



## RETAIL SPACE

# HARRISON YARDS

## HARRISON, NJ

600 Frank E. Rodgers Boulevard

### SIZE

Total 8,226 SF

Available **±910 SF**

### ASKING RENT

Upon Request

### NNN

Projected 2025:  $\pm$  \$8.50

### FRONTAGE

$\pm$  180'

### CEILING HEIGHTS

14' 6"

### STATUS OF PREMISES

New Construction

### CO-TENANTS

Mixed Use

### NEIGHBORS

Five Guys, Takorea BBQ, Ah Pizz, Cresthill Academy, Cork Wine & Spirits, AT&T, Coperaco Cafe, Cookies Dispensary

### COMMENTS

Located at the new Harrison Path Station Hub. Average monthly ridership  $\pm$ 167,000.

The robust neighborhood features retail, restaurants, and cafes, convenient amenities such as grocery stores, open green spaces, and ample parking. Sports and entertainment are all within walking distance or a 2-minute path ride to Downtown Newark Penn Station.

Over 6,000 new or planned residential units in the surrounding area with additional projects coming on line in the next two years, makes Harrison the epitome of the work, play, live, and relax community.

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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

Owned & Operated by:

 Eastone Equities

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.



**ADDITIONAL PHOTOS/AREA NEIGHBORS**





**MARKET ACTIVATORS**





MARKET AERIAL





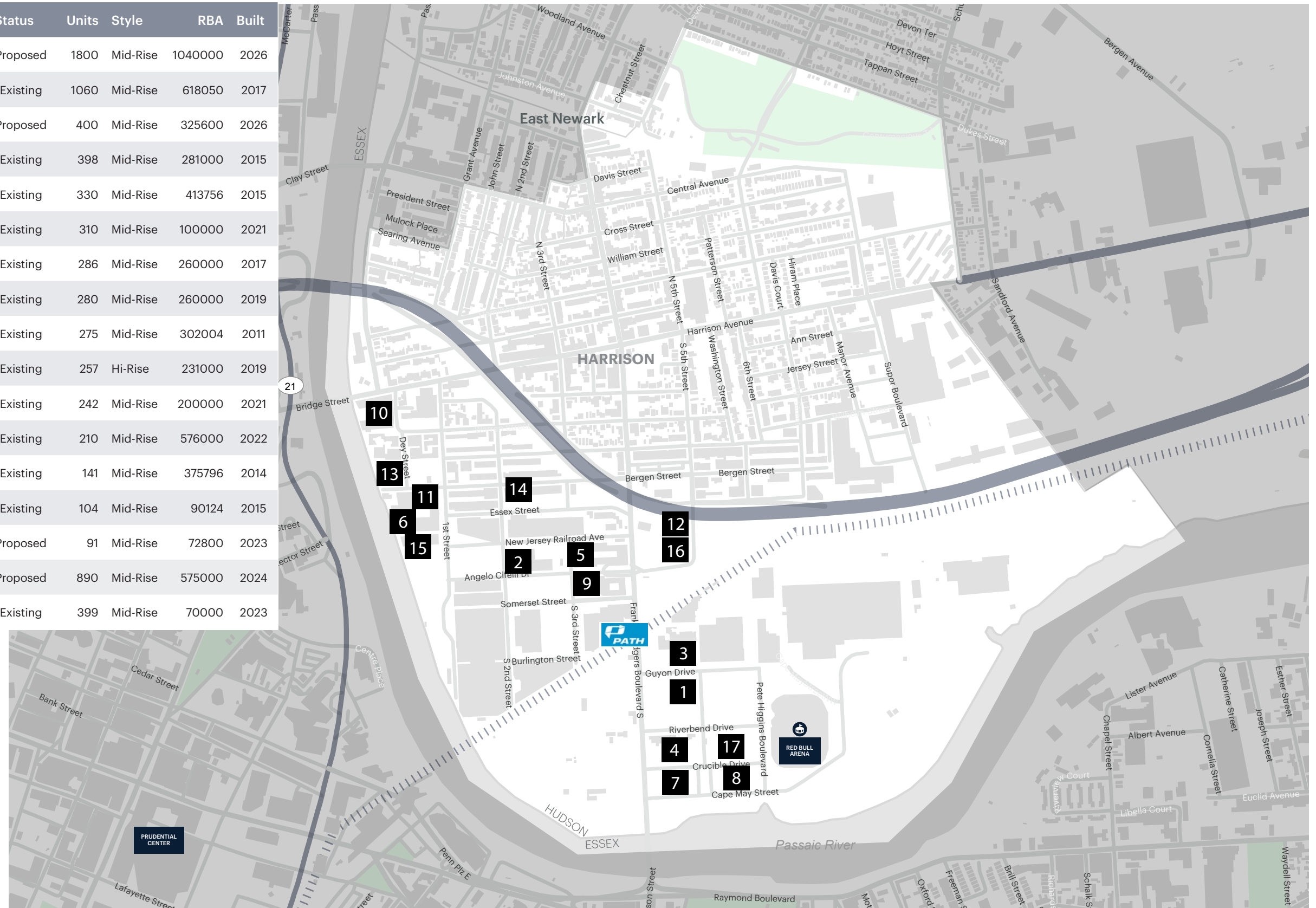
