

RETAIL/MEDICAL/WELLNESS/FITNESS/FOOD SPACE AVAILABLE

340 OLD RIVER ROAD

THE INFINITY

EDGEWATER | NEW JERSEY

700 SF (APPROX.)
& 1,600 SF

Seeking Retail, Medical,
Wellness, Fitness
& Food Uses



**1,600 SF
AVAILABLE**

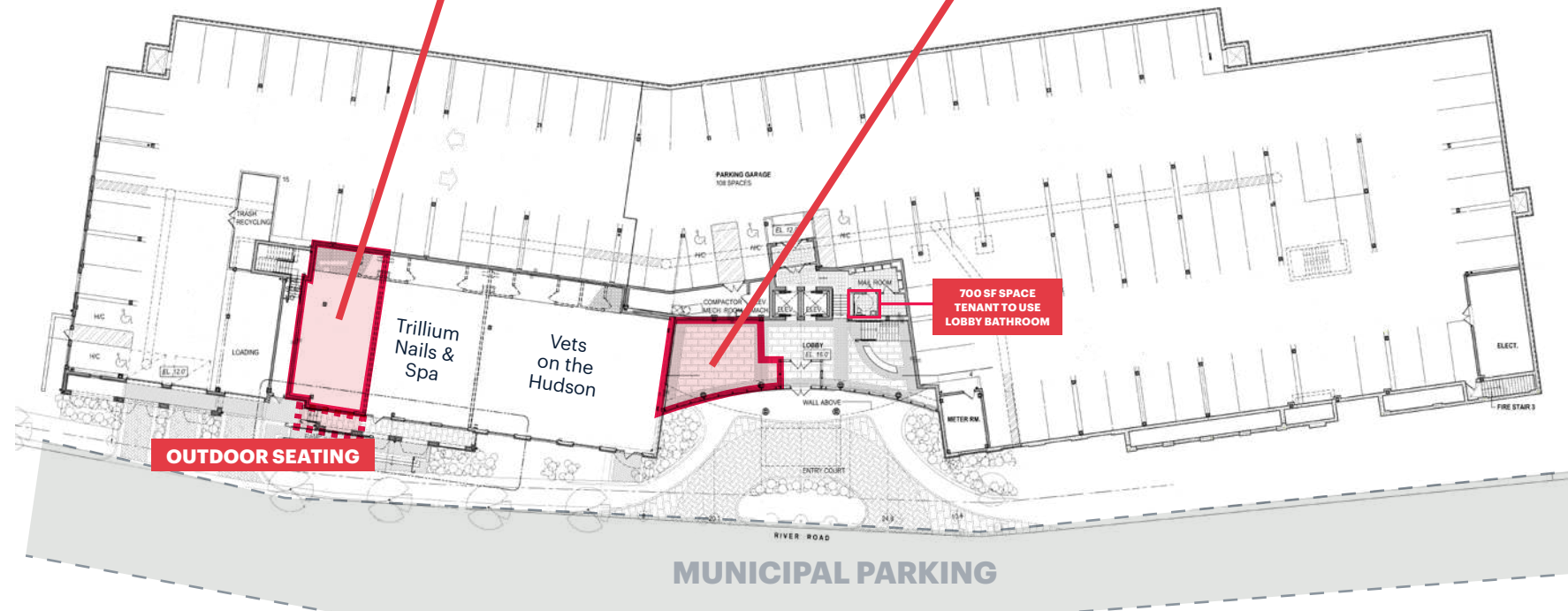
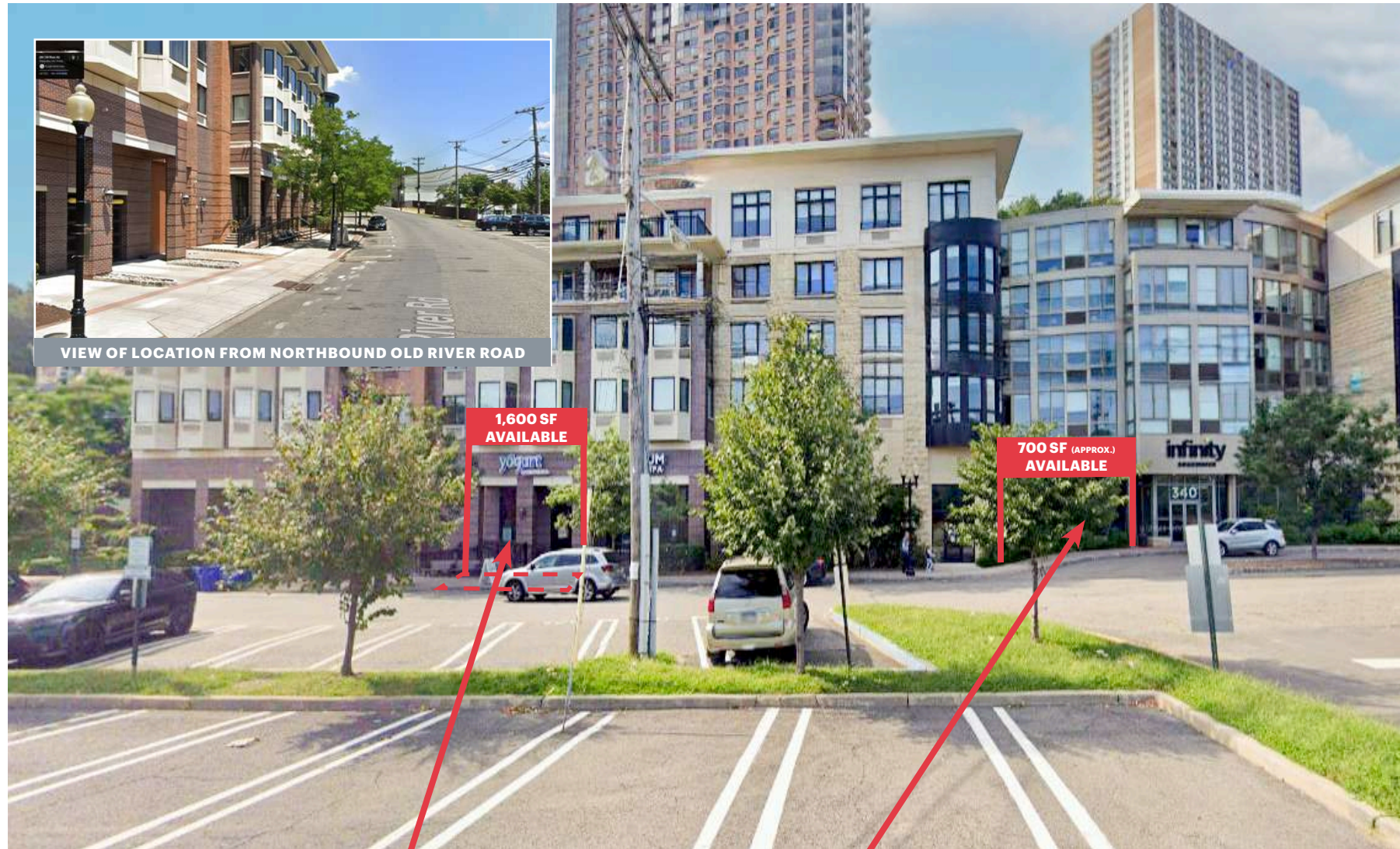
OUTDOOR SEATING POTENTIAL

