

RETAIL SPACE

# 339 RIVER ROAD

FORMER AND DEMOLISHED SHOWCASE THEATER

EDGEWATER | NEW JERSEY

Up to

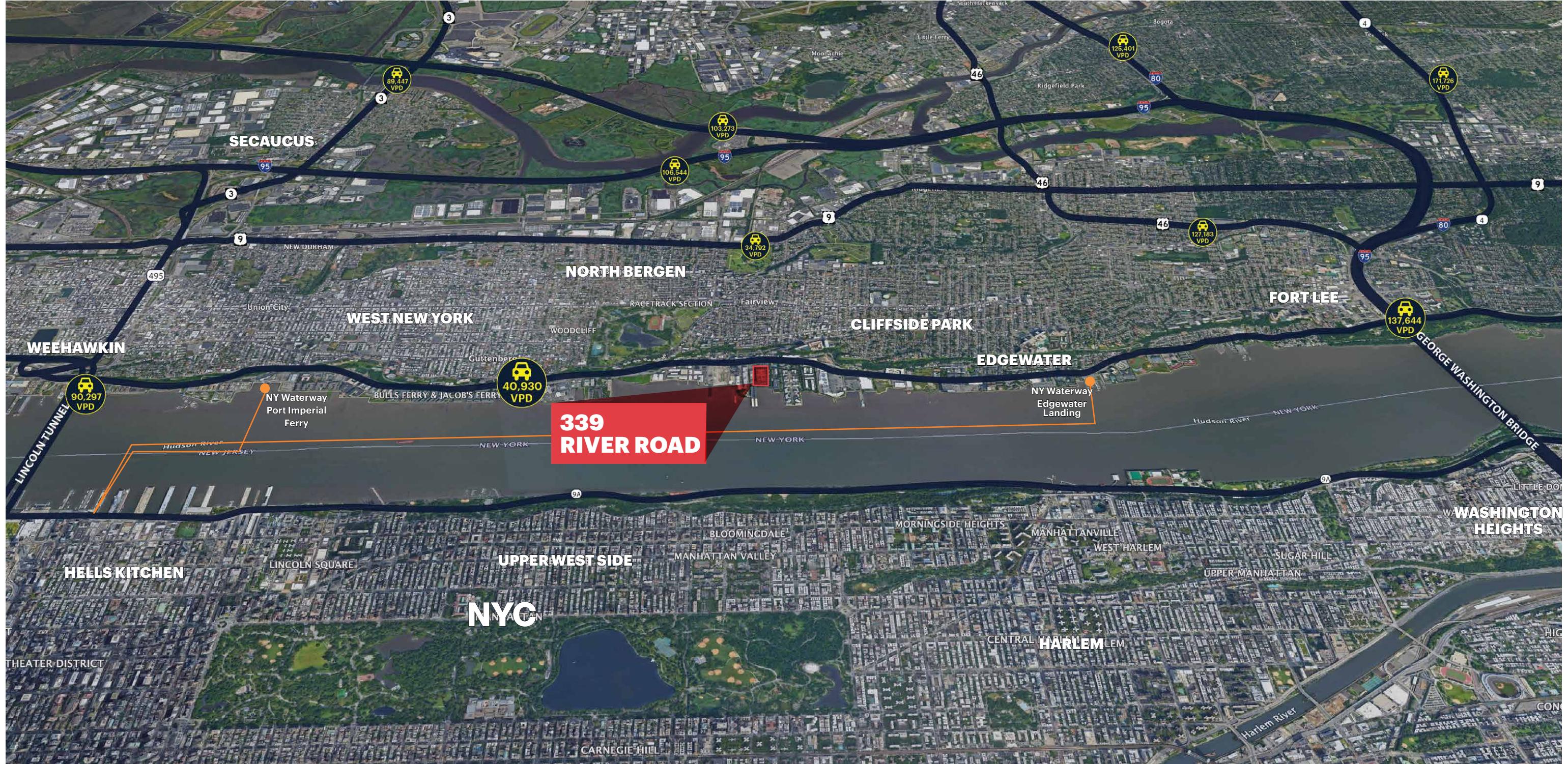
**220,000 SF**

Retail Space Available  
(15.57 acres)

