

LIQUOR LICENSE AVAILABLE

THE SHOPPES AT RIVERWALK

40 RIVERWALK PLACE
WEST NEW YORK | NEW JERSEY

1,750 SF
Unique Opportunity
on the
Waterfront

2ND GENERATION RESTAURANT

**YOUR SIGN
HERE**



SPACE DETAILS



LOCATION

The Shoppes at Riverwalk
40 Riverwalk Place
West New York

SIZE

1,750 SF

RENT

Upon Request

NEIGHBORS

Acme, Giannone Wine and Liquor, Starbucks, Ben & Jerry's, Riverwalk Cleaners, Floris Spa, Son Cubano, Club Pilates, Yoga6, Paris Baguette, Hush Lifestyle Boutique, European Wax Center, Sowing Seeds Daycare (coming soon)

COMMENTS

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

Dedicated retail parking plus ample on-street parking

Best corner space in community

Approximately 37' 6" of frontage on Ave at Port Imperial and 52' 9" on Riverwalk Place

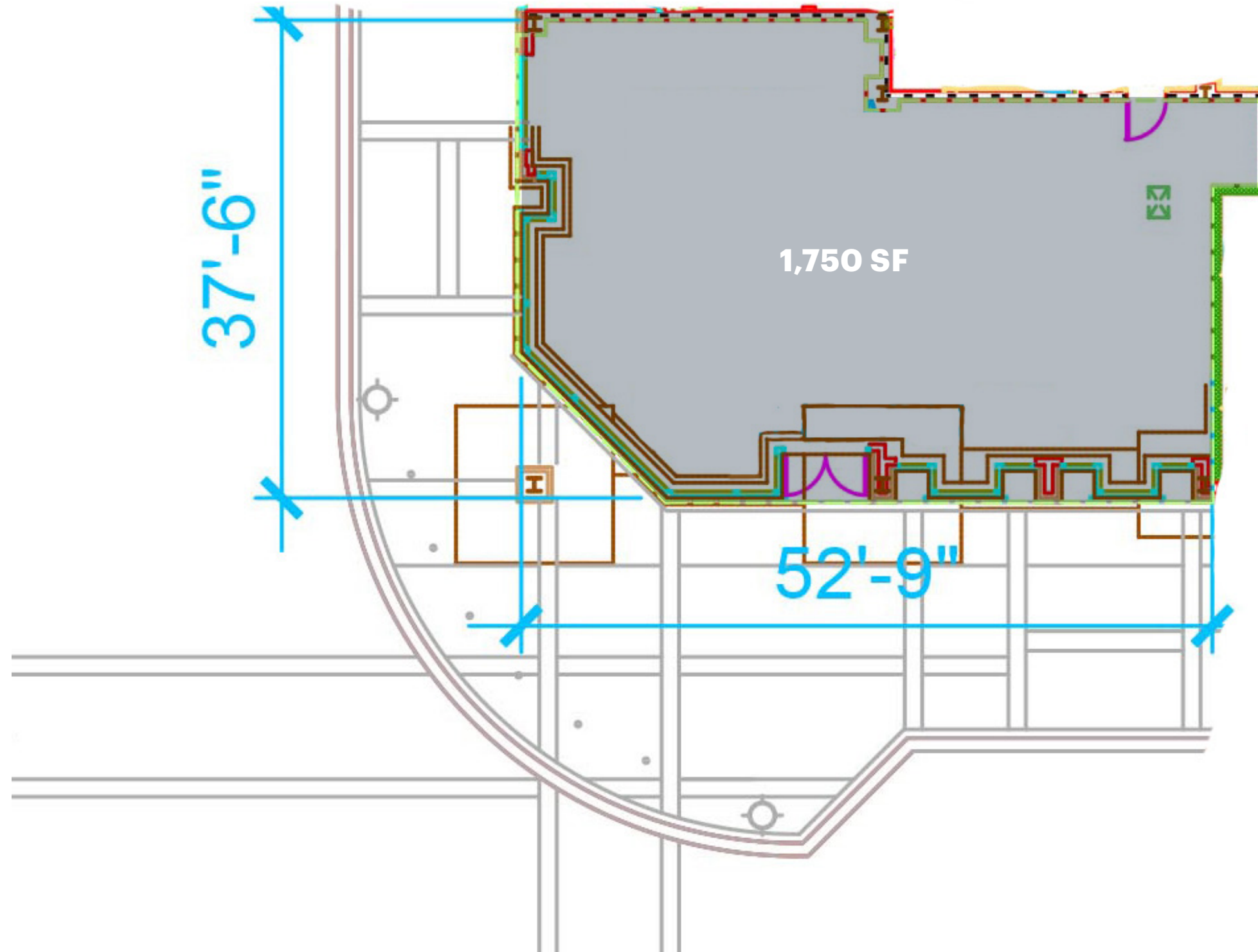
Liquor license available

SEEKING

Looking for trendy modern uses to cater to upscale demographic of the area

SPACE PLAN

1,750 SF



ADDITIONAL PHOTOS



RIVERWALK PHOTOS



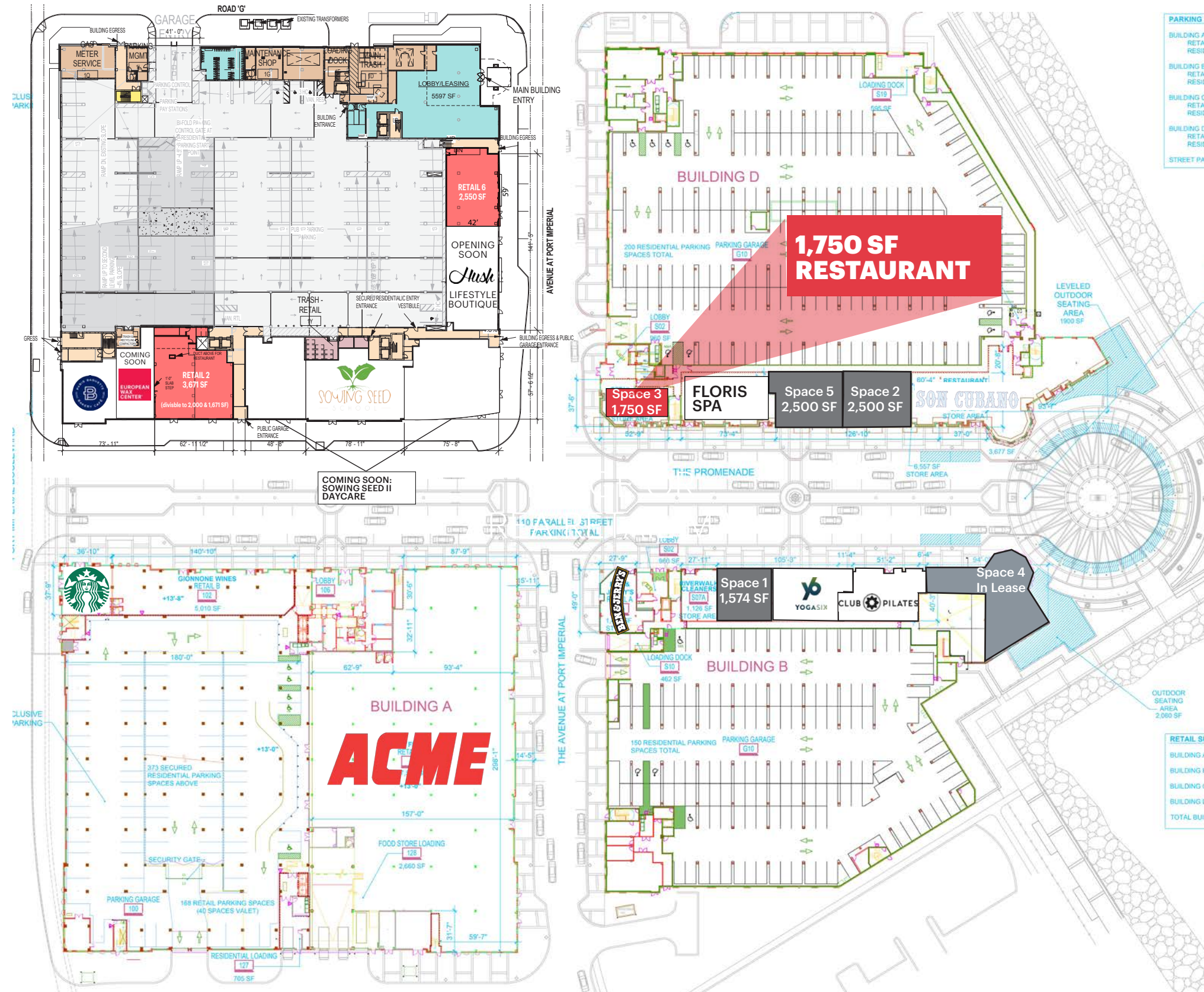
PORT IMPERIAL BOULEVARD - MASTER PLAN



Legend

- PORT IMPERIAL SOUTH GATEWAYS
- DEVELOPMENT GATEWAYS
- RETAIL MAIN STREET GATEWAYS
- HUDSON-BERGEN LIGHT RAIL
- MAJOR PEDESTRIAN CIRCULATION
