

ARTIST'S RENDERING



**2,550 SF -
3,671 SF**

Premium Waterfront
Retail Space Available

RETAIL/MEDICAL SPACE

17 AVENUE AT PORT IMPERIAL


THE CAPSTONE
AT PORT IMPERIAL

HUDSON COUNTY

WEST NEW YORK | NEW JERSEY

veris
RESIDENTIAL™

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



SIZE

Retail 2 (In Lease) 3,671 SF
divisible to 2,000 SF & 1,671 SF

Retail 6 2,550 SF*

*seeking medical office

CEILING HEIGHTS

19 FT

FRONTAGE - RIVERWALK PLACE

Retail 2 62 FT 11.5 IN

FRONTAGE - AVE AT PORT IMPERIAL

Retail 6 59 FT

NEIGHBORS

Acme, Giannone Wine and Liquor, Club Pilates, Starbucks, Ben & Jerry's, Riverwalk Cleaners, Floris Spa, Son Cubano, Paris Baguette and Yoga Six

COMMENTS

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

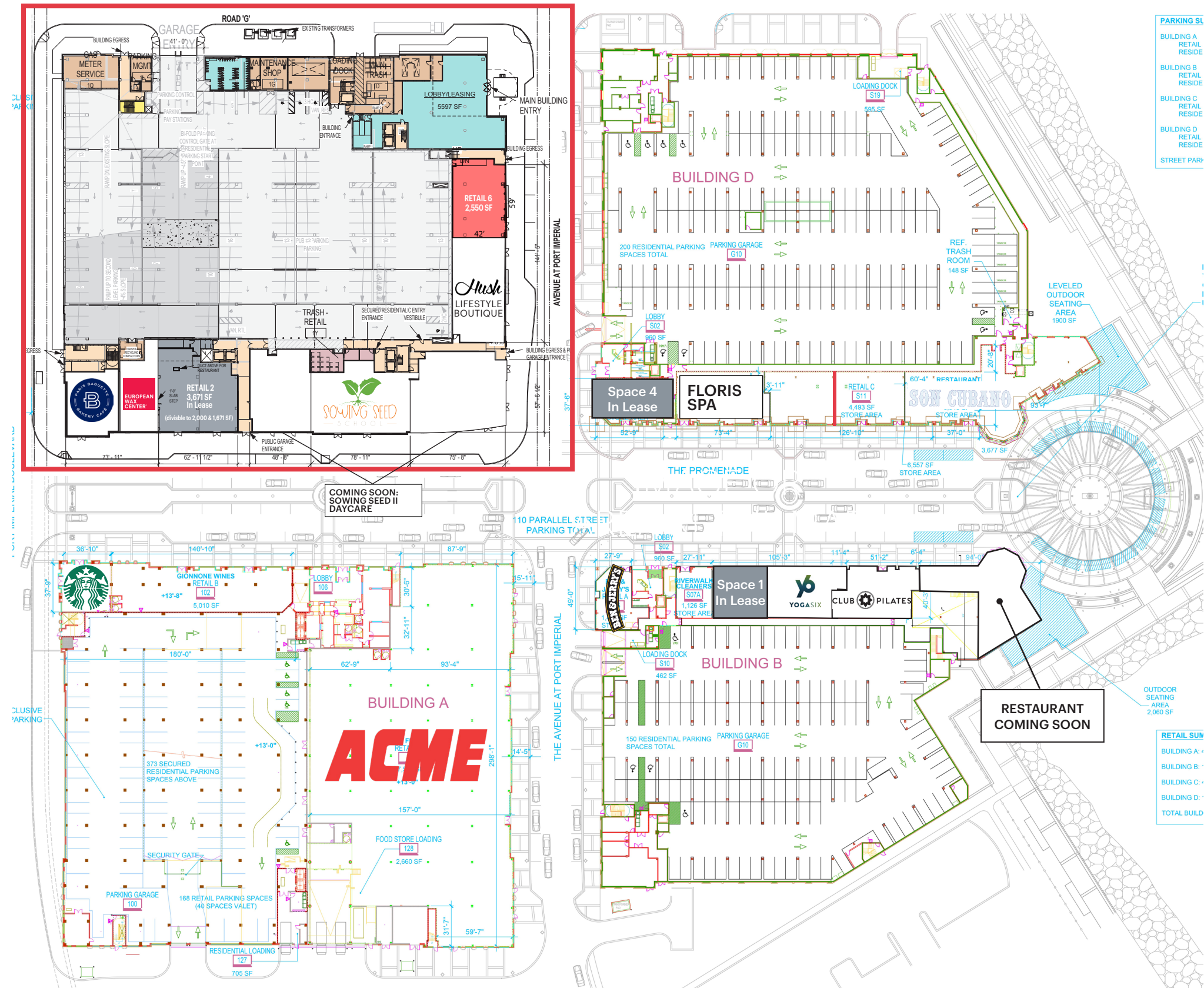
The Capstone is a new, high-end construction, lifestyle mixed-use building

