

ARTIST'S RENDERING



**3,038 SF -
11,320 SF**
6 Retail spaces for lease
and
12,000 SF
Seeking professional office/
medical tenants

RETAIL SPACE

17 AVENUE AT PORT IMPERIAL


THE CAPSTONE
AT PORT IMPERIAL
HUDSON COUNTY
WEST NEW YORK | NEW JERSEY

ROSELAND
RESIDENTIAL TRUST
— A MACK-CALI COMPANY —
BUILDING VISIONARY LIFESTYLE

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



SIZE

Retail 1	3,889 SF
Retail 2	3,671 SF
Retail 3	3,038 SF
Retail 4	3,908 SF
Retail 5	4,374 SF
Retail 6	6,097 SF*

*Seeking medical office

FRONTAGE - RIVERWALK PLACE

Retail 1	73 FT 11 IN
Retail 2	62 FT 11.5 IN
Retail 3	48 FT 8 IN
Retail 4	78 FT 11 IN
Retail 5	75 FT 8 IN

FRONTAGE - AVE AT PORT IMPERIAL

Retail 6	141.5 FT
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NEIGHBORS

Acme, Giannone Wine and Liquor, Club Pilates, Starbucks, Ben & Jerry's, Riverwalk Cleaners, Floris Spa, Hudson's House of Play, Son Cubano, Row House - Coming Soon!

COMMENTS

Located in one of the most desirable waterfront neighborhoods of Hudson County

The Capstone is a new construction mixed use building

Located across from Starbucks, Acme, and Fiannone Wine & Liquor Store

PORT IMPERIAL BUILDING C

17 AVENUE OF PORT IMPERIAL WEST NEW YORK, NJ 07093 LOT 7.07 BLOCK 168.01

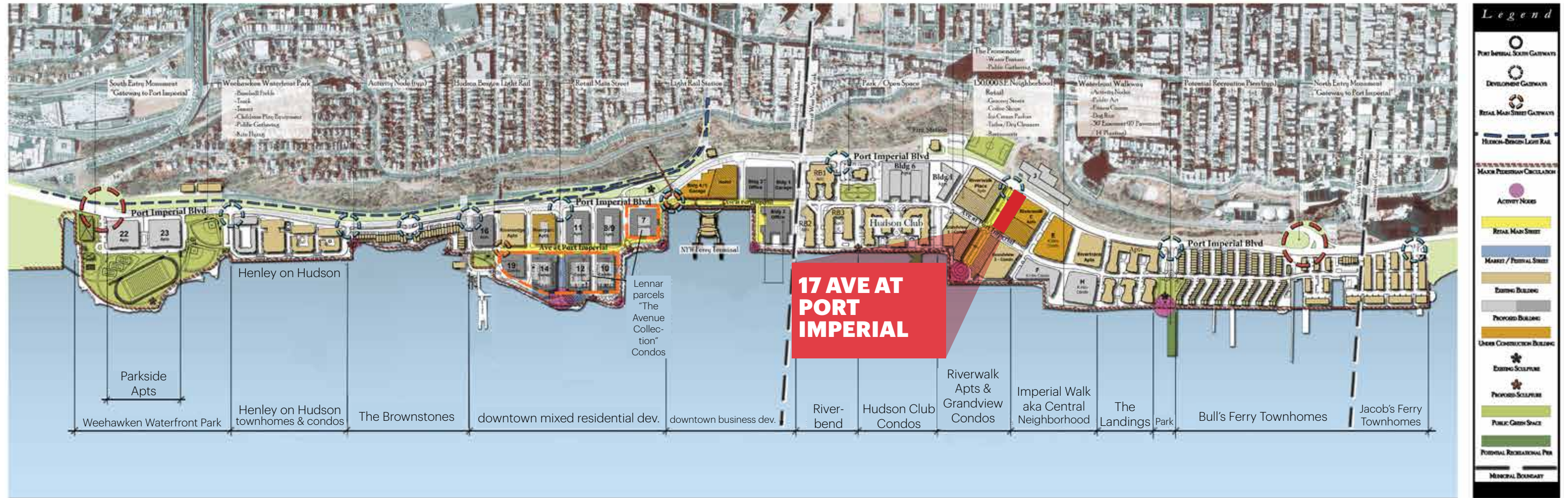
DECEMBER 1, 2016



THE CAPSTONE
AT PORT IMPERIAL

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PORT IMPERIAL BOULEVARD - MASTER PLAN



