

RETAIL/MEDICAL/OFFICE SPACE AVAILABLE

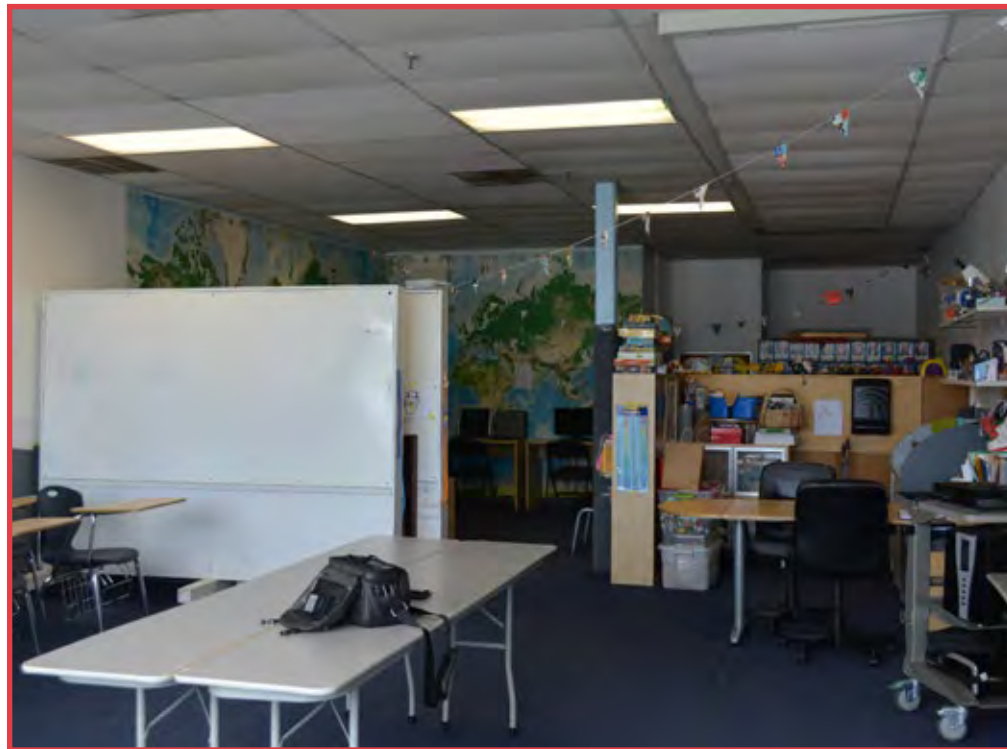
725 RIVER ROAD

EDGEWATER MARKETPLACE

EDGEWATER | NEW JERSEY

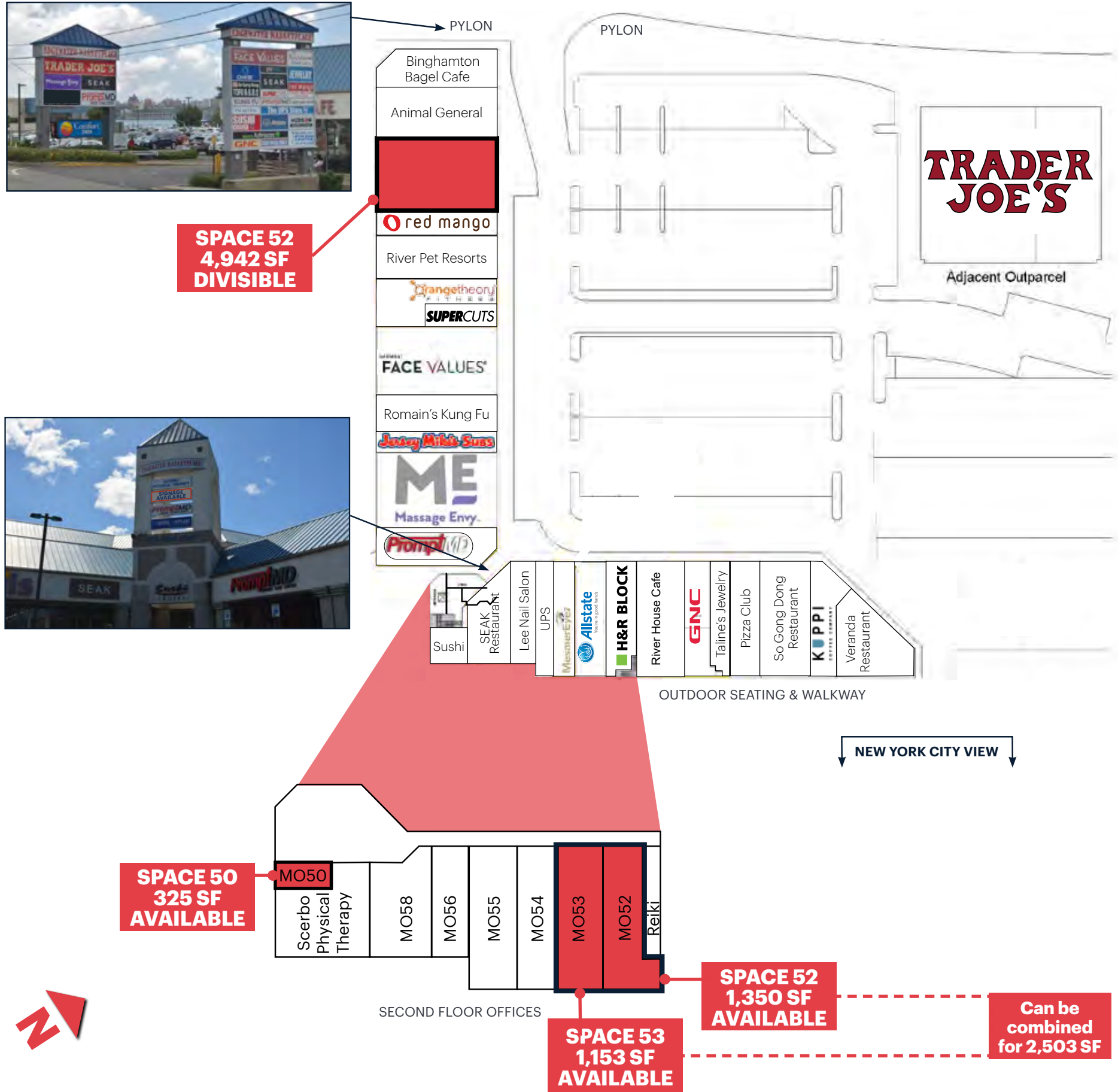
OFFICE
**325 SF -
2,503 SF**

RETAIL
4,942 SF
(divisible)



RIPCO
REAL ESTATE

SPACE/SITE PLAN DETAILS



SIZE

Space 7/9	4,942 SF (divisible)
Space 50	325 SF
Space 52	1,153 SF*
Space 53	1,350 SF*
*Can be combined for 2,503 SF	

GLA
88,902 SF

ASKING RENT
Upon Request

NNN
\$13.65 PSF (est.)

