

**RETAIL SPACE**

# PORT IMPERIAL FERRY TERMINAL

Newest retail across from Port Imperial Ferry Terminal - Residence Inn by Marriott Hotel

**500 AVENUE AT PORT IMPERIAL**

WEEHAWKEN | NEW JERSEY

**3,425 SF**  
**2,134 SF**

For lease in one of the most desirable waterfront neighborhoods of Hudson County.



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

**RIPCO**  
REAL ESTATE



## SPACE DETAILS



### LOCATION

Port Imperial Ferry Terminal  
500 Ave at Port Imperial

### SIZE

Suite A 3,425 SF  
Suite C 2,134 SF

### PARKING

Public Parking 815 car parking garage

### RENT

Upon Request

### COMMENTS

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

Newest retail across Ferry Terminal and Residence Inn Marriott

Weehawken Facts: 3,500 residents with a median HHI of \$136,000 along River Road

### NEIGHBORS

Physical Therapy, Dunkin', Spa Society, Prominent Properties, House of Que

### FERRY FACTS

Runs 7 days a week

6 am - midnight

Nearly 32,000 riders daily

Ferries to midtown, World Trade Center, and Pier 11 (Wall Street)

### MARRIOTT HIGHLIGHTS

375 Rooms

Ballroom

Dining lounge

Exercise room

Pool

Roof terrace restaurant



# AREA PHOTOS



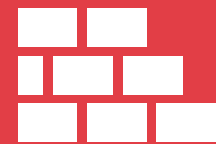


## AREA PROJECTS AND DEMOGRAPHICS



### Current and Future Projects Under Construction

- HongKun development site - (Approved for 285 Units)
- Riverwalk Building C - (360 Units)
- Riverhouse 9 (313 Units)



### Existing Residential Units

- Henley on Hudson Townhomes & Condos - (205 Units)
- The Brownstones at Port Imperial (42 Units)
- Riverbend at Port Imperial
- Hudson Club Condos (260 Units)
- Riverwalk Apts & Grandview Condos
- Bull's Ferry Townhomes (510 Units)
- Jacob's Ferry Townhomes (510 Units)
- Riverhouse 11 at Port Imperial - (295 Units)
- The Avora Port Imperial - (184 Units)
- The Avenue Collection Condos - (177 Units)
- The Landings (276 Units)

#### ESTIMATED TOTAL POPULATION

Trade Area Along River Road 47,353

#### ESTIMATED DAYTIME POPULATION

Trade Area Along River Road 24,383

#### AVERAGE HOUSEHOLD INCOME

Trade Area Along River Road \$156,182

#### TOTAL HOUSEHOLDS

Trade Area Along River Road 23,197

#### TOTAL BUSINESSES

Trade Area Along River Road 1,407

#### TOTAL EMPLOYEES

Trade Area Along River Road 12,723

#### TOTAL APPAREL

Trade Area Along River Road \$81.03 M

#### FOOD EXPENDITURE

Trade Area Along River Road \$311.56 M

#### NUMBER OF COLLEGE GRADUATES

Trade Area Along River Road 15,140  
40.4%

# SITE PLAN



**PHOTO**



**CONTACT  
EXCLUSIVE  
AGENTS**

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