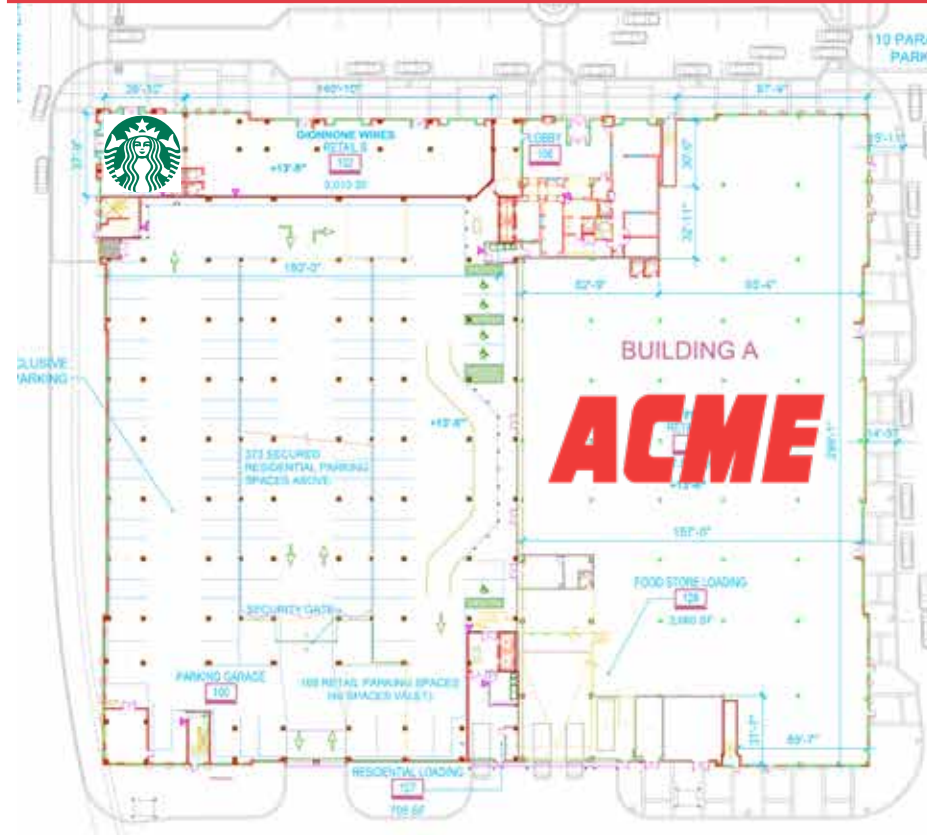
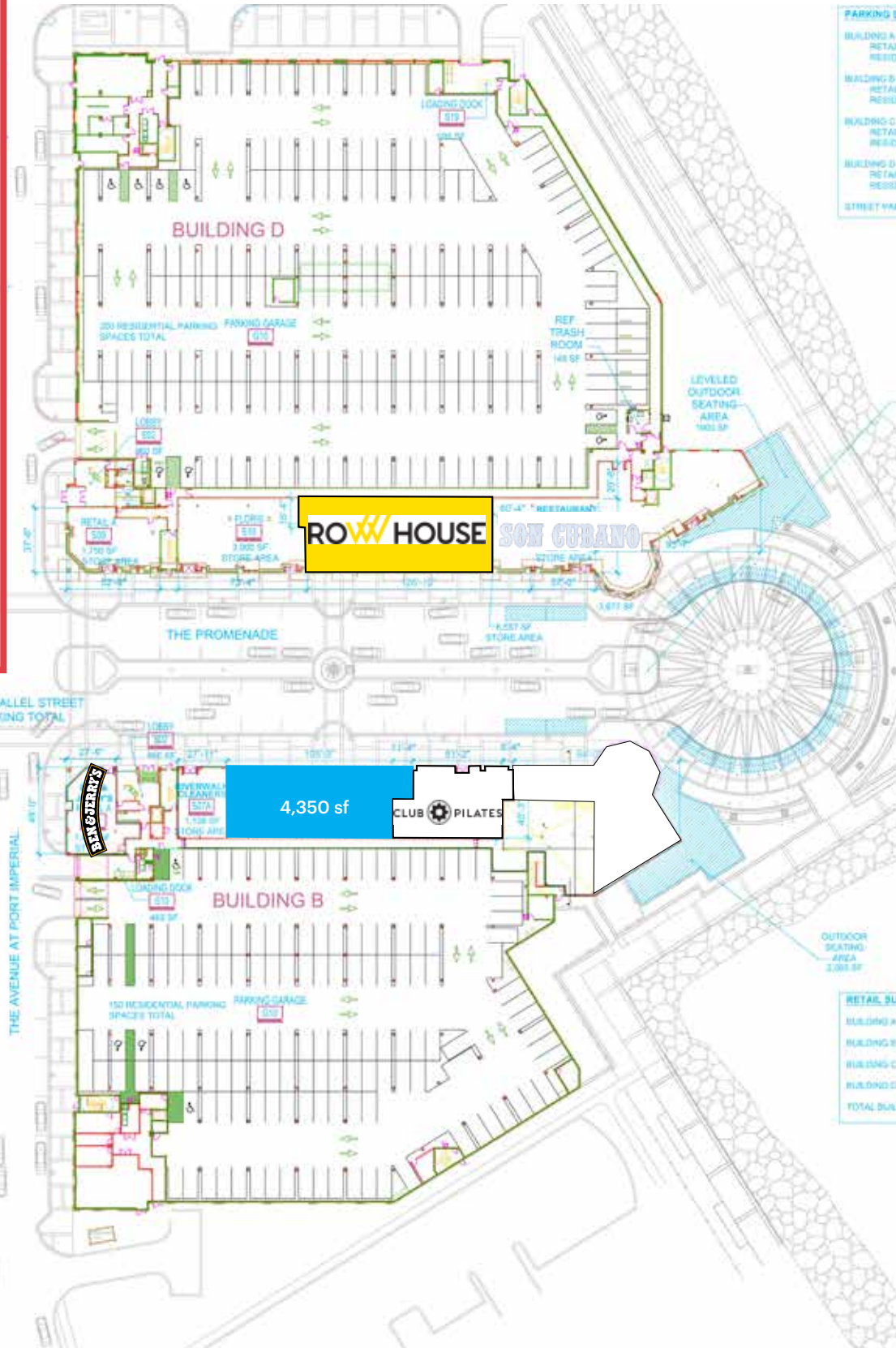
ABOUT WEST NEW YORK

3,904
residents

\$140,870
median HHI

74%
college
educated

RETAIL PLAN



BUILDING C BUILDING PLANS

**24,977 SF
RETAIL
SPACE**

**360
RESIDENTIAL
UNITS**

**209
RETAIL
PARKING
SPACES**



CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.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.