

**Bank Space with Drive-Thru
Available**

EDGEWATER MARKETPLACE
725 River Road
Edgewater, New Jersey

2,805 sf available for lease



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Space Available	2,805 sf
GLA	88,902 sf
Asking Rent	Upon Request
NNN	\$11.05
Possession	June 1, 2019
Co-Tenants	Trader Joe's, PetValu, Massage Envy, Orange Theory Fitness, Harmon Face Values
Comments	<ul style="list-style-type: none">• Space currently Chase Bank• Fully leased shopping center• Renovations recently completed• High traffic count - 33,475 AADT• Abundant on-site parking• Scenic views of Manhattan• Outside seating and dining along 400-foot long boardwalk on the Hudson River• Pylon signage available• Remote drive-thru

3

MILE RADIUS
(excluding NYC)

208,126

Overall Population

50,442

Employee Population

\$100,312

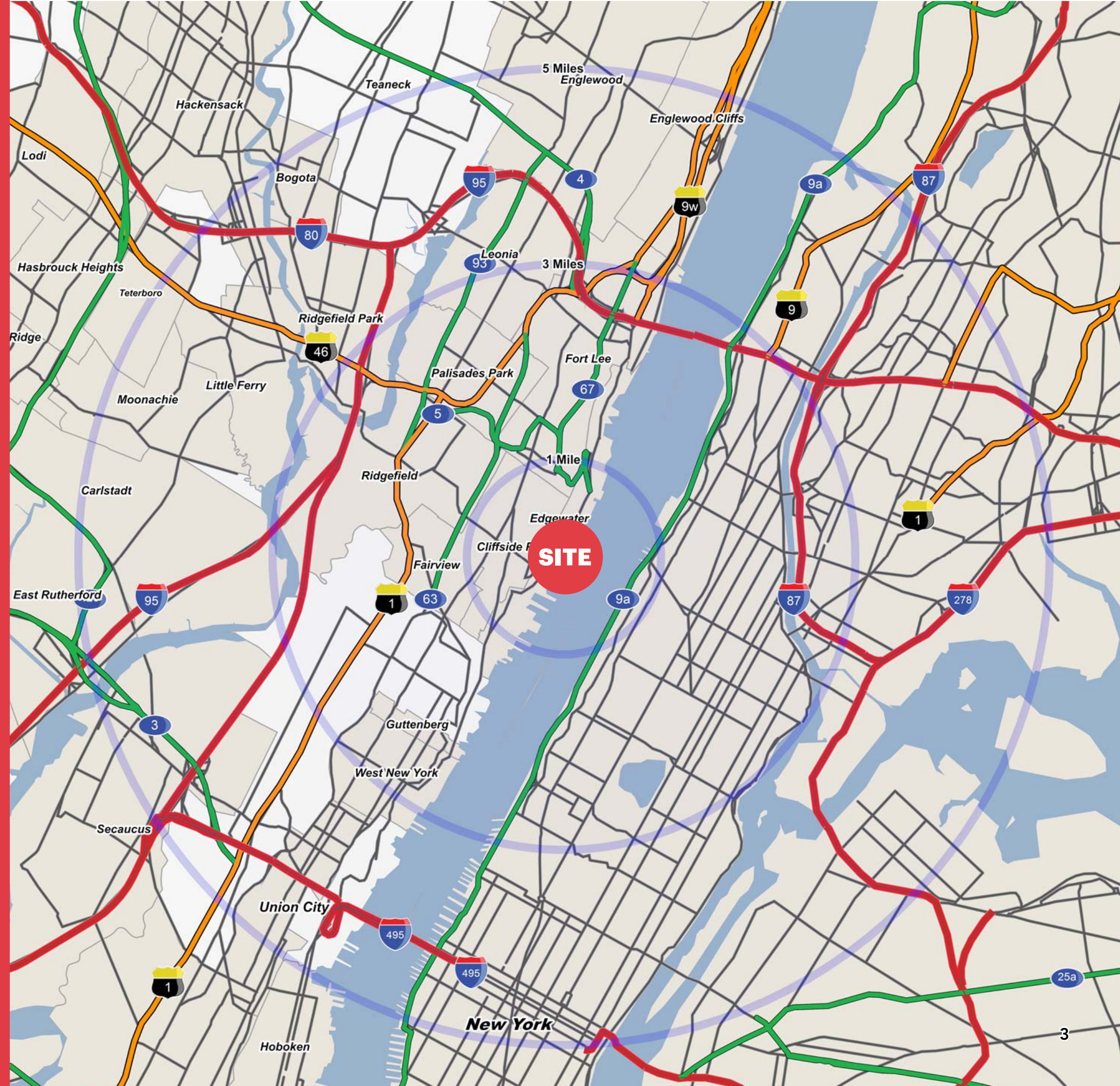
Average HHI

40.7%

Bachelor's Degree or Higher

34.3%

Annual HHI of \$100k+





Bank Space Map



Avalon at Edgewater

RIVER ROAD

Edgewater Marketplace

TRADER JOE'S	petvalu
SUPERCUTS	ME
PromptMD	Massage Envy
OrangeTheory	red mango
KUPPI	FACE VALUES
COFFEE COMPANY	DISCOUNT NAILCH & BEAUTY

