

RETAIL/MEDICAL/RESTAURANT/FITNESS SPACE AVAILABLE

340 OLD RIVER ROAD

THE INFINITY
EDGEWATER | NEW JERSEY

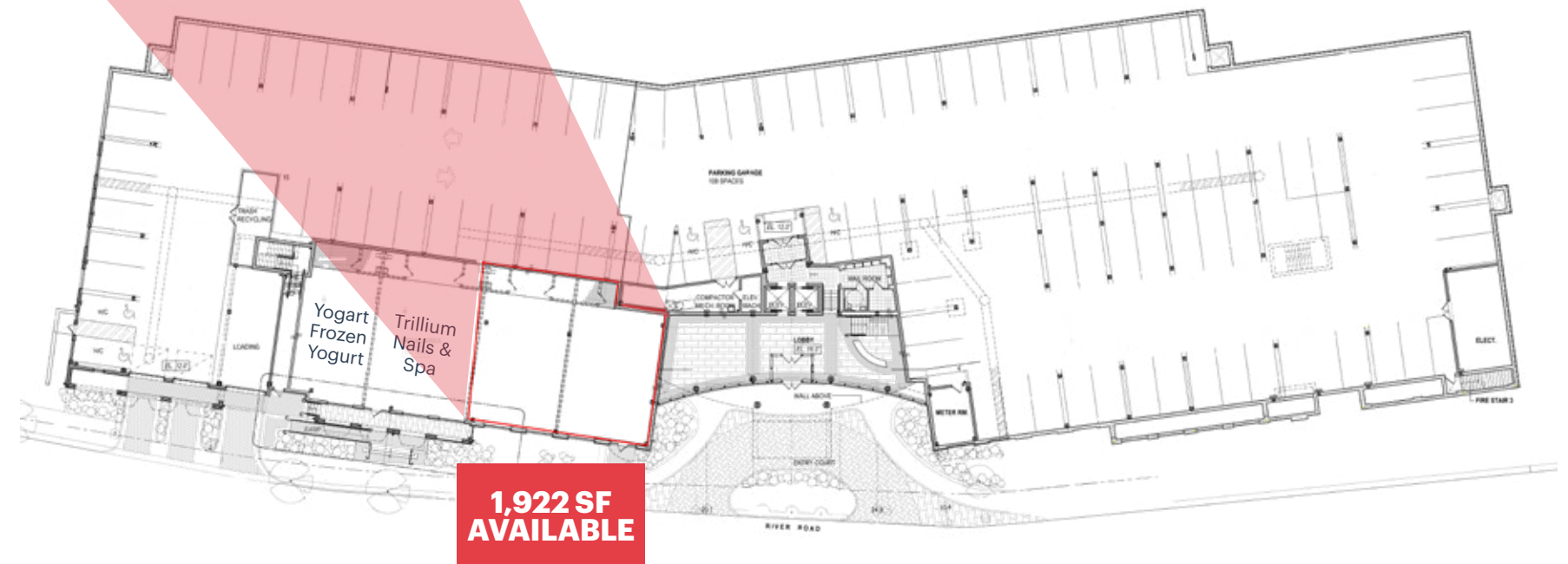
RETAIL,
MEDICAL,
RESTAURANT
AND FITNESS

1,922 SF



RIPCO
REAL ESTATE

A photograph of the Infinity Edgewater building, a modern multi-story structure with large glass windows and stone accents. A red rectangular inset highlights a specific entrance area on the left side of the building. The building features a curved facade with large glass windows and stone accents. The entrance area is marked with the 'infinity edgewater' logo and the address '340'. A red rectangular inset highlights a specific entrance area on the left side of the building.