**PROPERTY AERIAL - HARRISON YARDS**





# HARRISON RESIDENTIAL DEVELOPMENTS

	Property Address	Property Name	Status	Units	Style	RBA	Built
1	Frank E Rodgers Blvd 800-1000 Block	Riverbend District Blocks A & B	Proposed	1800	Mid-Rise	1040000	2026
2	200 Angelo Cifelli Dr	Harrison Urby	Existing	1060	Mid-Rise	618050	2017
3	Frank E Rodgers Blvd	Riverbend District Block D	Proposed	400	Mid-Rise	325600	2026
4	1100 Frank E Rodgers Blvd	Vermella Harrison	Existing	398	Mid-Rise	281000	2015
5	330 Angelo Cifelli Dr	Harrison Station 330	Existing	330	Mid-Rise	413756	2015
6	555 First St	The Eddy	Existing	310	Mid-Rise	100000	2021
7	1200 Frank E. Rodgers Blvd S	Steelworks - Riverbend	Existing	286	Mid-Rise	260000	2017
8	1200 S 5th St	Cobalt Lofts	Existing	280	Mid-Rise	260000	2019
9	300 Somerset St	The Harrison Collection	Existing	275	Mid-Rise	302004	2011
10	1 Harrison Ave	One Harrison	Existing	257	Hi-Rise	231000	2019
11	1 Bergen St	Dey & Bergen	Existing	242	Mid-Rise	200000	2021
12	600 Frank E Rodgers Blvd S	Harrison Yards	Existing	210	Mid-Rise	576000	2022
13	301 Dey St	Water's Edge at Harrison	Existing	141	Mid-Rise	375796	2014
14	221 Bergen St	221 Bergen	Existing	104	Mid-Rise	90124	2015
15	1-15 Railroad Ave	Rodgers & Guyon	Proposed	91	Mid-Rise	72800	2023
16	Frank Rodgers Blvd	Harrison Yards	Proposed	890	Mid-Rise	575000	2024
17	1100 S. 5th Street	The Wylde	Existing	399	Mid-Rise	70000	2023



