

Windsor at Mariners

945 River Road, Edgewater, NJ



**1,575 SF
AVAILABLE**

Ground Floor Retail

**2,140 SF
AVAILABLE**

Second Floor Office

1,575 SF for Lease Ground Floor
2,140 SF for Lease Second Floor

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Property **Location**

- » Located at the base of Windsor at Mariners, a 222-unit luxury apartment complex in affluent Gold Coast of Bergen County, 5 minutes from the GW Bridge
- » Convenient access to mass transit, including NJ Transit, NJ Waterway ferry service and the Hudson-Bergen light rail
- » Highly visible storefront facing River Road, with over 33,058 cars passing daily

Retail Availability

- » Availability:
 - 1,575 SF for lease on the ground floor
 - 2,140 SF for lease on the second floor

Asking rent

- » Upon request

Trade Area Tenants



TRADER JOE'S

DUNKIN'



Orangetheory
FITNESS

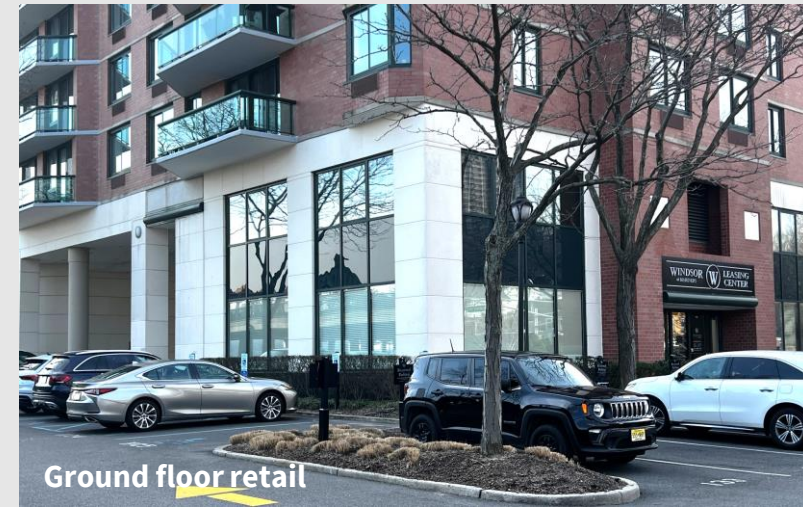
restore
HYPER WELLNESS



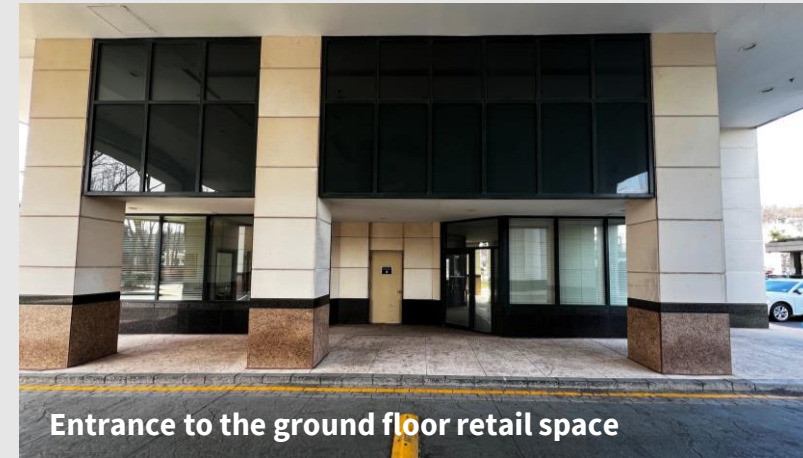
CLUB PILATES



BondVet



Ground floor retail



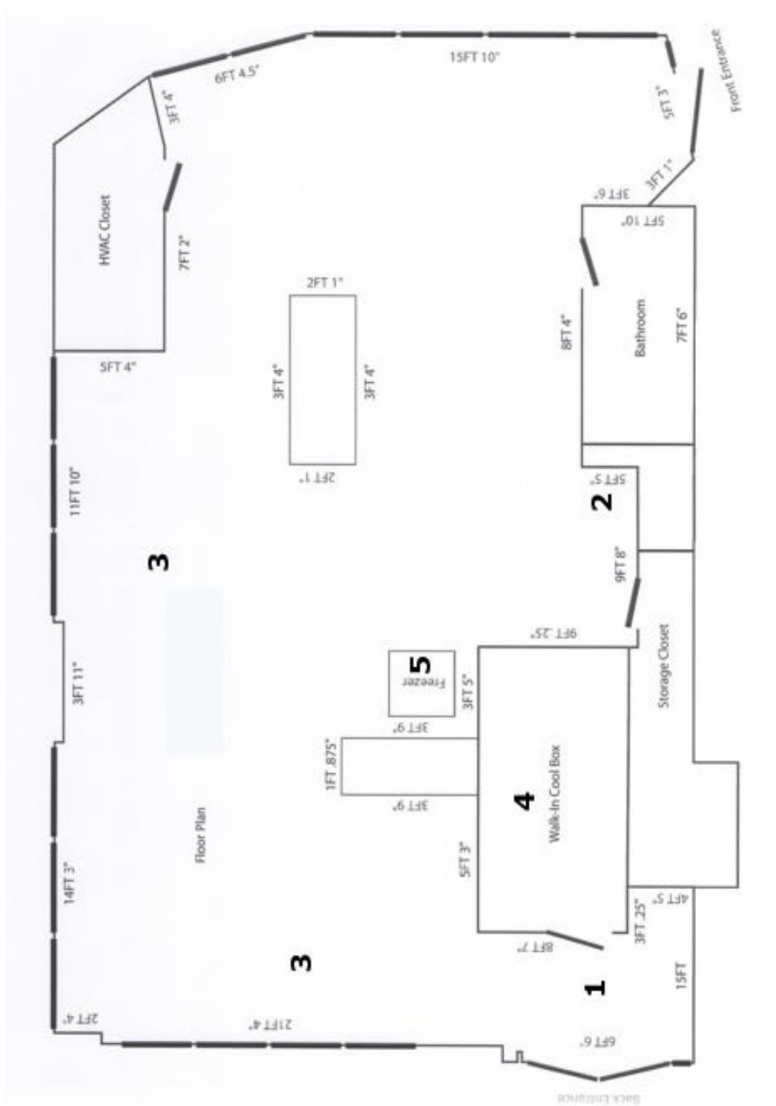
Entrance to the ground floor retail space



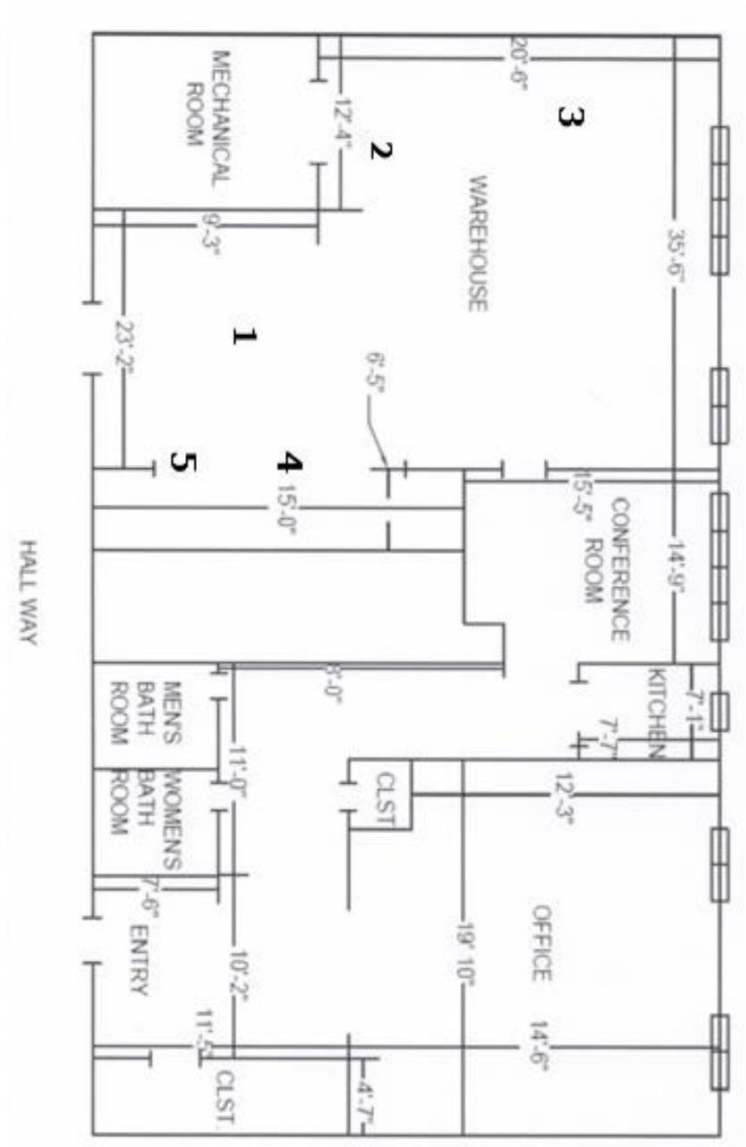
Second floor space

Floor Plans

1,575 SF - Ground Floor



2,140 SF - Second Floor



Market Aerial



Demographics



873,479
Population



\$63,783
Med. HH Income



268,544
Employees



33,315
Businesses

Demographics taken within 3 miles Source: ESRI, 2023

For more information contact:

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