340 Old River Road, Edgewater, NJ

Retail/Medical/Restaurant/Fitness Space	1,922 SF ±
Frontage	54'8" ±
Depth	48'4" ±

Upon Request

5 year minimum

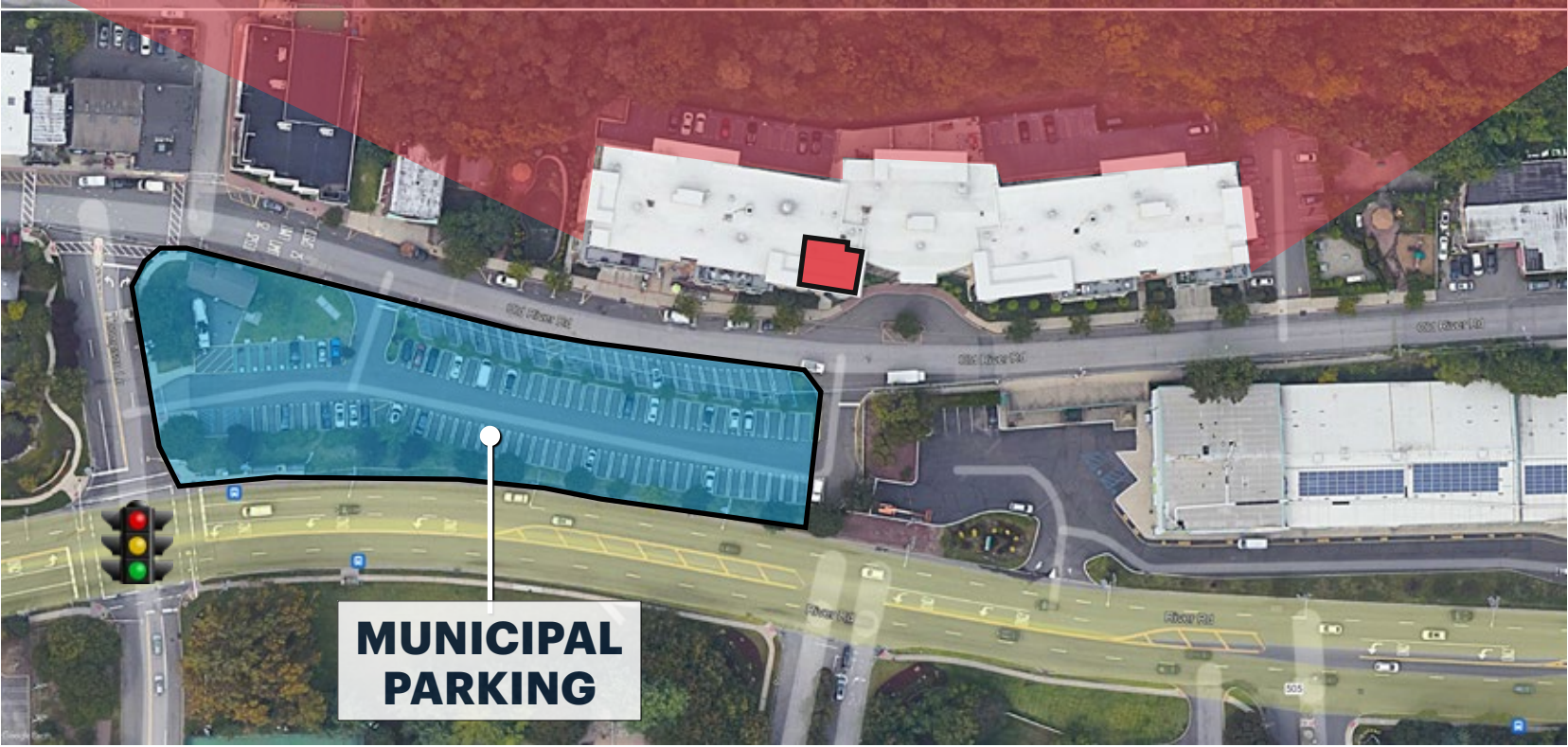
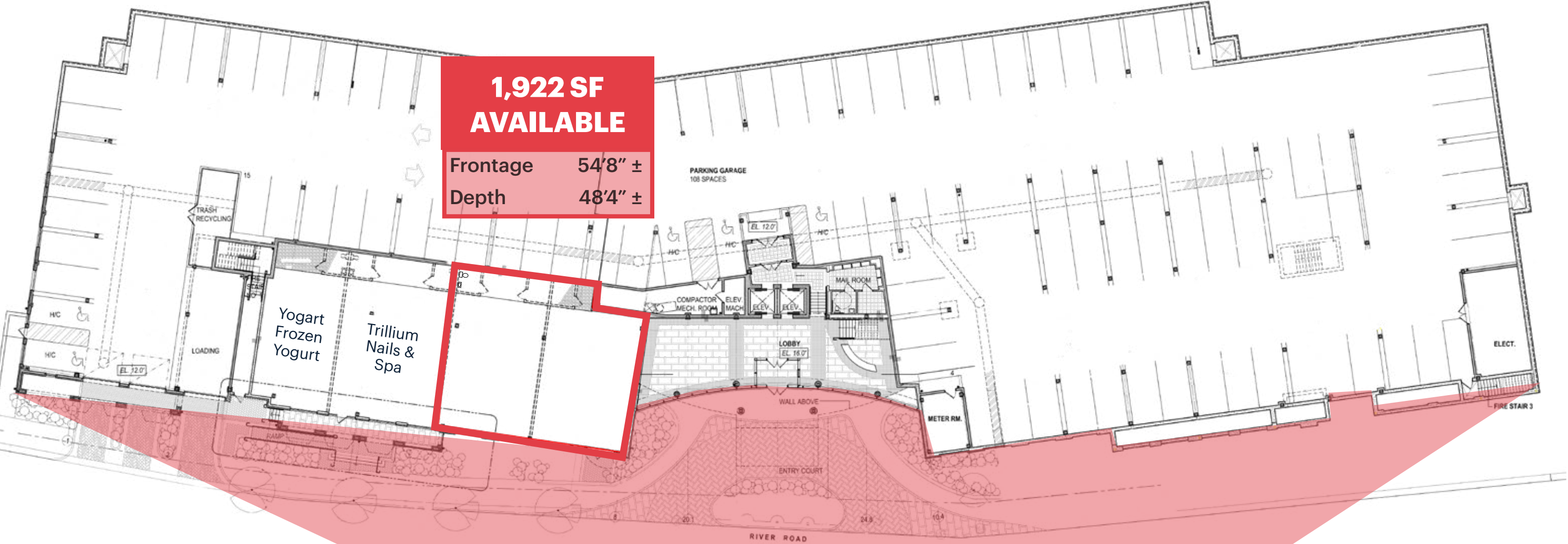
Gross with base year for CAM, Insurance and Taxes