POSSESSION
Immediate

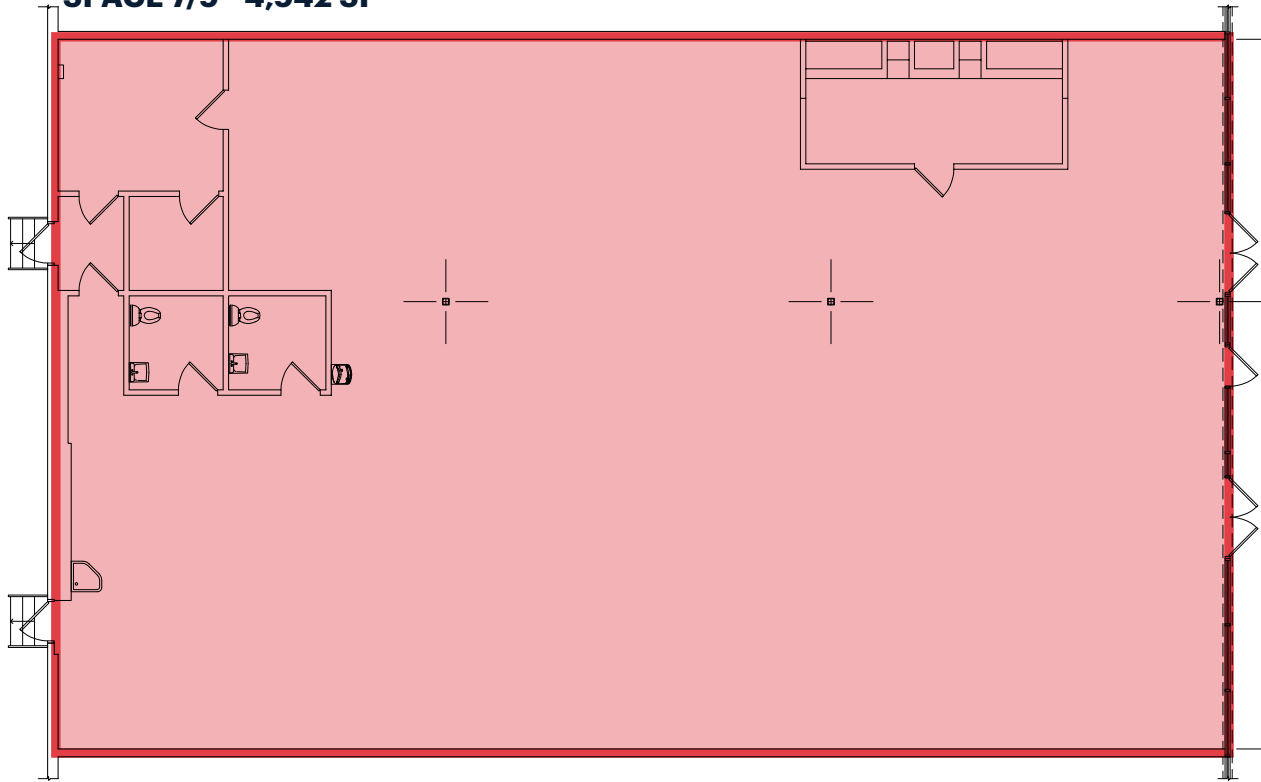
CO-TENANTS
Trader Joe's, Massage Envy, Orange Theory Fitness, Harmon Face Values, H&R Block

COMMENTS
Office/medical units are located directly on the water with unobstructed views of NYC

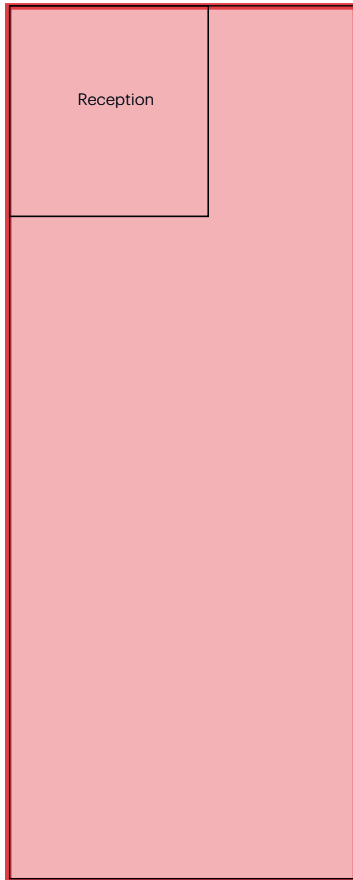
- Great parking
- High traffic count - 33,474 AADT
- Traffic Light Access
- Pylon Signage