**700 SF (APPROX.)
AVAILABLE**

RIPCO
REAL ESTATE

Digital Image: Google Street View

SPACE DETAILS



LOCATION

340 Old River Road, Edgewater, NJ

SIZE

Retail/Medical/Wellness/Fitness/Food Space
 Retail/Medical/Wellness/Fitness/Food Space

±1,600 SF
 700 SF (APPROX.)

ASKING RENT

Upon Request

TERM

5 year minimum

CAM

Gross with base year for CAM, Insurance and Taxes

POSSESSION

Immediate

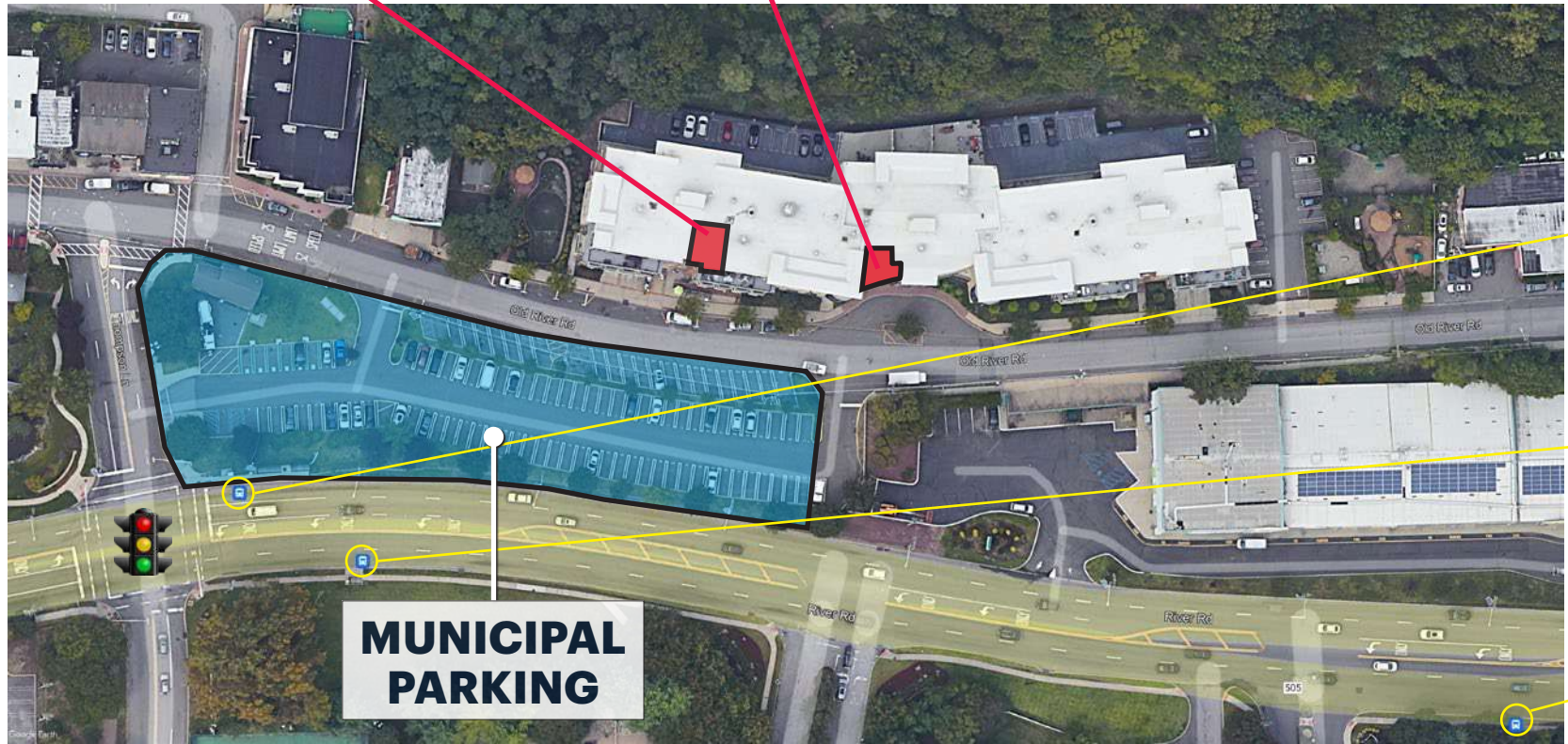
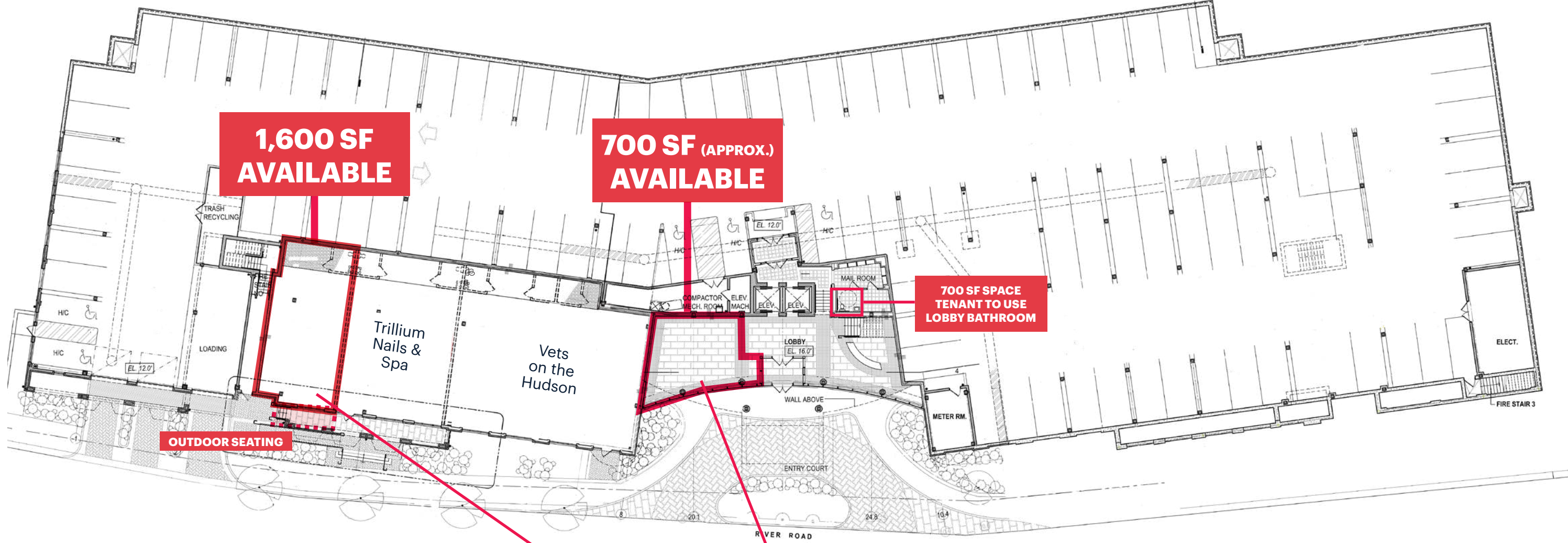
NEIGHBORS

