



TRANSIT CENTER - STREET RETAIL

HARRISON, NJ

HARRISON STATION

339 Somerset Street & 330 Angelo Cifelli Drive

SIZE

339 Somerset Street (Hotel) 1,557 SF

330 Angelo Cifelli Drive (Building 3) ±1,430 SF

ASKING RENT

Upon Request

NNN

\$7.50

POSSESSION

Immediate

CO-TENANTS

Five Guys, The Vanguard, Takorea, Ahh Piz, Cresthill Academy, Cork Wine & Spirits, AT&T, Coperaco Coffee Shop, Cookies Dispensary

COMMENTS

Harrison has become the Hudson County, New Jersey oasis for a lifestyle of seamless ease and convenience. The robust neighborhood features retail, restaurants and cafes, convenient amenities such as grocery stores, open green spaces, and ample parking. Sports and entertainment are all within walking distance or a 2-minute path ride to Downtown Newark Penn Station.

Over 6,000 residential units in the surrounding area, with new projects coming online in the next two years makes Harrison the epitome of the work, play, live, and relax community.

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.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.

PROPERTY/NEIGHBORHOOD PHOTOS



MARKET ACTIVATORS



MARKET AERIAL

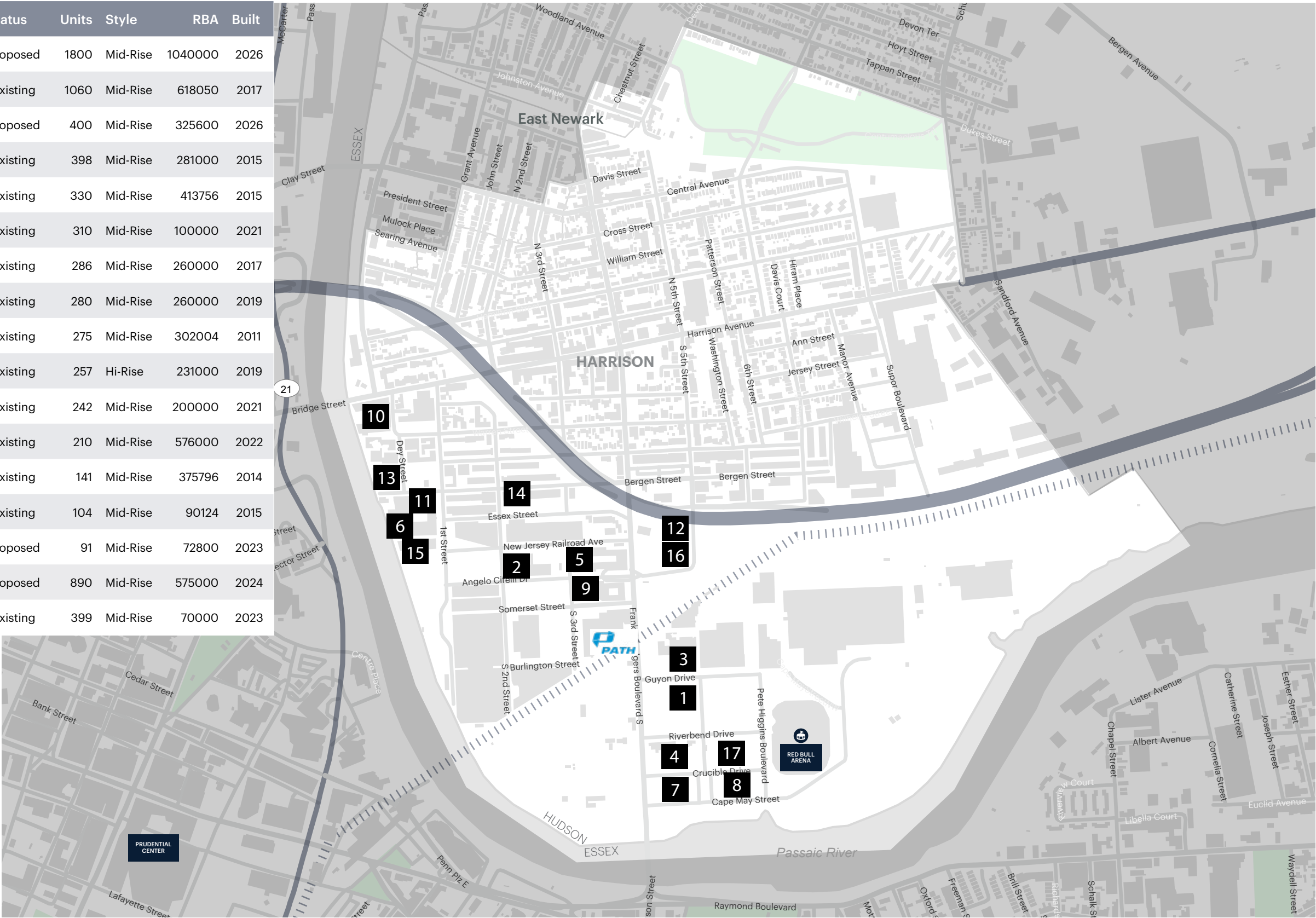


PROPERTY AERIAL - HARRISON STATION



HARRISON RESIDENTIAL DEVELOPMENTS