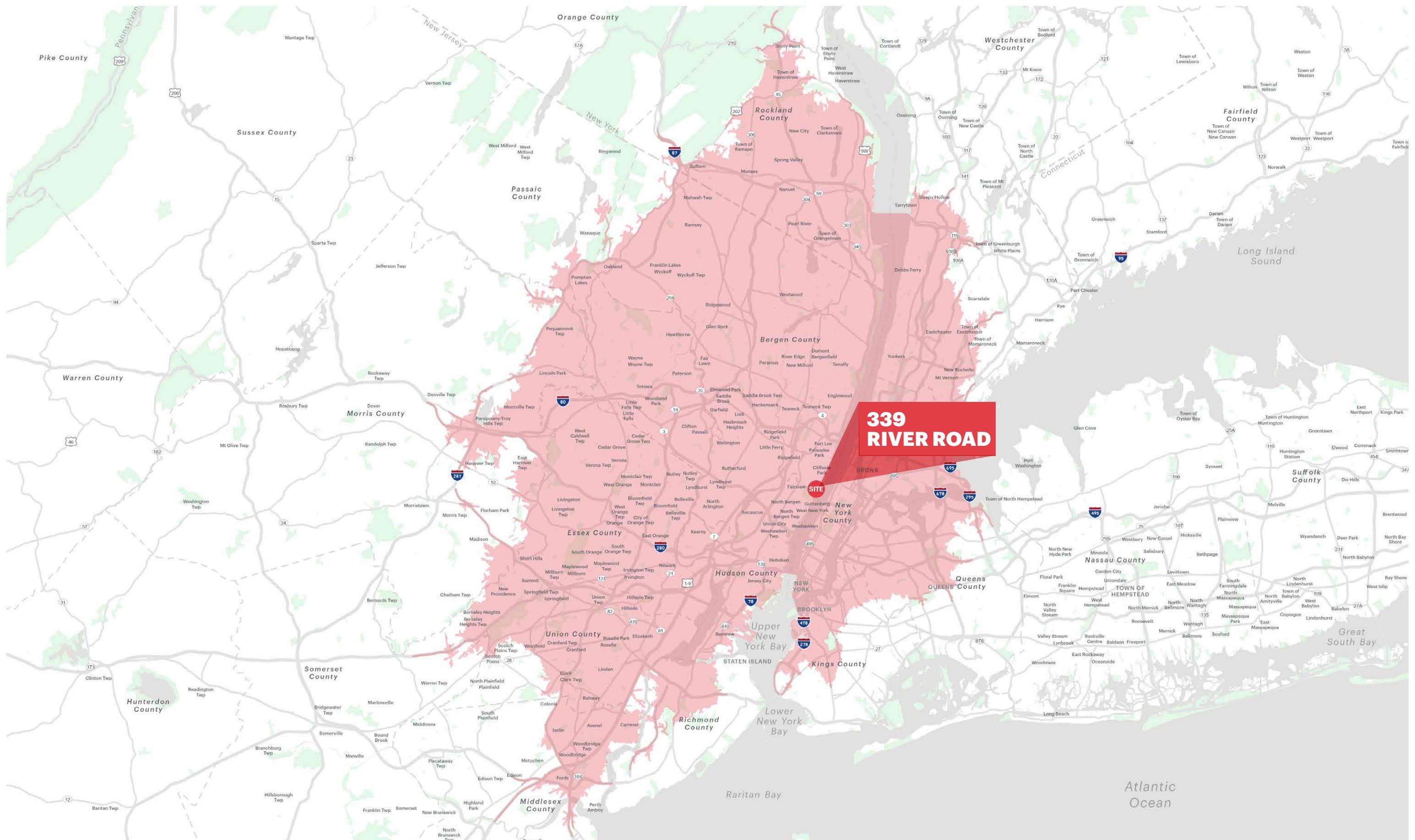


## SPACE DETAILS / OBLIQUE AERIAL

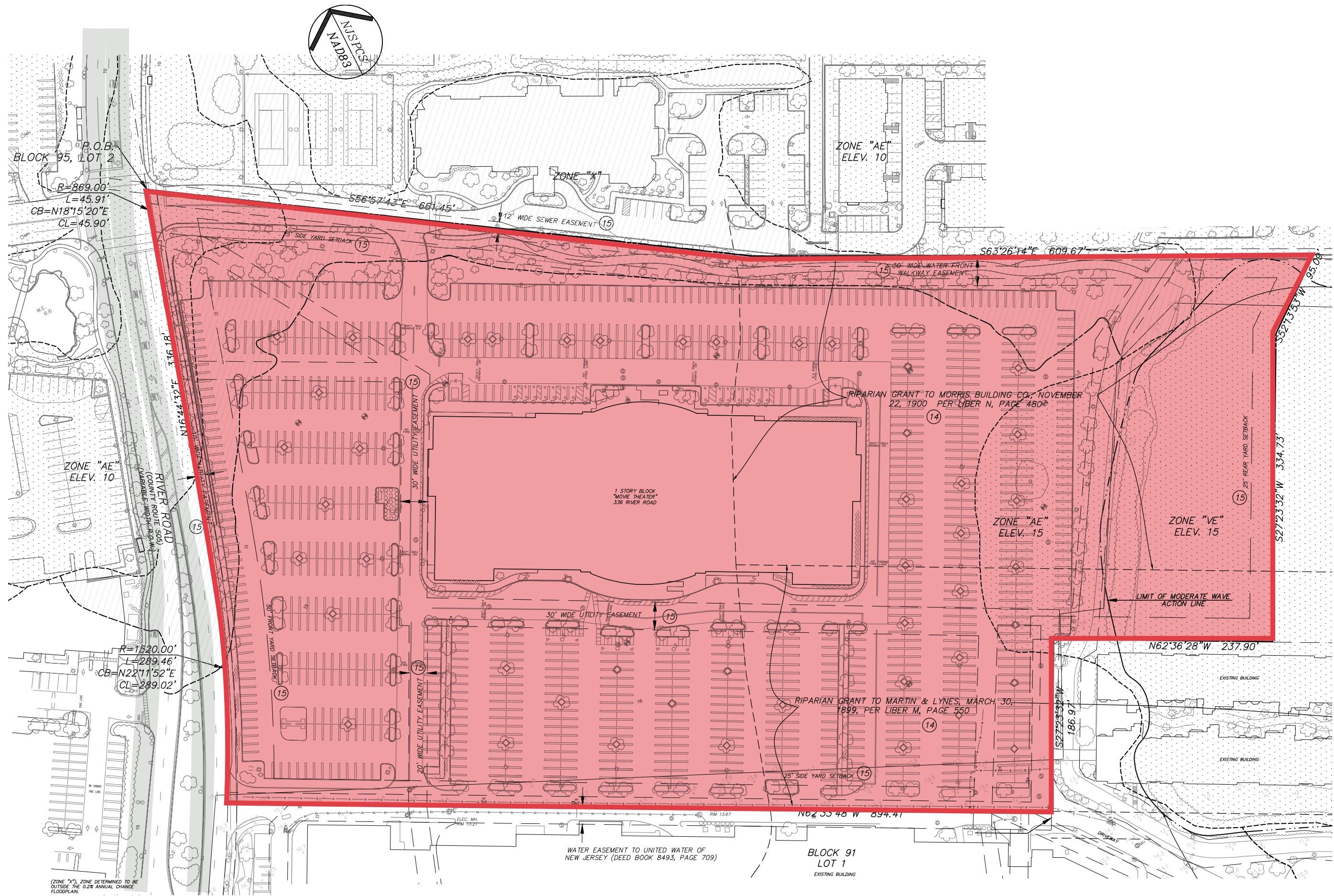
<b>SIZE</b> Up to 220,000 SF of Anchor Retail and pad Sites (15.57 acres)	<b>RENT</b> Upon Request	<b>COMMENTS</b> <ul style="list-style-type: none"><li>• Zoned for retail use (As-of-Right)</li><li>• Rare large box opportunity along the Gold Coast</li><li>• Significant River Road frontage with existing traffic light</li><li>• Highest Population Density Class in the United States</li><li>• 9.5M people within a 45 minute drive time</li></ul>	<ul style="list-style-type: none"><li>• Multi State accessibility</li><li>• Potential connection to NY Waterway Ferry</li><li>• Close proximity to retail anchors, many achieving the highest visit counts in NJ (Placer.ai)</li></ul>
<b>TERM</b> Negotiable	<b>NEIGHBORS</b> Target, Marshalls, T.J.Maxx, HomeGoods, Whole Foods, Trader Joes		