Target, Acme, TJ Maxx, Old Navy, Staples, Michael's, Outback, Starbucks, 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

SITE PLAN

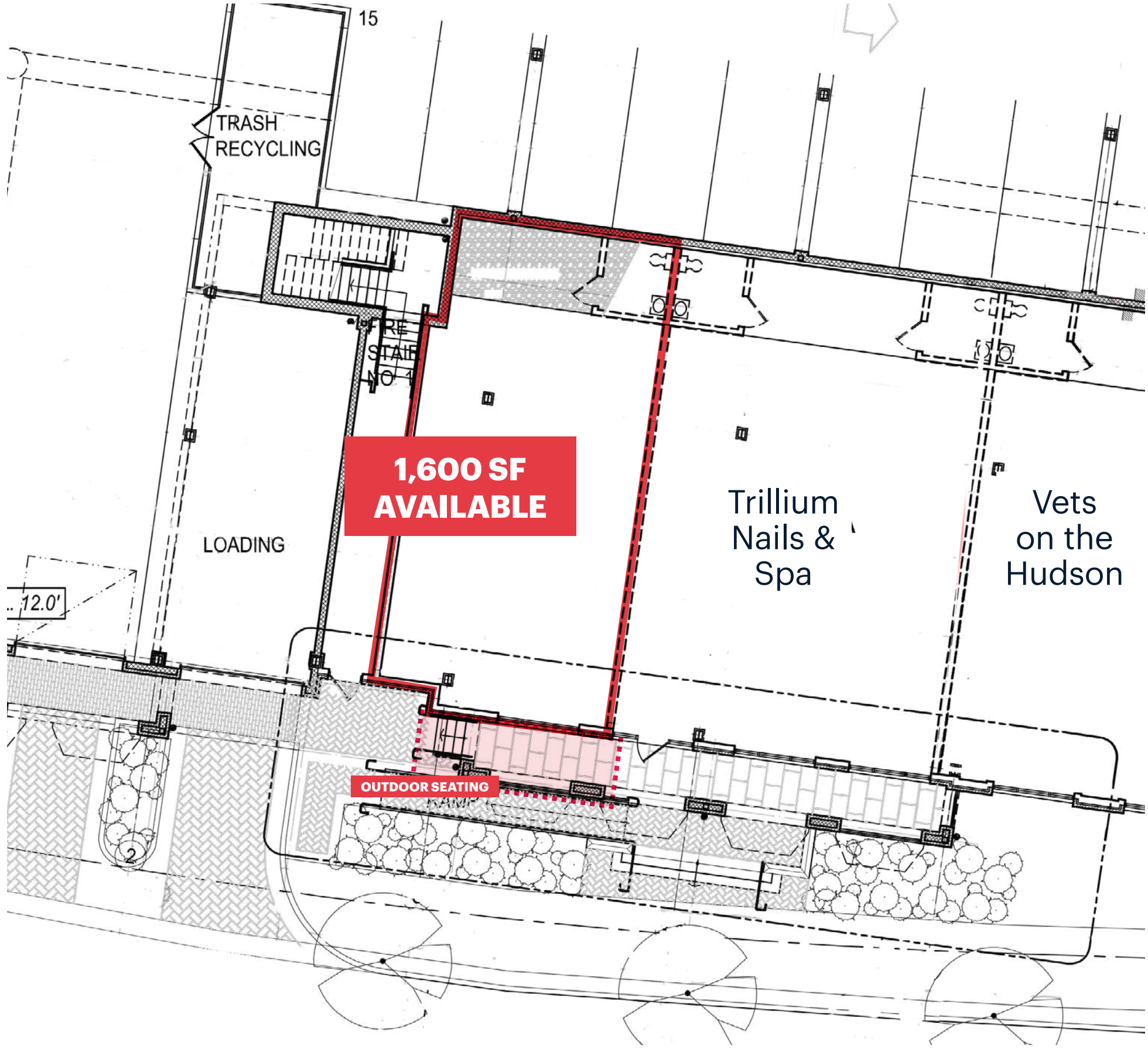


BUS STOP
R256
V6

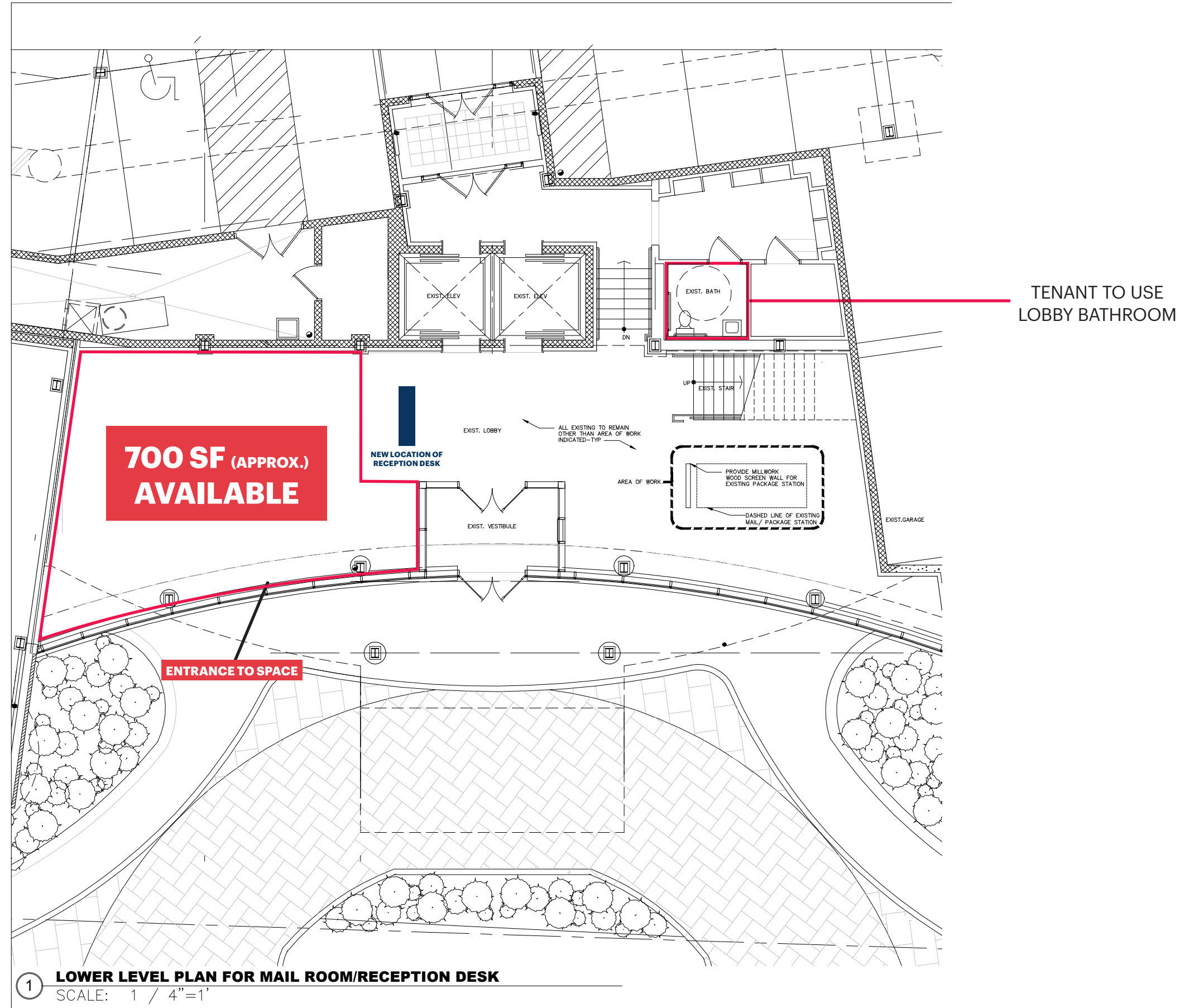
BUS STOP
R256
W9

BUS STOP
R267
J2

FLOOR PLAN - 1,600 SF



FLOOR PLAN - 700 SF



① **LOWER LEVEL PLAN FOR MAIL ROOM/RECEPTION DESK**
SCALE: 1 / 4"=1'

MID-LEVEL AERIAL

EDGEWATER MARKETPLACE

TRADER JOE'S

Orangetheory, ME, Jersey Mike's, SUPERCUTS, H&R BLOCK, red mango, KUPPI COFFEE COMPANY, COMING SOON, SWTHZ, J.CREW

EDGEWATER COMMONS

Target, OLD NAVY, Michaels, HomeGoods, SportClips, ACME, STARBUCKS COFFEE, OUTBACK STEAKHOUSE

EDGEWATER CITY PLACE

HOMWOOD SUITES, Häagen-Dazs, EXPRESS, Fleming's, ATHLETA, ULTA, carter's, TOMMY'S, Bath & Body Works, BANANA REPUBLIC, chico's, theVitamin Shoppe, Victoria's Secret, LensCrafters, verizon, LOFT, Panera, Baumgart's, HAND & STONE, GAP, BIREBURGER, Cookies & Cutters