RETAIL/OFFICE SITE PLAN & FLOOR PLANS

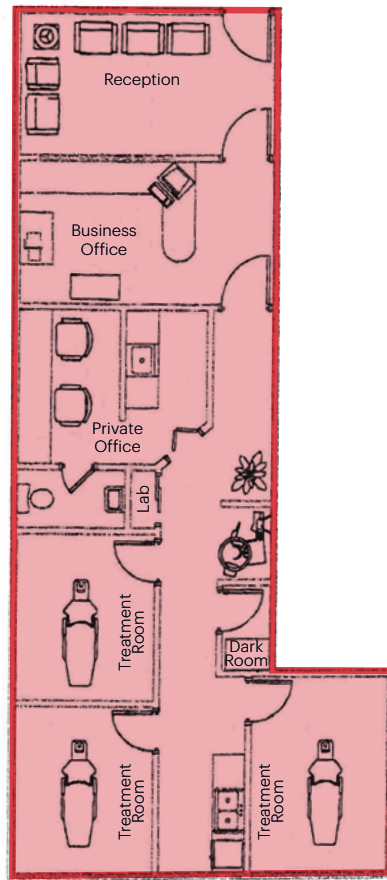
SPACE 7/9 - 4,942 SF



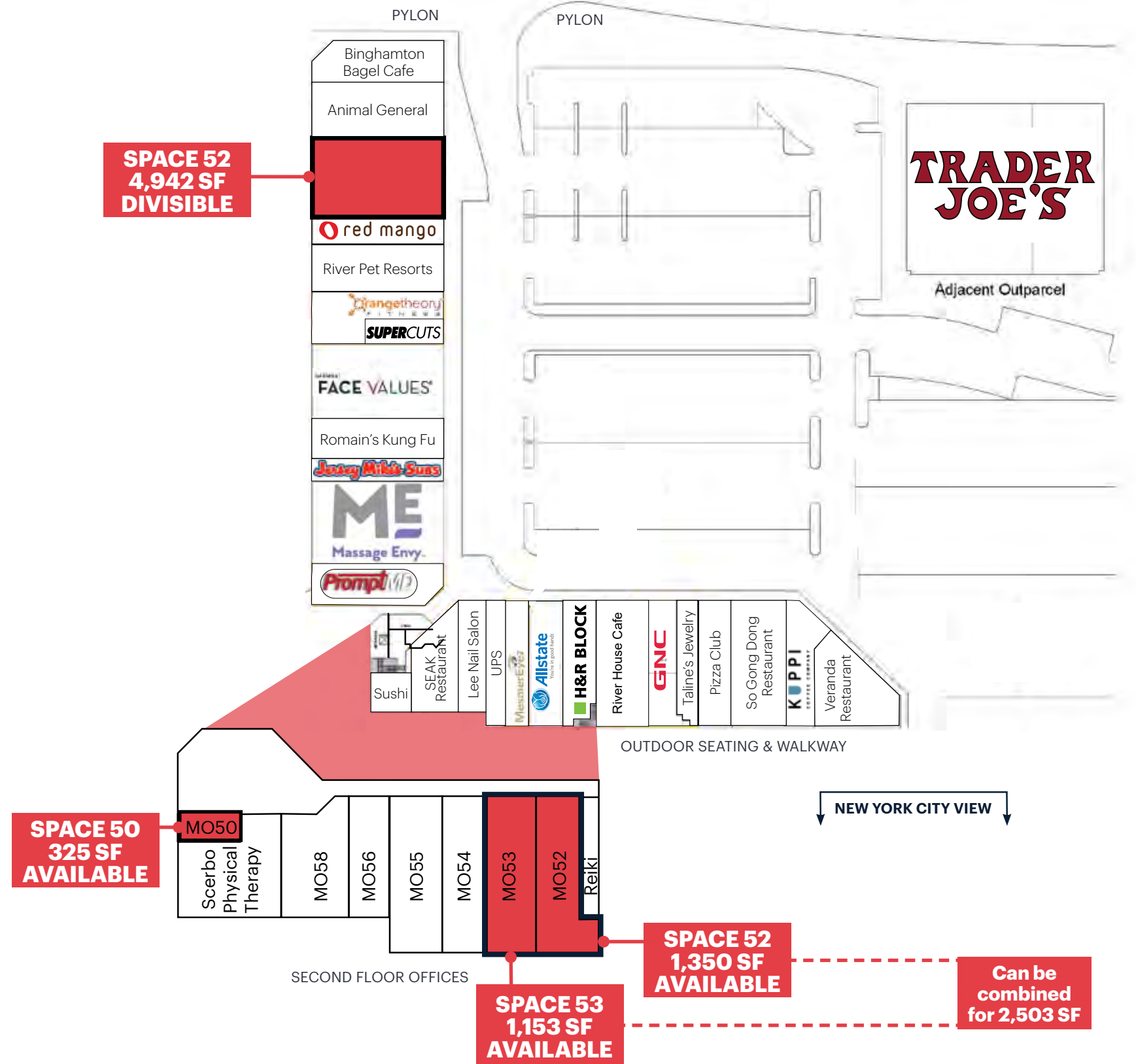
SPACE 53 - 1,153 SF



SPACE 52 - 1,350 SF



SITE PLAN



PYLON/SIGNAGE



TWO DOUBLE-SIDED PYLONS





MID-LEVEL AERIAL



LOW-LEVEL AERIAL



NYC VIEW

EDGEWATER MARKETPLACE

- TRADER JOE'S
- red mango
- H&R BLOCK
- ME
- SUPERCUTS
- KUPPI COFFEE COMPANY
- The UPS Store
- FACE VALUES
- Orangetheory FITNESS
- Allstate