SITE



Edgewater Market Map



EDGEWATER MARKETPLACE

TRADER JOE'S
red mango

petvalu
Message Amy

SUPERCUTS K U P P I The UPS Store

FACE VALUES orange theory Allstate

EDGEWATER COMMONS

OLD NAVY ACME Capital One

STAPLES TARGET TJ-maxx

Payless OUTBACK STEAKHOUSE BED BATH & BEYOND

MODELL'S Got to Go To Mom's Marshalls Party City

dressbarn avenue GameStop

•• T •• Mobile ••

EDGEWATER TOWNE CENTER

WHOLE FOODS DUANE reade MATTRESS FIRM

MEN'S WEARHOUSE

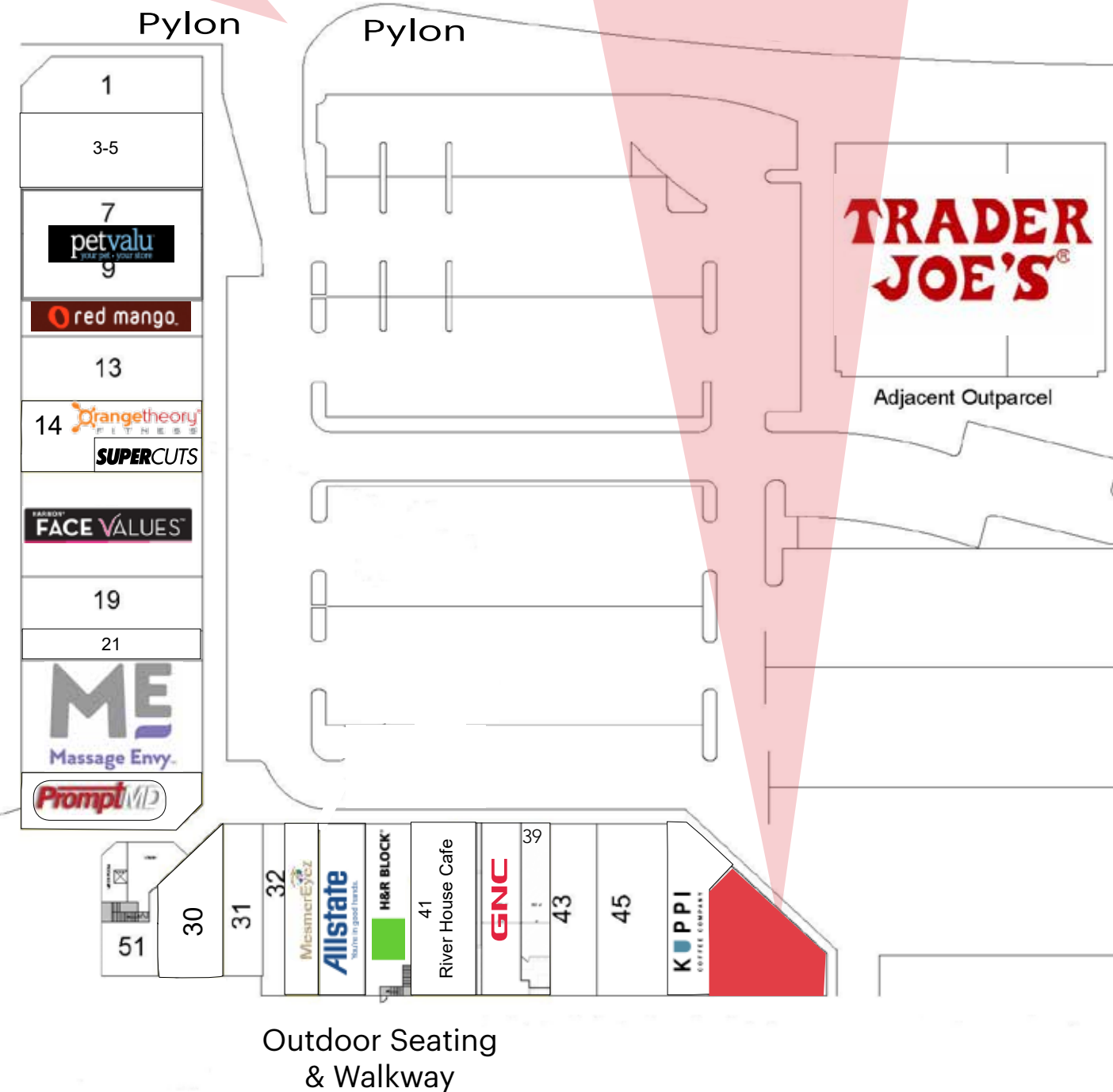




TENANTS:

- 1 Binghamton Bagel Cafe
- 3-5 Animal General
- 7-9 Pet Valu
- 11 Red Mango
- 13 River Pet Resorts
- 14 Orange Theory
- 15 SuperCuts
- 16 Harmon Face Value
- 19 Romain's Kung Fu
- 21 BobCat's BBQ
- 23 Massage Envy
- 27 Prompt MD
- 30 SEAK
- 31 Lee Nail Salon
- 32 UPS
- 33 MesmerEyez
- 35 AllState Insurance
- 37 H&R Block
- 39 Taline's Jewelry
- 41 River House Cafe
- 43 Pizza Club
- 45 So Gong Dong Restaurant
- 46 Kuppi Coffee Company
- 49 AVAILABLE - 2,805 sf**
- 51 Sushi Restaurant

OP1 Trader Joe's





In a five-mile radius:*

400,971 residents...

158,711 daytime population...

*Excluding NYC

Consumer Profiles



Laptops & Lattes

- 75% have a bachelor's degree or higher
- City dwellers, primarily renting in apartment buildings
- Spend money on nice clothes, dining out, travel, treatments at day spas, and lattes at Starbucks
- Use their laptops, iPads, and mobile phones extensively to stay connected
- Physical fitness a priority, exercising at a club or other facility on a regular basis



Starbucks



HomeGoods



Anthropologie



Trader Joe's



pensions & social security



education



housing

top 3 budget allocations



\$93,000

median household income



Management

top occupation



Enterprising Professionals

- Over half hold a bachelor’s degree or higher
- Buy name brands and trendy clothes online
- Early adopters of new technology in hopes of impressing peers with new gadgets
- Strive to stay youthful and healthy, eat organic and natural foods , run and do yoga
- Leisure activities include gambling, trips to museums and the beach.