Comfort INN
63 rooms

BINGHAMTON RACQUET CLUB

AVALON OF EDGEWATER

SOJO SPA CLUB

NEW MIXED-USE DEVELOPMENT

THE ALEXANDER APARTMENTS
- 280 RENTAL UNITS

WATERSIDE PLAZA

1,600 & 700 SF AVAILABLE

33,475 VPD

MUNICIPAL PARKING

THE DUCHESS APARTMENTS
- 320 RENTAL UNITS

DUNKIN' Great Clips

CVS pharmacy, **at&t**, **Meat Market**, **SPACE FANNING BUS**

HomeGoods

FIVE GUYS

COURTYARD Marriott

340 OLD RIVER ROAD

1,600 SF AVAILABLE

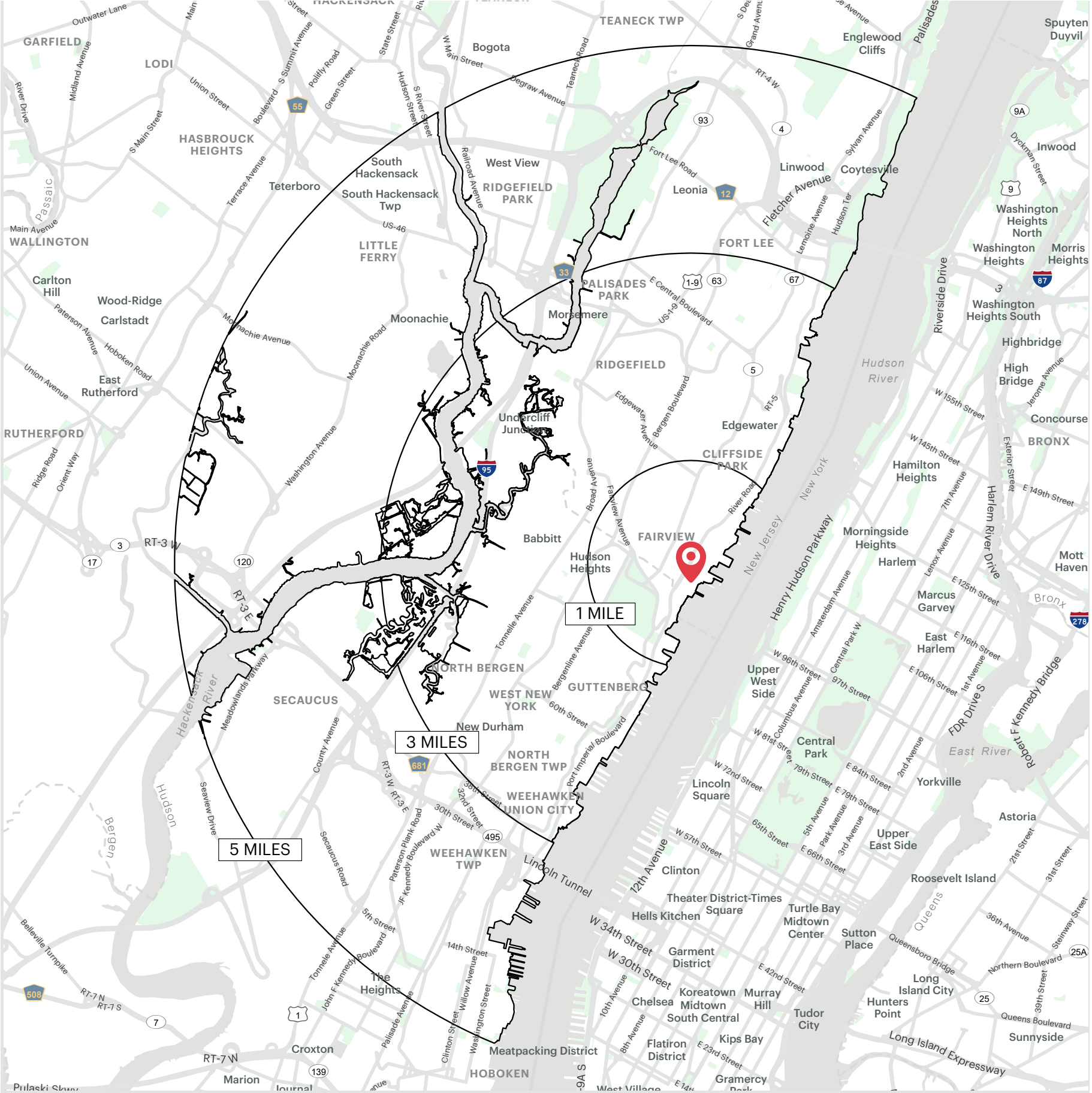
OUTDOOR SEATING AVAILABLE

TRILLIUM NAILS & SPA

700 SF (APPROX.) AVAILABLE

infinity

AREA DEMOGRAPHICS



1 MILE RADIUS*

POPULATION	46,197	TOTAL DAYTIME POPULATION	32,814
HOUSEHOLDS	18,683	TOTAL BUSINESSES	1,193
MEDIAN AGE	36.9	TOTAL EMPLOYEES	10,704
COLLEGE GRADUATES (Bachelor's +)	44%	AVERAGE HOUSEHOLD INCOME	\$129,791