- ACTIVITY NODES
- RETAIL MAIN STREET
- MARKET / FESTIVAL STREET
- EXISTING BUILDING
- PROPOSED BUILDING
- UNDER CONSTRUCTION BUILDING
- EXISTING SCULPTURE
- PROPOSED SCULPTURE
- PUBLIC GREEN SPACE
- POTENTIAL RECREATIONAL PIER
- MUNICIPAL BOUNDARY

RETAIL PLAN



RIVERWALK SITE PLANS



AREA DEMOGRAPHICS



1 MILE NORTH FROM SITE ALONG RIVER ROAD

POPULATION	COLLEGE GRADUATES (Bachelor's +)
14,525	7,739 - 67.9%
HOUSEHOLDS	TOTAL BUSINESSES
7,452	369
AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$195,415	12,736
MEDIAN HOUSEHOLD INCOME	DINING
\$127,526	\$51,517,985
MEDIAN AGE	APPAREL & SERVICES
42.2	\$31,877,176
AGES 0-4	ENTERTAINMENT/RECREATION
759	\$47,574,696

1 MILE SOUTH FROM SITE ALONG RIVER ROAD

POPULATION	COLLEGE GRADUATES (Bachelor's +)
25,701	17,570 - 87%
HOUSEHOLDS	TOTAL BUSINESSES
12,526	469
AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$267,484	18,657
MEDIAN HOUSEHOLD INCOME	DINING
\$189,359	\$119,802,273
MEDIAN AGE	APPAREL & SERVICES
36.1	\$74,545,035
AGES 0-4	ENTERTAINMENT/RECREATION
1,367	\$108,826,945

*2023 estimates

CONTACT EXCLUSIVE AGENTS

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Please visit us at 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.