Immediate

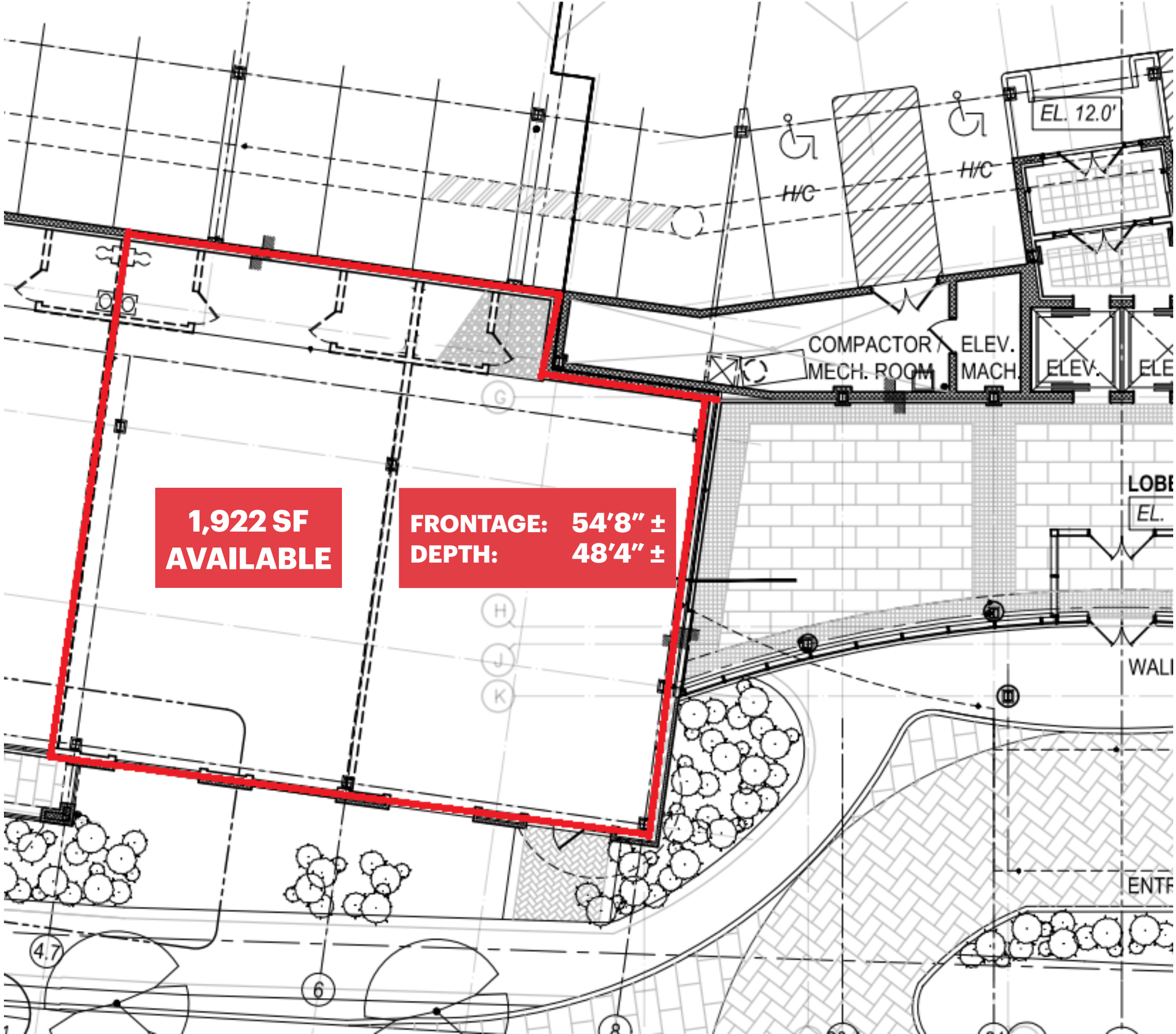
Target, Acme, TJ MAXX, Old Navy, Staples, Michael's, Bed Bath & Beyond, Outback, Starbucks, Party City, Sports Clips

- The retail/medical unit is part of Infinity Apartments, a class-A mid-rise community totaling 100 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 and entertainment amenities including a Whole Foods, Trader Joe's, the Edgewater Multiplex Cinemas, Target, Banana Republic, White House Black Market, Anthropologie and many others.
- The 158 bus, which follows a direct route into Midtown Manhattan, stops a block away from the property at Gorge Road