3 MILE RADIUS*

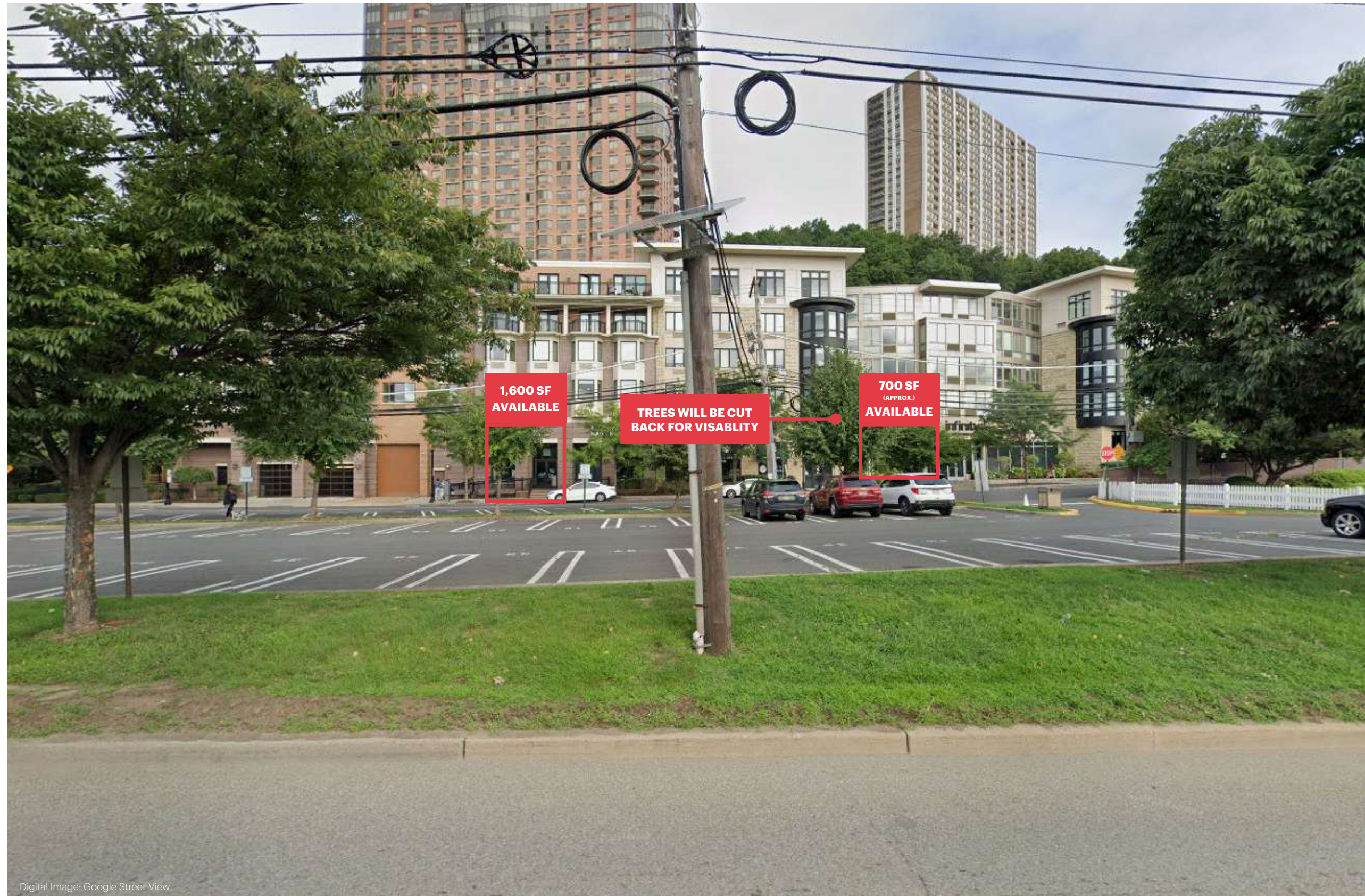
POPULATION	250,201	TOTAL DAYTIME POPULATION	188,908
HOUSEHOLDS	98,861	TOTAL BUSINESSES	6,648
MEDIAN AGE	39.6	TOTAL EMPLOYEES	66,248
COLLEGE GRADUATES (Bachelor's +)	44%	AVERAGE HOUSEHOLD INCOME	\$118,588