SPACE 53
1,153 SF
AVAILABLE

SPACE 52
1,350 SF
AVAILABLE

SPACE 7/9
4,942 SF
DIVISIBLE

SPACE 50
325 SF
AVAILABLE

**NEW MIXED USE
DEVELOPMENT
RETAIL/RESIDENTIAL**

**SOJO SPA
CLUB**

**BINGHAMTON
TENNIS CLUB**

**AVALON OF
EDGEWATER**

**MARINER'S
LANDING**

**GRAND COVE
APARTMENTS**

**CROWN
VILLAGE**

**SUGAR
FACTORY
APARTMENTS**

**WATERSIDE
PLAZA**

Edgewater Commons

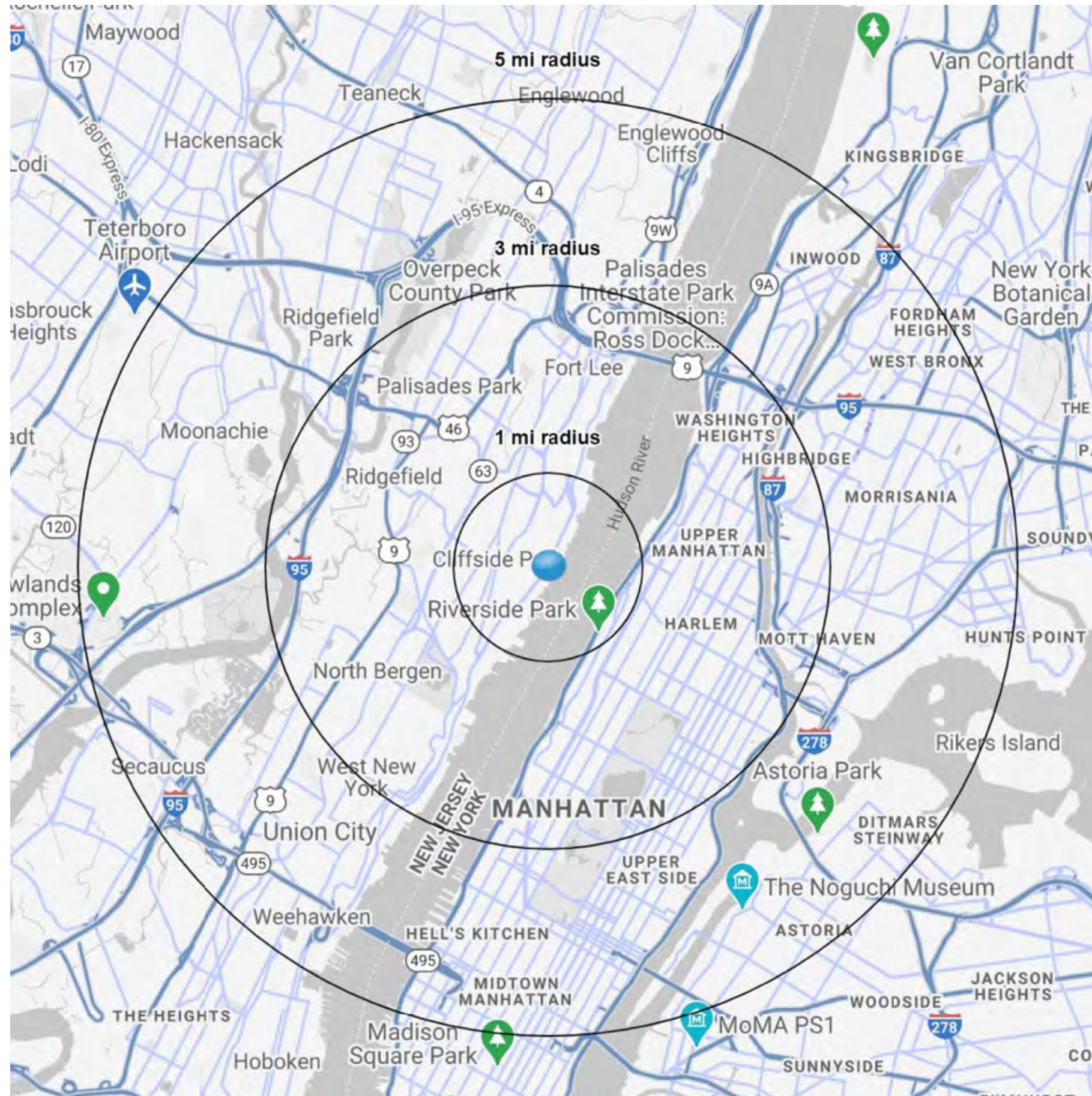
- TARGET
- OLD NAVY
- Michael's
- STAPLES
- TJ-maxx
- BED BATH & BEYOND
- OUTBACK STEAKHOUSE
- SportClips
- PartyCity
- ACME
- STARBUCKS COFFEE

Edgewater Town Center

- WHOLE FOODS MARKET
- lash
- DUANEREADE
- pure barre
- blu
- TREK



AREA DEMOGRAPHICS



1 MILE RADIUS*

POPULATION

34,572

HOUSEHOLDS

14,920

MEDIAN AGE

42,4

COLLEGE GRADUATES (Bachelor's +)

49.4%

TOTAL BUSINESSES

966

TOTAL EMPLOYEES

5,603

AVERAGE HOUSEHOLD INCOME

\$108,974

3 MILE RADIUS*

POPULATION

207,211

HOUSEHOLDS

83,592

MEDIAN AGE

40.3

COLLEGE GRADUATES (Bachelor's +)

43.2%

TOTAL BUSINESSES

7,048

TOTAL EMPLOYEES

47,772

AVERAGE HOUSEHOLD INCOME

\$106,195

5 MILE RADIUS*

POPULATION

394,500

HOUSEHOLDS

154,888

MEDIAN AGE

39.7

COLLEGE GRADUATES (Bachelor's +)

41.4%

TOTAL BUSINESSES

15,488

TOTAL EMPLOYEES

144,364

AVERAGE HOUSEHOLD INCOME

\$108,655

*EXCLUDING NYC



CONTACT EXCLUSIVE AGENTS

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