	Property Address	Property Name	Status	Units	Style	RBA	Built
1	Frank E Rodgers Blvd 800-1000 Block	Riverbend District Blocks A & B	Proposed	1800	Mid-Rise	1040000	2026
2	200 Angelo Cifelli Dr	Harrison Urby	Existing	1060	Mid-Rise	618050	2017
3	Frank E Rodgers Blvd	Riverbend District Block D	Proposed	400	Mid-Rise	325600	2026
4	1100 Frank E Rodgers Blvd	Vermella Harrison	Existing	398	Mid-Rise	281000	2015
5	330 Angelo Cifelli Dr	Harrison Station 330	Existing	330	Mid-Rise	413756	2015
6	555 First St	The Eddy	Existing	310	Mid-Rise	100000	2021
7	1200 Frank E. Rodgers Blvd S	Steelworks - Riverbend	Existing	286	Mid-Rise	260000	2017
8	1200 S 5th St	Cobalt Lofts	Existing	280	Mid-Rise	260000	2019
9	300 Somerset St	The Harrison Collection	Existing	275	Mid-Rise	302004	2011
10	1 Harrison Ave	One Harrison	Existing	257	Hi-Rise	231000	2019
11	1 Bergen St	Dey & Bergen	Existing	242	Mid-Rise	200000	2021
12	600 Frank E Rodgers Blvd S	Harrison Yards	Existing	210	Mid-Rise	576000	2022
13	301 Dey St	Water's Edge at Harrison	Existing	141	Mid-Rise	375796	2014
14	221 Bergen St	221 Bergen	Existing	104	Mid-Rise	90124	2015
15	1-15 Railroad Ave	Rodgers & Guyon	Proposed	91	Mid-Rise	72800	2023
16	Frank Rodgers Blvd	Harrison Yards	Proposed	890	Mid-Rise	575000	2024
17	1100 S. 5th Street	The Wylde	Existing	399	Mid-Rise	70000	2023