RETAIL/OFFICE SITE PLAN & FLOOR PLANS



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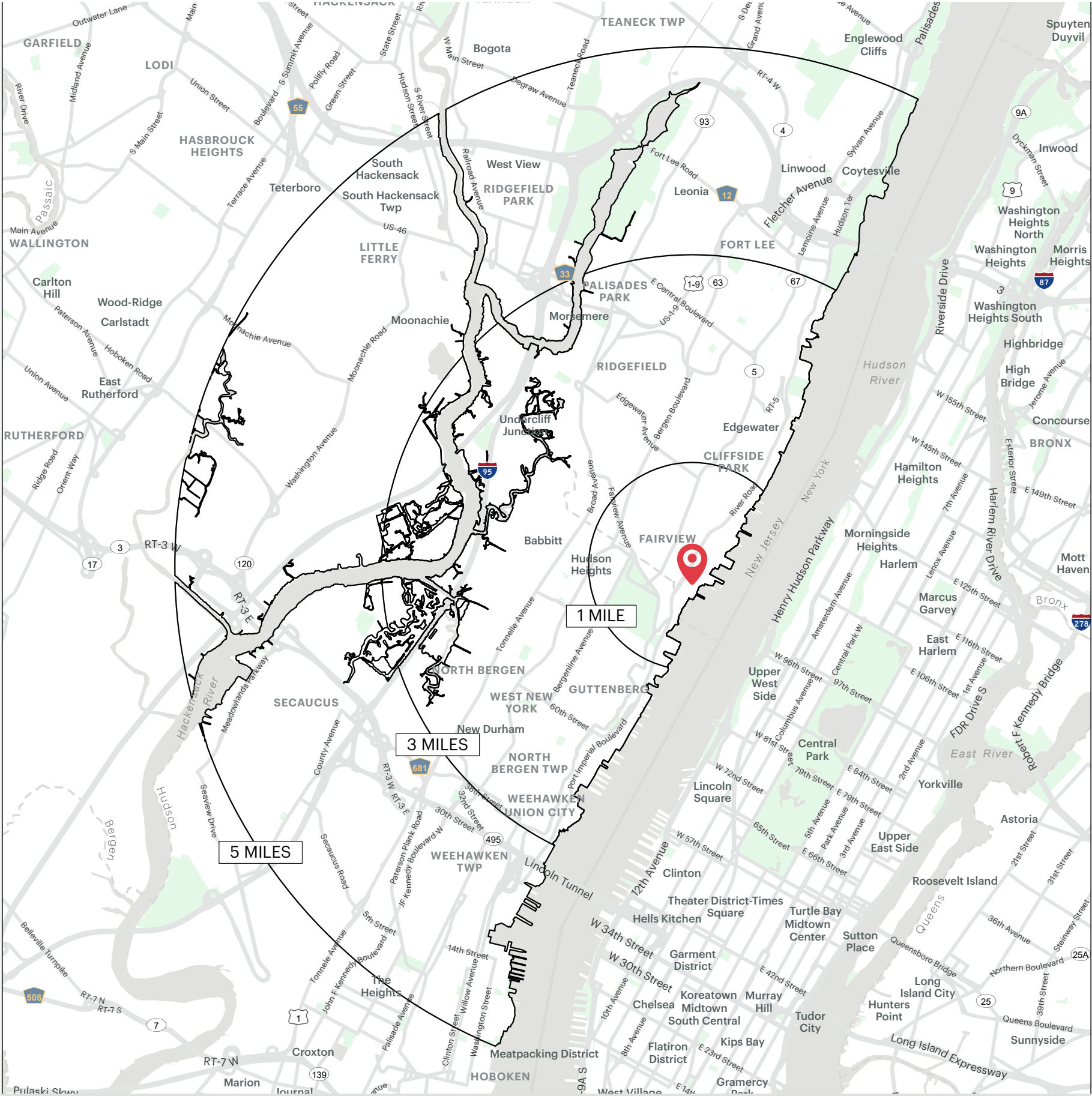


MID-LEVEL AERIAL





AREA DEMOGRAPHICS



1 MILE RADIUS*

POPULATION	TOTAL DAYTIME POPULATION
43,901	36,354
HOUSEHOLDS	TOTAL BUSINESSES
17,843	1,029
MEDIAN AGE	TOTAL EMPLOYEES
39.7	15,488
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
43.0%	\$116,647