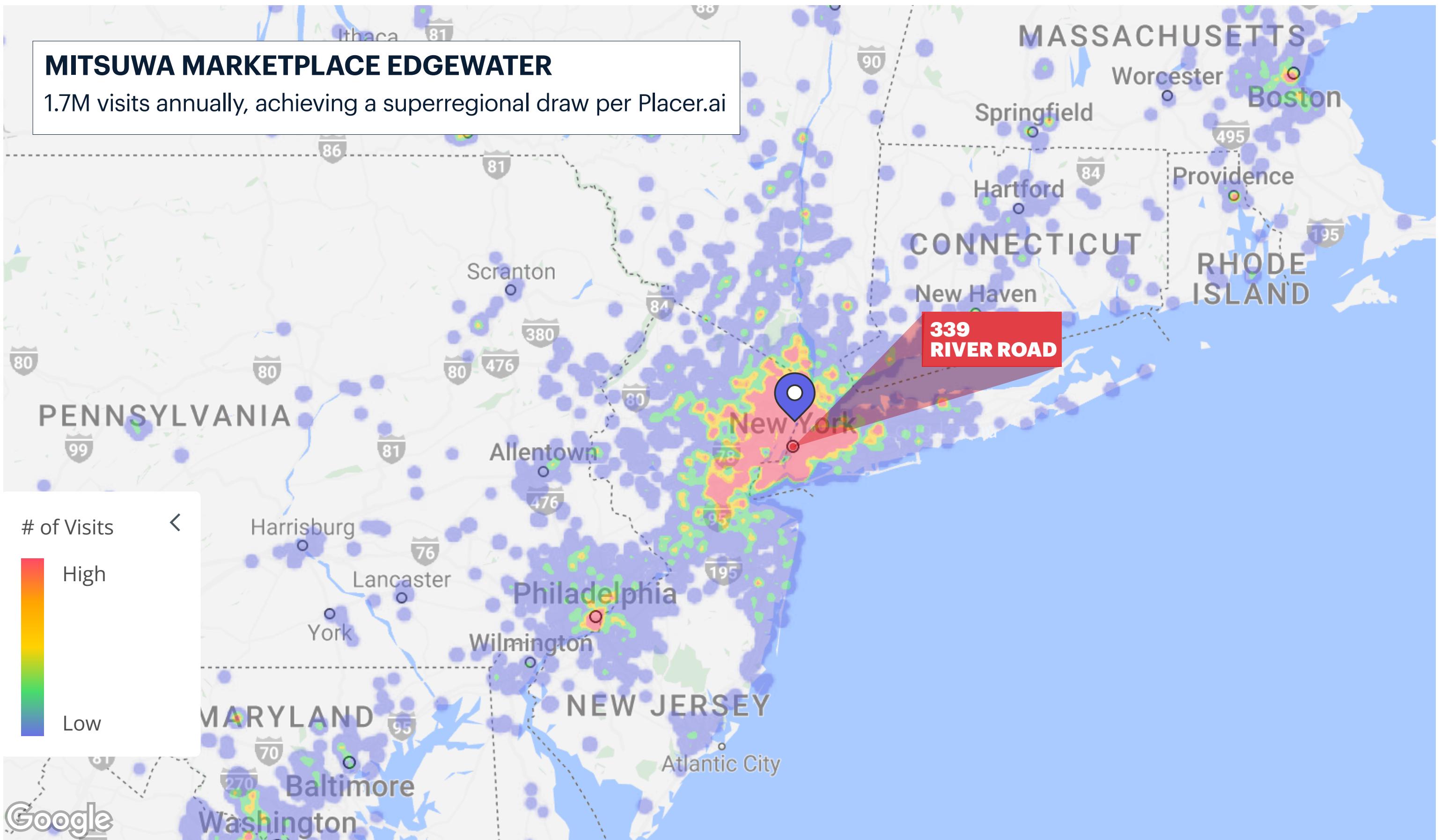
## 45 MINUTE DRIVE TIME MAP



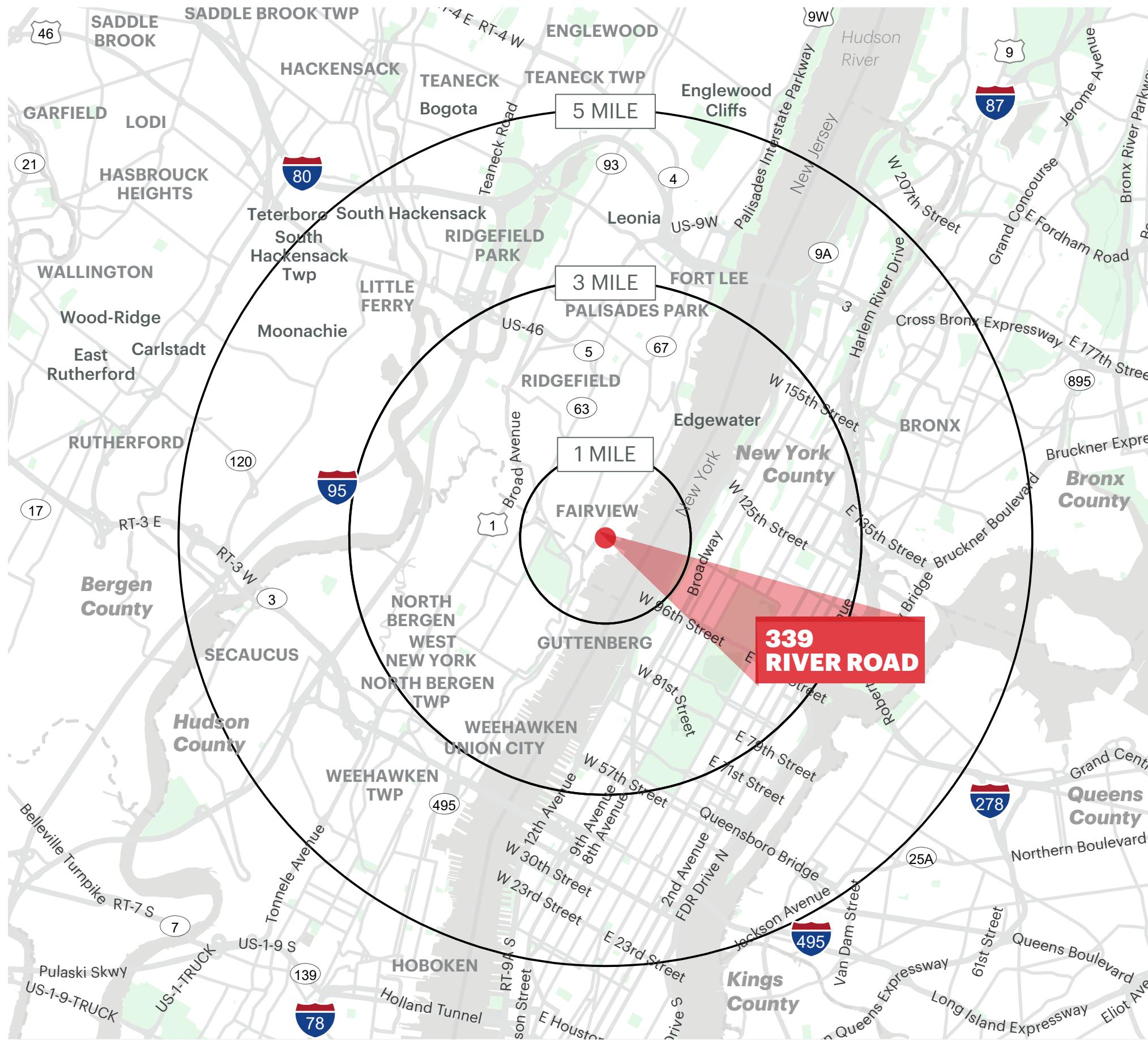
## SURVEY - 15.57 ACRES (OF UPLANDS)



## 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



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.