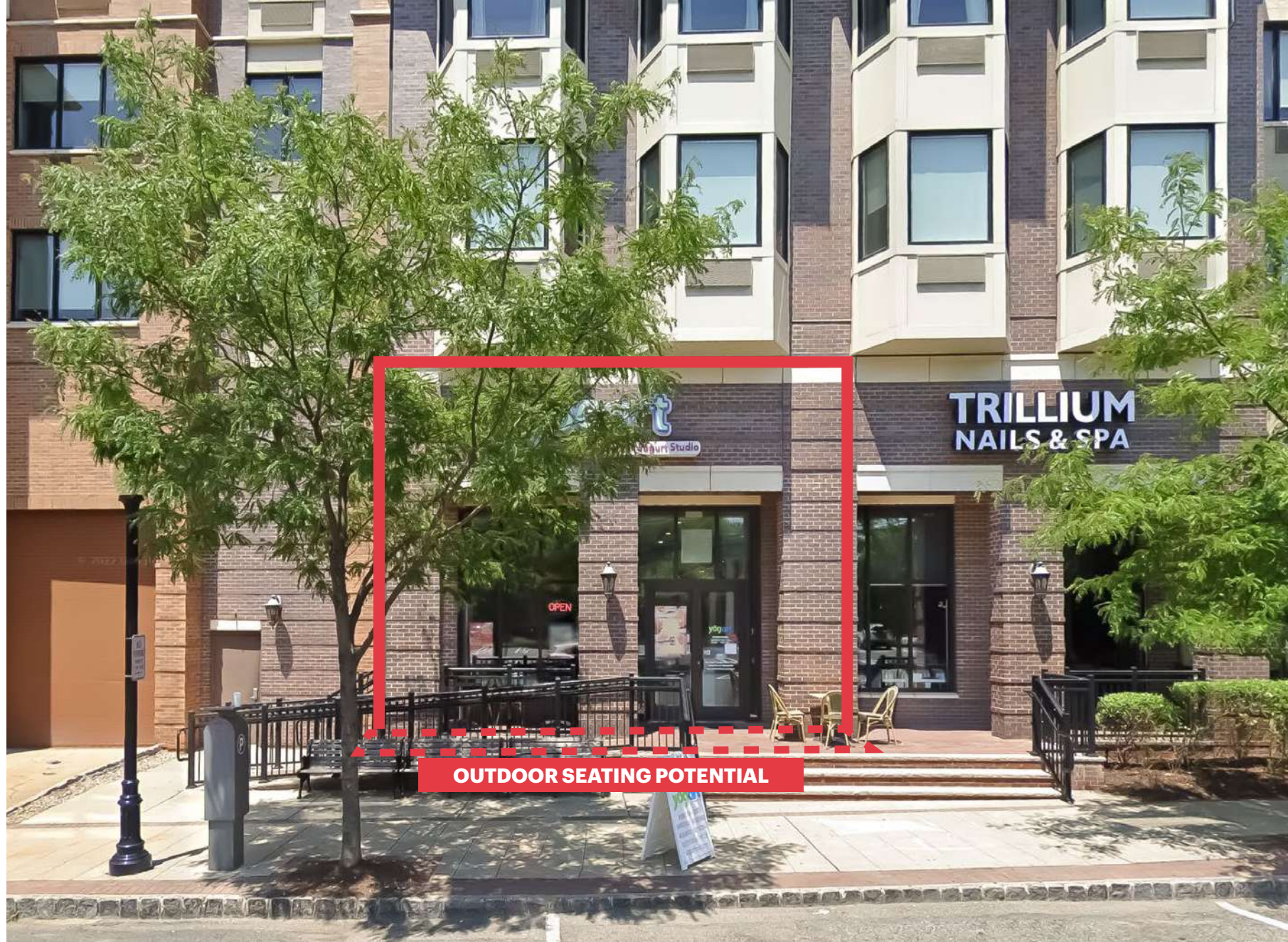
5 MILE RADIUS*

POPULATION	465,429	TOTAL DAYTIME POPULATION	406,115
HOUSEHOLDS	183,415	TOTAL BUSINESSES	14,640
MEDIAN AGE	39.2	TOTAL EMPLOYEES	181,896
COLLEGE GRADUATES (Bachelor's +)	45%	AVERAGE HOUSEHOLD INCOME	\$128,762

*2024 ESTIMATES

STREET VIEW FROM RIVER ROAD





CONTACT EXCLUSIVE AGENT

DEBORAH STONE

Executive Managing Director

dstone@ripconj.com

201.914.4406



RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at 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.