Yoga



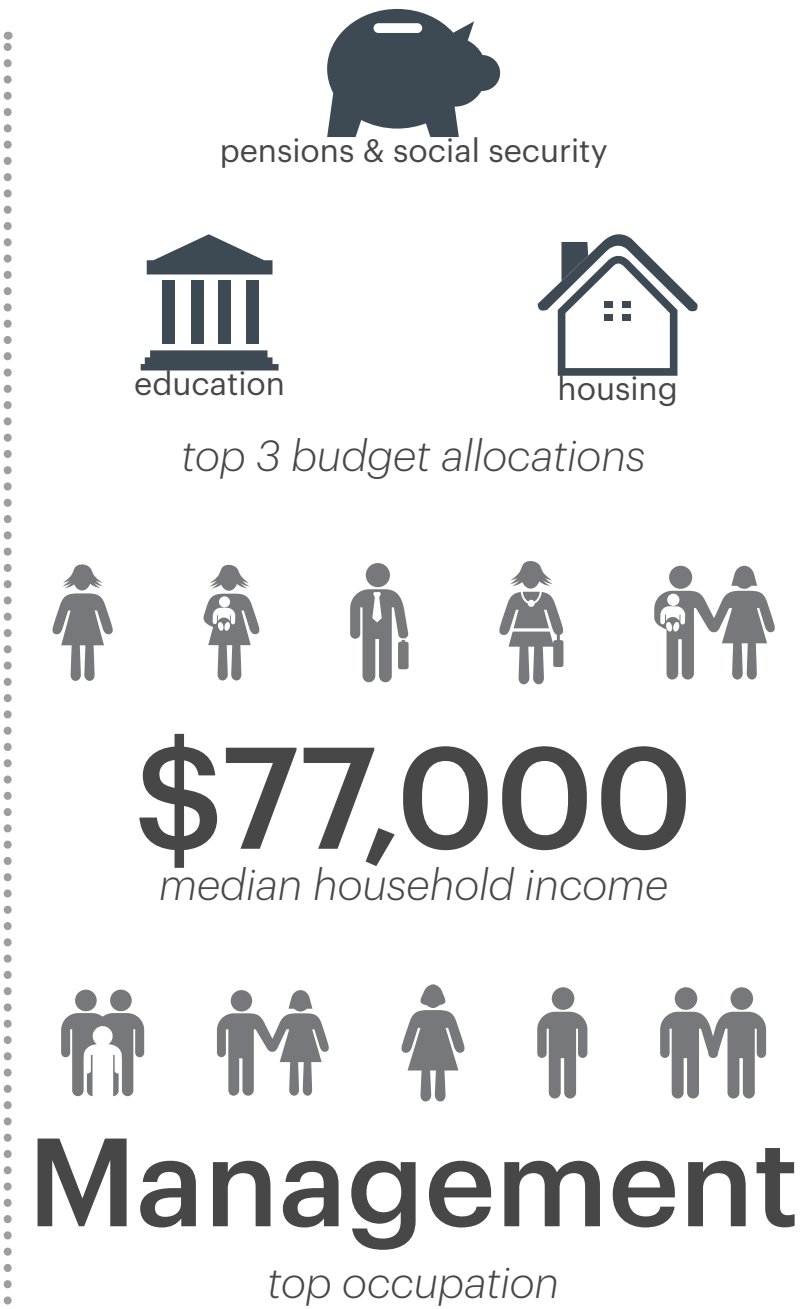
Apple Inc.



Banana Republic



Bed Bath & Beyond



	1 mile radius *	3 mile radius *	5 mile radius *
Population			
2018 Estimated Population	35,369	208,126	400,971
2023 Projected Population	36,375	213,258	409,717
2010 Census Population	33,364	195,057	372,947
2000 Census Population	30,176	182,471	357,865
2018 Median Age	40.9	39.7	39.0
Households			
2018 Estimated Households	15,185	81,961	153,115
2023 Projected Households	15,822	85,433	159,402
2010 Census Households	14,573	77,650	143,488
2000 Census Households	13,304	73,765	138,033
Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2018	0.8%	0.6%	0.6%
Households by Race			
2018 Estimated White	60.9%	57.3%	57.3%
2018 Estimated Black or African American	4.3%	4.4%	6.6%
2018 Estimated Asian & Pacific Islander	23.1%	23.2%	18.5%
2018 Estimated American Indian & Native Alaskan	0.3%	0.6%	0.6%
2018 Estimated Other Races	11.5%	14.6	17.0%
2018 Estimated Hispanic	26.9%	42.4%	46.6%
Income			
2018 Estimated Average Household Income	\$120,011	\$100,312	\$100,078
2018 Estimated Median Household Income	\$88,702	\$74,792	\$75,940
2018 Estimated Per Capita Income	\$51,528	\$39,522	\$38,270
Education (Age 25+)			
2018 High School Graduate	22.9%	25.2%	25.8%
2018 Some College	12.5%	14.2%	14.5%
2018 Associates Degree Only	4.7%	5.3%	5.23
2018 Bachelors Degree Only	31.9%	26.8%	24.7%
2018 Graduate Degree	18.6%	13.9%	13.7%
Business			
Number of Businesses	1,368	7,303	16,619
Total Number of Employees	9,477	50,442	158,711

*Excluding NYC

EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New Jersey has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

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.