3 MILE RADIUS*

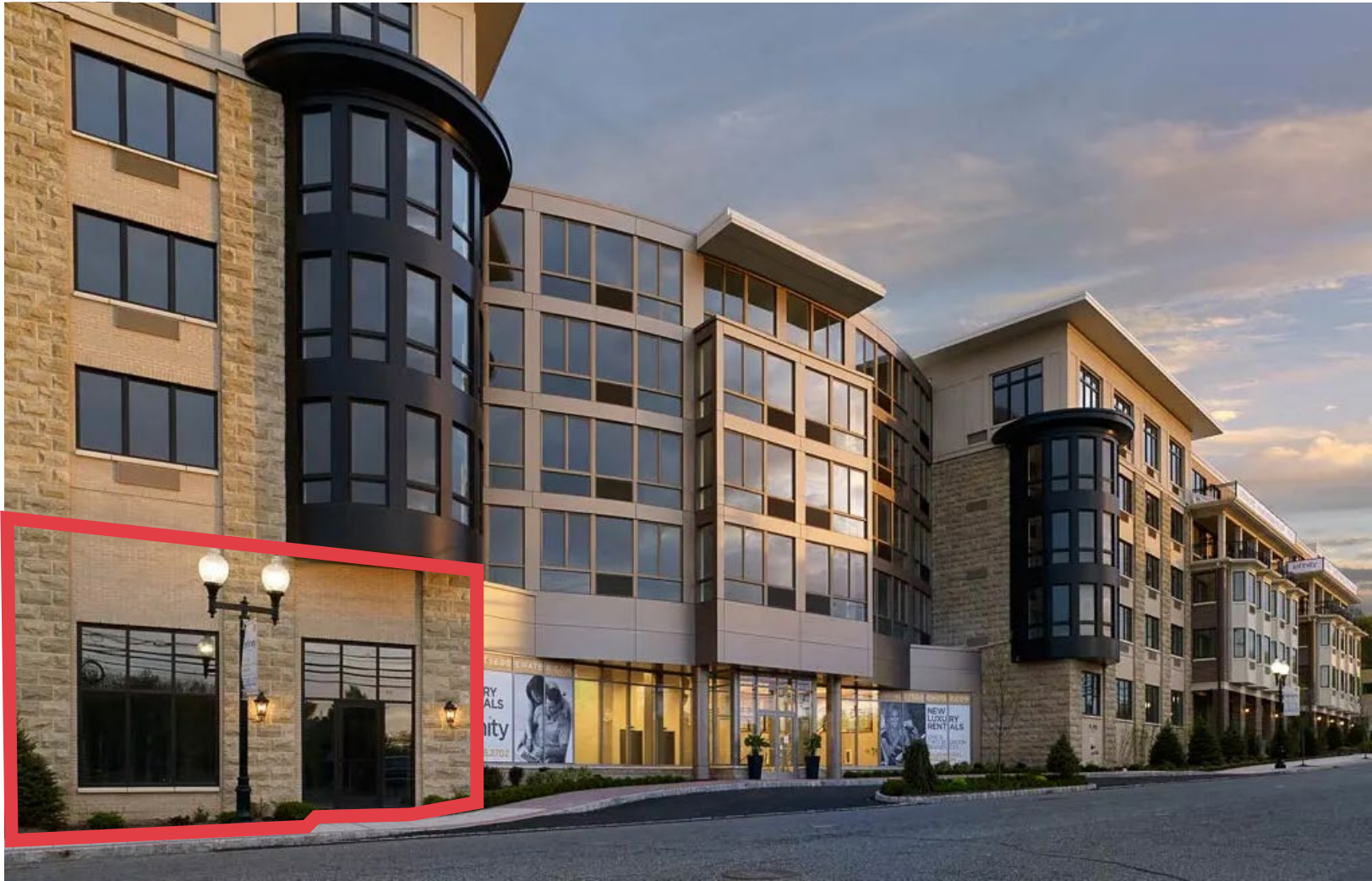
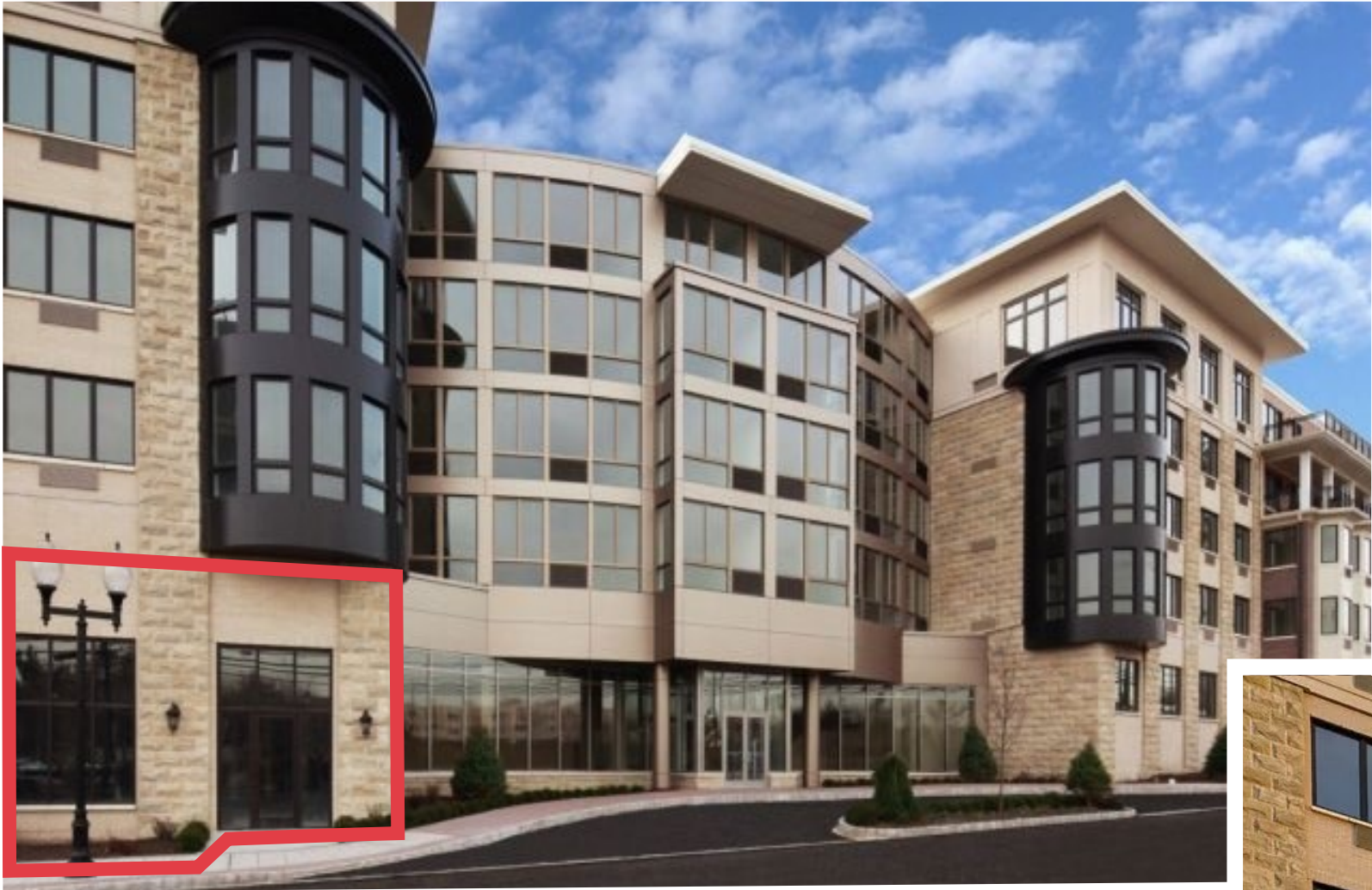
POPULATION	TOTAL DAYTIME POPULATION
244,687	209,385
HOUSEHOLDS	TOTAL BUSINESSES
94,091	6,551
MEDIAN AGE	TOTAL EMPLOYEES
39.4	87,665
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
39.0%	\$103,089

5 MILE RADIUS*

POPULATION	TOTAL DAYTIME POPULATION
458,195	423,489
HOUSEHOLDS	TOTAL BUSINESSES
178,530	14,469
MEDIAN AGE	TOTAL EMPLOYEES
38.8	199,230
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
43.0%	\$114,825

*2021 ESTIMATES

ADDITIONAL IMAGES





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REAL ESTATE

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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.