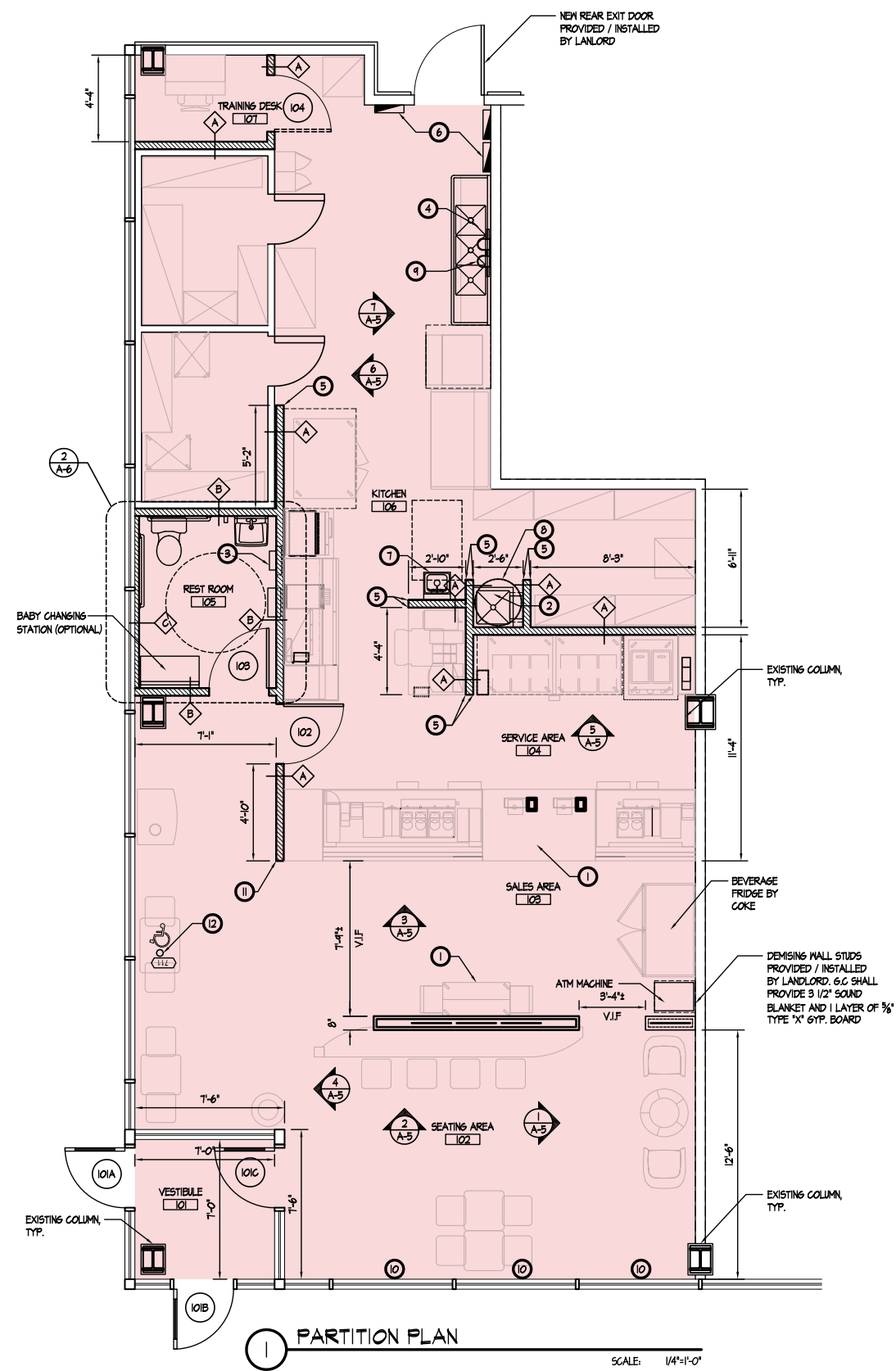
DOWNTOWN NEWARK - 2 MINUTE PATH RIDE



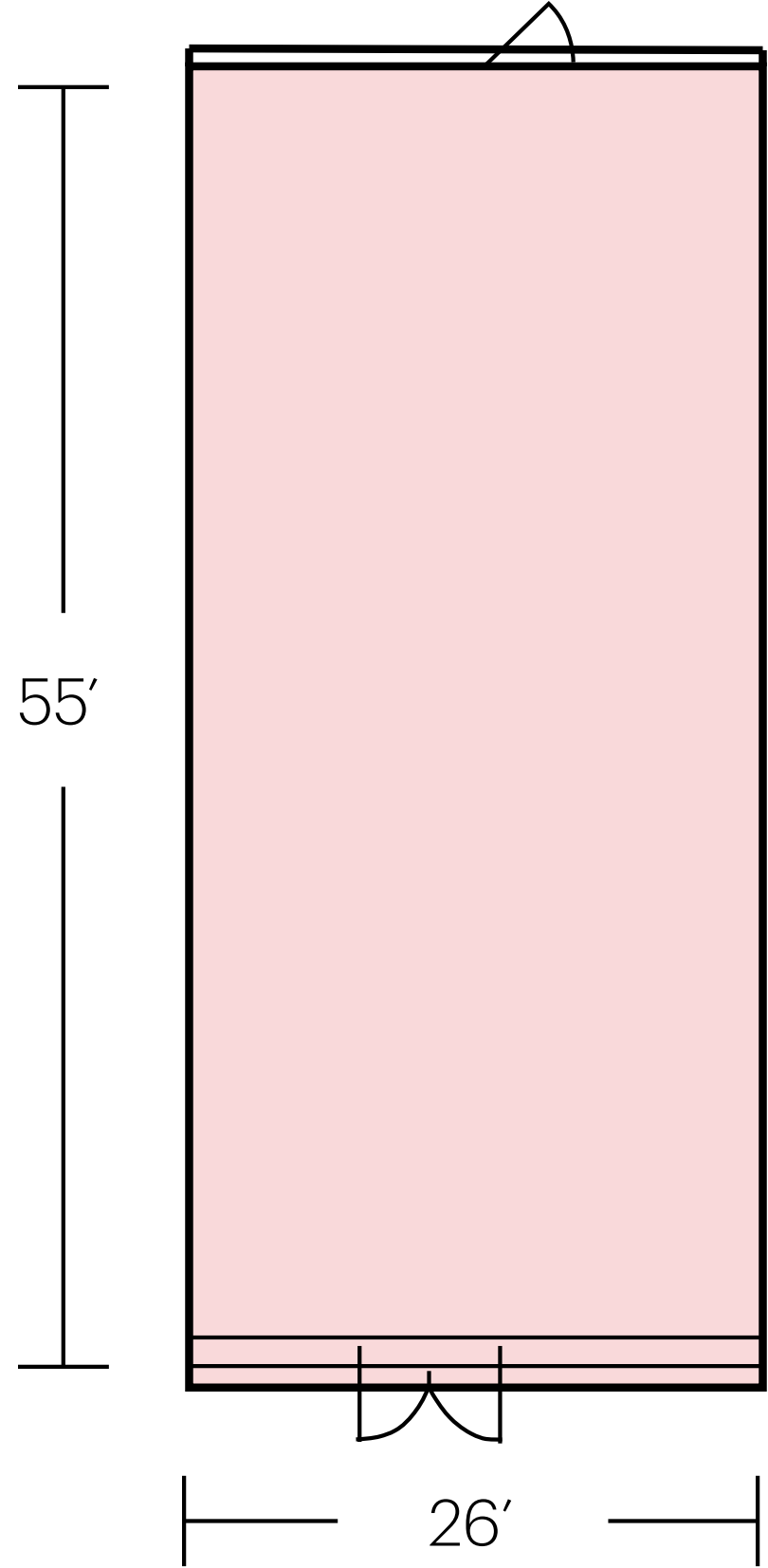
HARRISON
STATION

AVAILABLE SPACES FOR LEASE

339 SOMERSET STREET - 1,557 SF



330 ANGELO CIFELLI DRIVE - ±1,430 SF



DEMOGRAPHICS



0.25 MILE RADIUS

POPULATION	TOTAL BUSINESSES
2,143	28
HOUSEHOLDS	TOTAL EMPLOYEES
1,326	589
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
34.5	\$128,210
COLLEGE GRADUATES (Bachelor's +)	
931 - 66.0%	

0.5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
8,980	290
HOUSEHOLDS	TOTAL EMPLOYEES
4,357	3,710
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
36.0	\$122,449
COLLEGE GRADUATES (Bachelor's +)	
3,450 - 56.0%	

1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
49,842	2,698
HOUSEHOLDS	TOTAL EMPLOYEES
19,789	53,626
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
35.9	\$96,593
COLLEGE GRADUATES (Bachelor's +)	
11,746 - 34.0%	

*2022 estimates

CONTACT EXCLUSIVE AGENTS

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