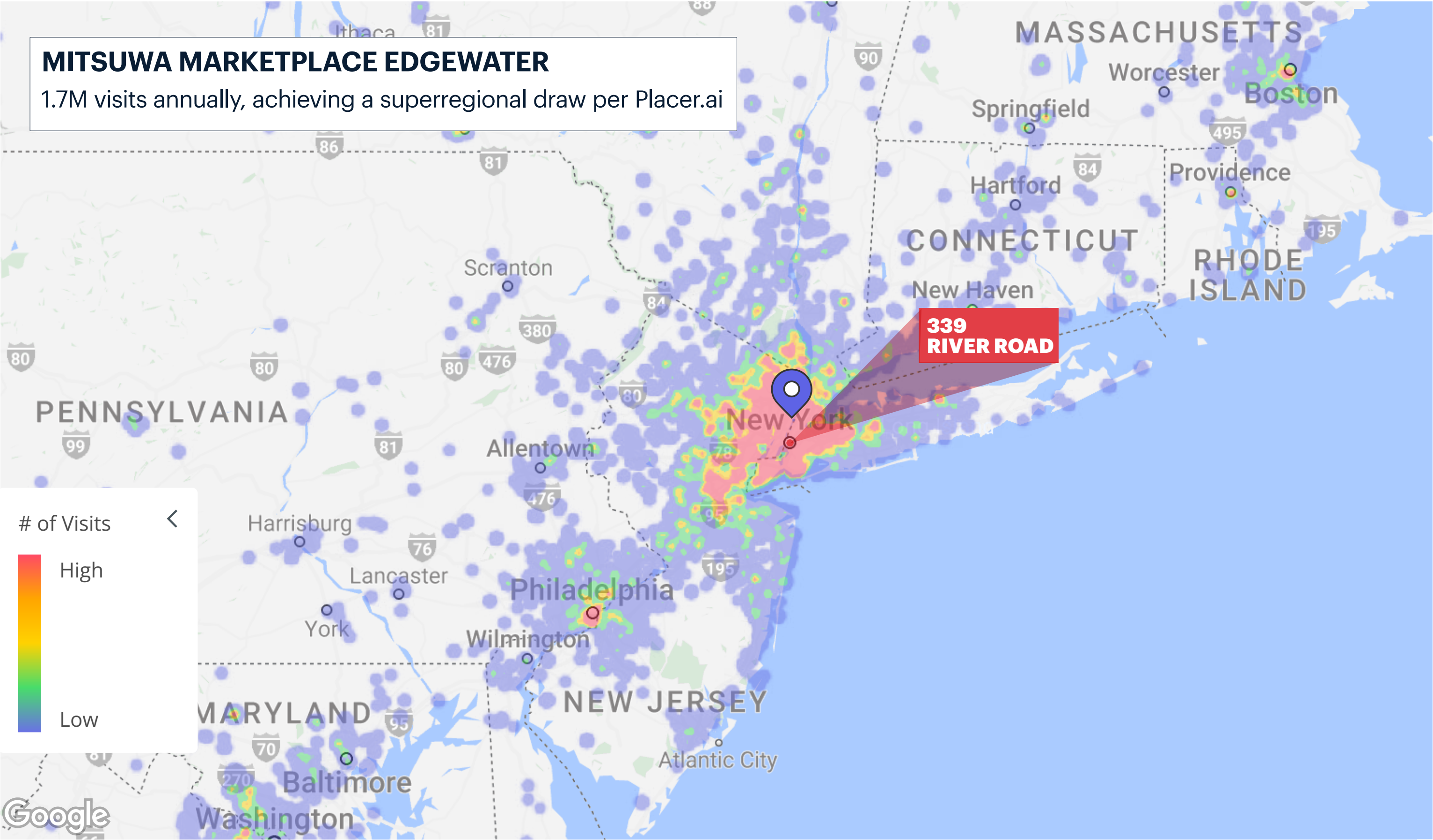
## 45 MINUTE DRIVE TIME MAP



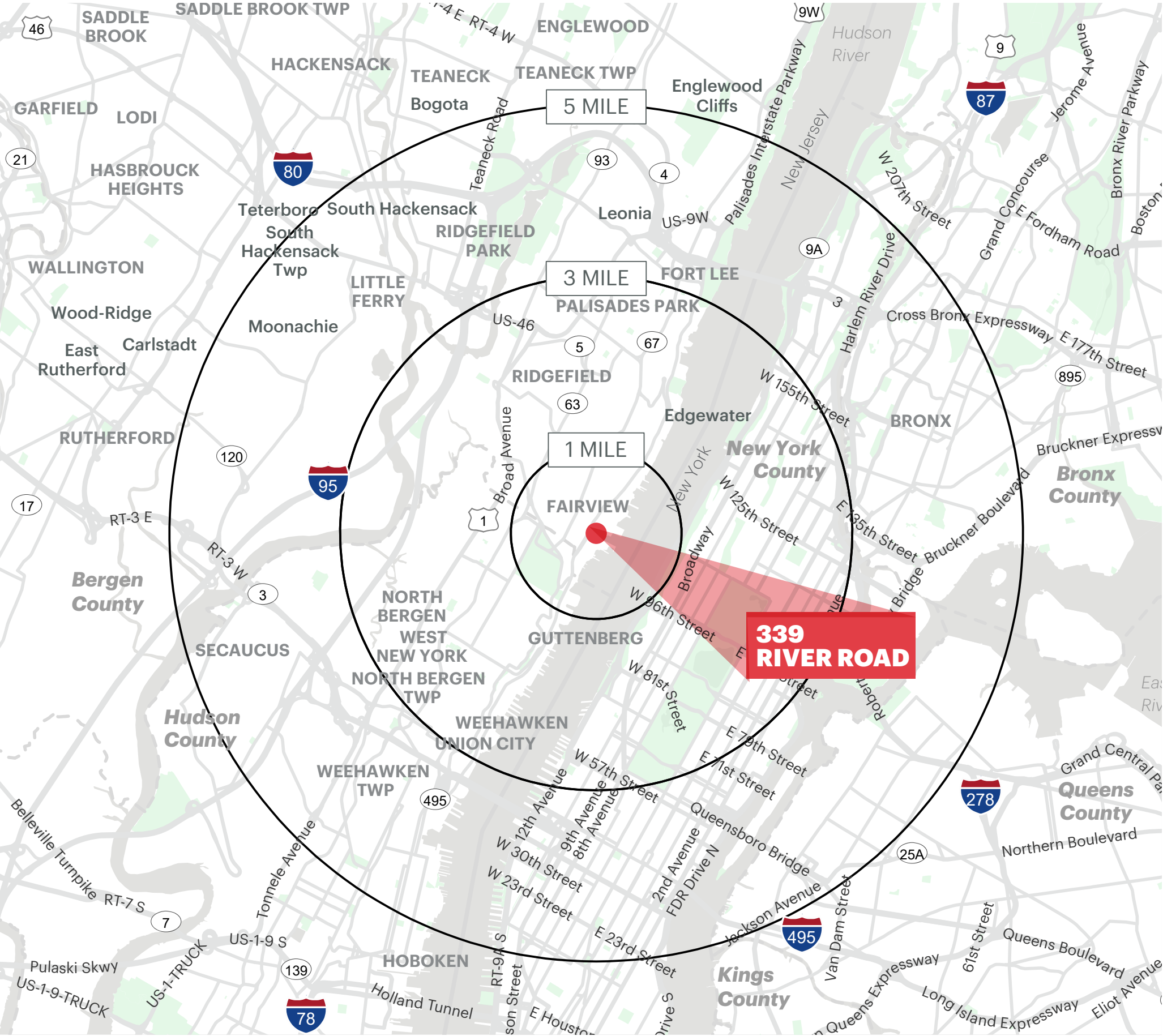
SURVEY - 15.57 ACRES (OF UPLANDS)



NUMBER OF VISITS



DEMOGRAPHICS



5 MILE RADIUS - including NYC

POPULATION

2,239,100

HOUSEHOLDS

985,521

MEDIAN AGE

37.7

COLLEGE GRADUATES (Bachelor's +)

461,419 - 28%

TOTAL BUSINESSES

122,776

TOTAL EMPLOYEES

1,692,667

AVERAGE HOUSEHOLD INCOME

\$130,169

## CONTACT EXCLUSIVE AGENTS

**JAKE FRANTZMAN**

jfrantzman@ripconj.com  
201.777.2309

**JORDAN COHN**

jcohn@ripcony.com  
646.765.0777

**RIPCO**  
REAL ESTATE

125 Chubb Avenue  
Suite 150S  
Lyndhurst, NJ 07071  
201.777.2300

**Please visit us at [ripconj.com](http://ripconj.com) for more information**

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.