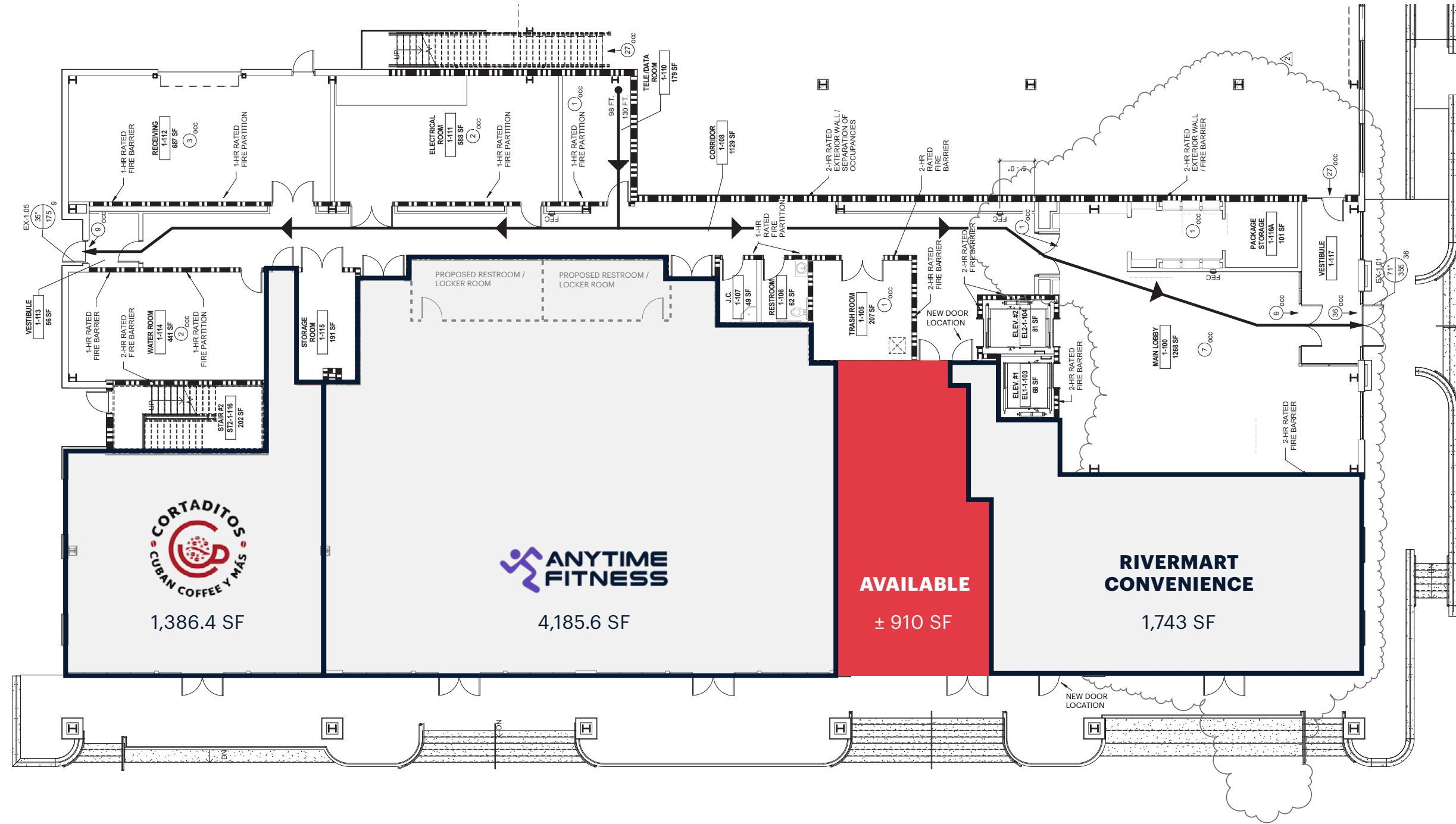


## PHASE II - HARRISON YARDS



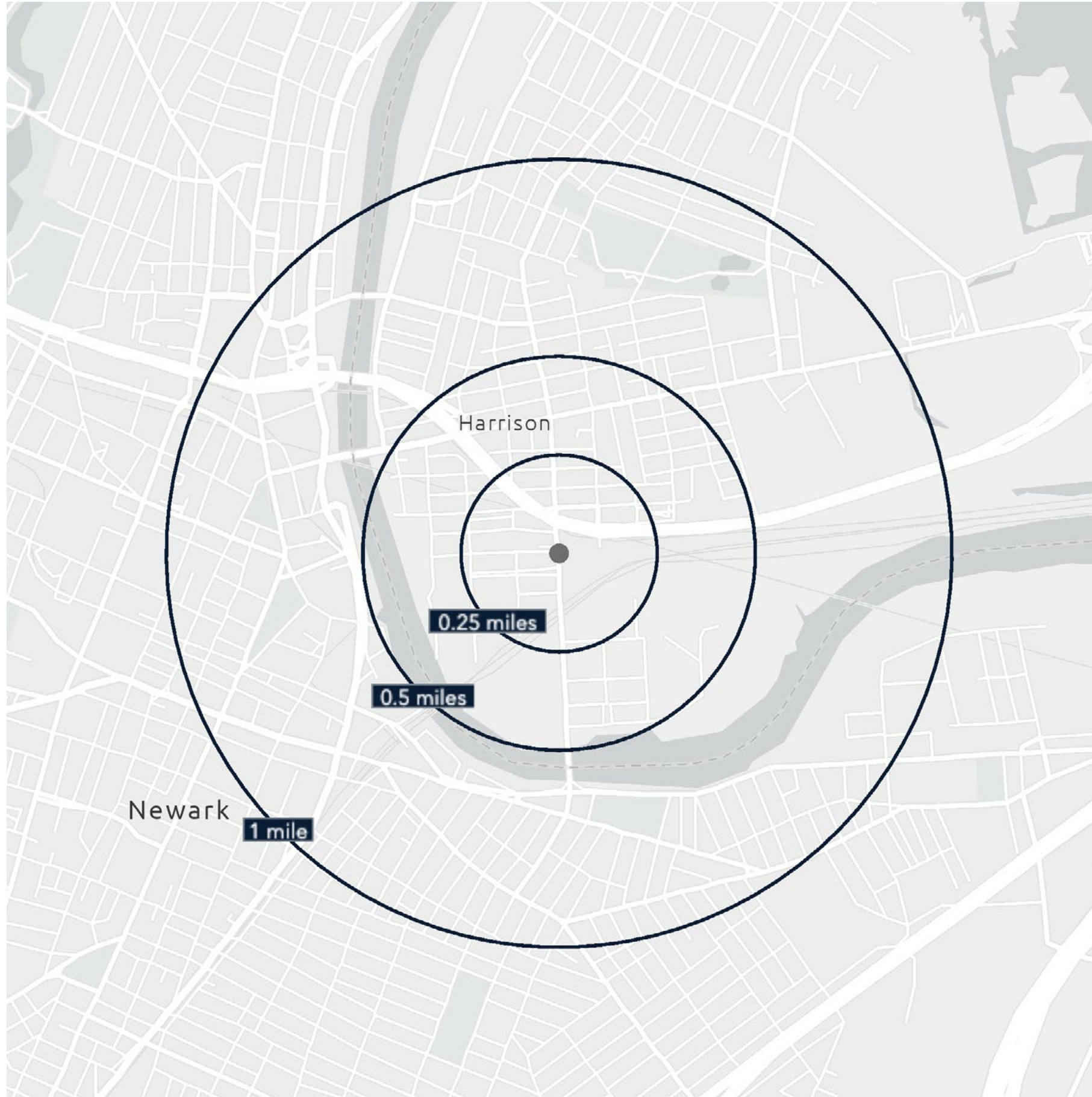


# LEASING PLAN





# AREA DEMOGRAPHICS



## **.25 MILE RADIUS**

**POPULATION**  
3,549  
**HOUSEHOLDS**  
1,907  
**MEDIAN AGE**  
33.4  
**COLLEGE GRADUATES (Bachelor's +)**  
1,972 - 69%

**TOTAL BUSINESSES**  
73  
**TOTAL EMPLOYEES**  
1,156  
**DAYTIME POPULATION (w/ 16 yr +)**  
2,495  
**AVERAGE HOUSEHOLD INCOME**  
\$132,258

## **.5 MILE RADIUS**

**POPULATION**  
12,850  
**HOUSEHOLDS**  
5,935  
**MEDIAN AGE**  
33.5  
**COLLEGE GRADUATES (Bachelor's +)**  
6,042 - 61%

**TOTAL BUSINESSES**  
333  
**TOTAL EMPLOYEES**  
5,129  
**DAYTIME POPULATION (w/ 16 yr +)**  
10,423  
**AVERAGE HOUSEHOLD INCOME**  
\$131,536

## **1 MILE RADIUS**

**POPULATION**  
50,166  
**HOUSEHOLDS**  
20,593  
**MEDIAN AGE**  
34.9  
**COLLEGE GRADUATES (Bachelor's +)**  
13,885 - 39%

**TOTAL BUSINESSES**  
2,588  
**TOTAL EMPLOYEES**  
62,346  
**DAYTIME POPULATION (w/ 16 yr +)**  
86,330  
**AVERAGE HOUSEHOLD INCOME**  
\$99,053

\*2024 estimates



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