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

22,893 VPD on Port Imperial Boulevard

COMING SOON:
SOWING SEED II
DAYCARE

SITE PLAN



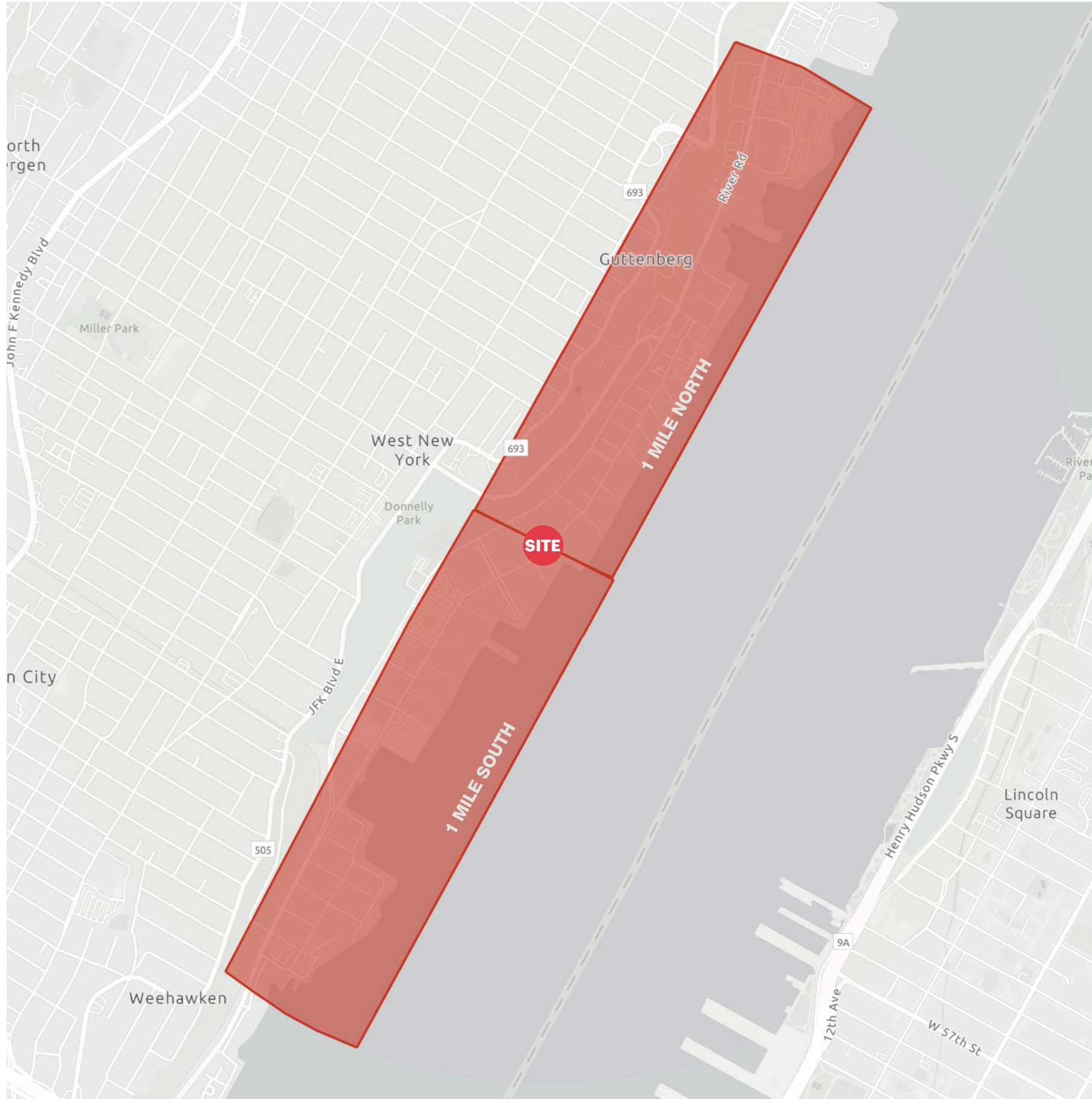
AREA NEIGHBORS/ADDITIONAL PHOTOS



CAPSTONE SITE PLANS



AREA DEMOGRAPHICS



1 MILE NORTH OF SITE

POPULATION

7,933

HOUSEHOLDS

4,159

AVG HOUSEHOLD IINCOME

\$190,285

MED HOUSEHOLD IINCOME

\$116,176

MEDIAN AGE

43.7

COLLEGE GRADUATES (Bachelor's +)

4,032 - 64%

TOTAL BUSINESSES

142

DAYTIME POPULATION (w/ 16 yr +)

6,739

DINING

\$27,781,822

APPAREL & SERVICES

\$17,108,459

ENTERTAINMENT/RECREATION

\$25,980,822

1 MILE SOUTH OF SITE

POPULATION

6,417

HOUSEHOLDS

3,274

AVG HOUSEHOLD IINCOME

\$251,686

MED HOUSEHOLD IINCOME

\$167,052

MEDIAN AGE

37.7

COLLEGE GRADUATES (Bachelor's +)

4,601 - 87%

TOTAL BUSINESSES

80

DAYTIME POPULATION (w/ 16 yr +)

4,667

DINING

\$29,364,775

APPAREL & SERVICES

\$18,344,332

ENTERTAINMENT/RECREATION

\$26,726,264

*2023 estimates

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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