

RETAIL/RESTAURANT/MEDICAL/OFFICE

725 RIVER ROAD

EDGEWATER MARKETPLACE

EDGEWATER | NEW JERSEY

Join
TRADER JOE'S
1,160 SF up to
5,482 SF
Available Space



SPACE/SITE PLAN DETAILS



Retail/Medical Space A	5,482 SF	Lease Out
Retail/Medical Space B	2,320 SF	Lease Out
Retail/Medical Space C	2,076 SF	LOI Out
Retail/Medical Space D	1,649 SF	Available
2nd Floor Office Space	1,160 SF	7.31.24 - Currently Dental Office

GLA

88,902 SF

ASKING RENT

Upon Request

NNN

\$15.54 PSF (est.)

POSSESSION

Immediate

CO-TENANTS

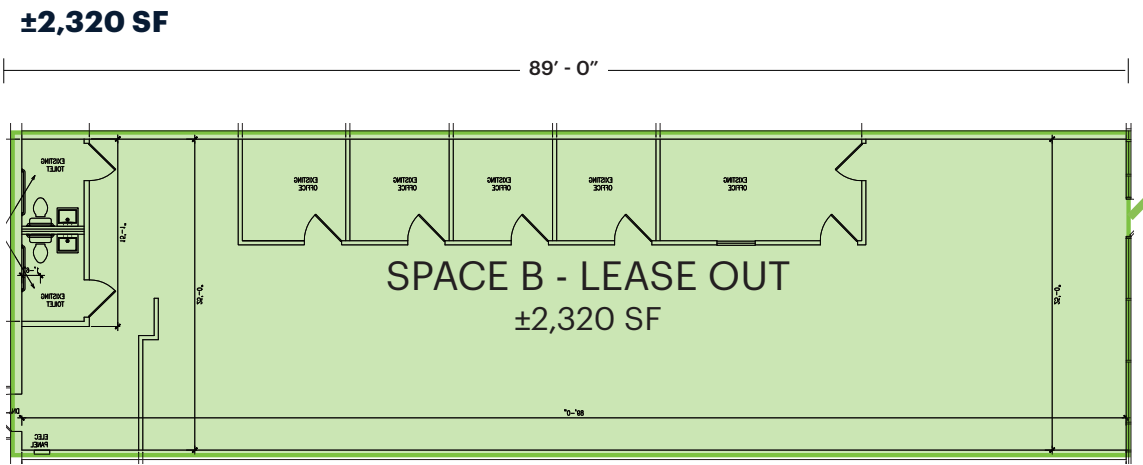
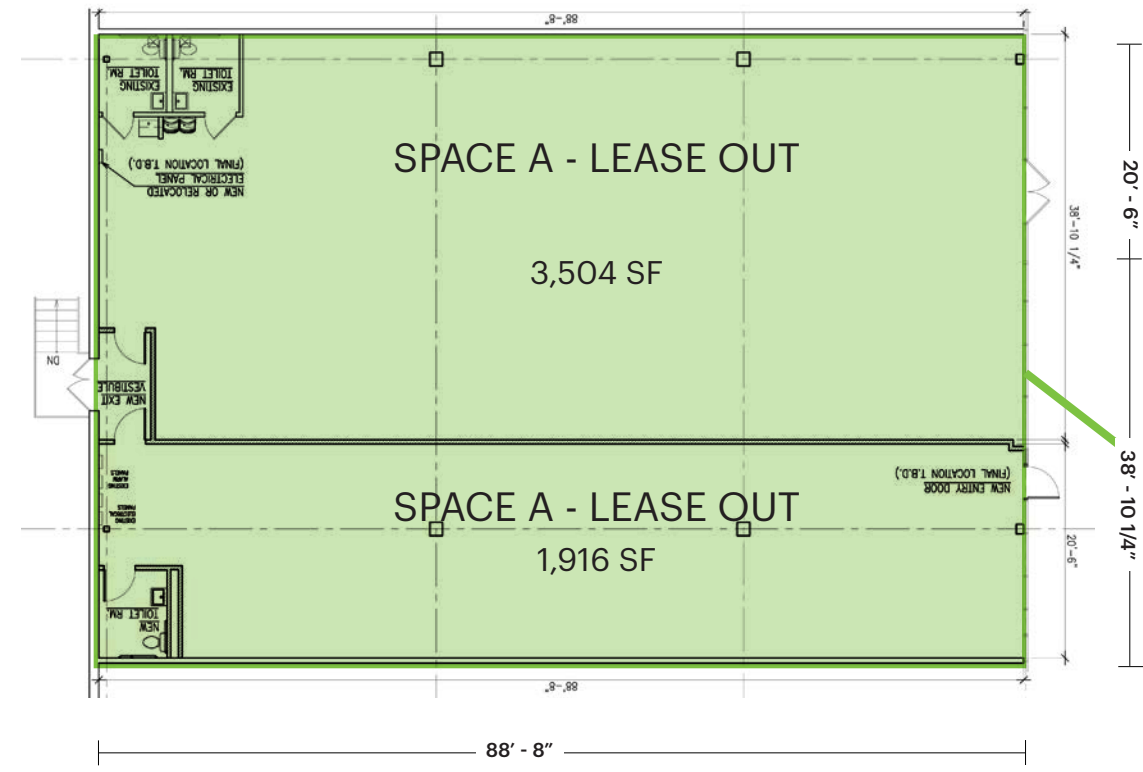
Trader Joe's, Massage Envy, Orange Theory Fitness, Veranda Restaurant

ATTRIBUTES

- Great parking
- High traffic count - 33,474 AADT
- Traffic Light Access
- Pylon Signage
- Very busy center - 2.1 million visits/yr
- 4th Busiest Retail Convenience Strip Center in NJ out of 424



RETAIL/MEDICAL SITE PLAN & FLOOR PLANS



Lease Out

Lease Out

- Binghamton Bagel Cafe
- Animal General
- LEASED
- Tribeca Pediatrics
- red mango
- River Pet Resorts
- OrangeTheory Fitness
- SUPER CUTS
- SPACE A**
5,482 SF
- SPACE B**
2,320 SF
- Jordan Alibi Saus
- ME Massage Day
- LaserAway Coming Soon
- Prompt

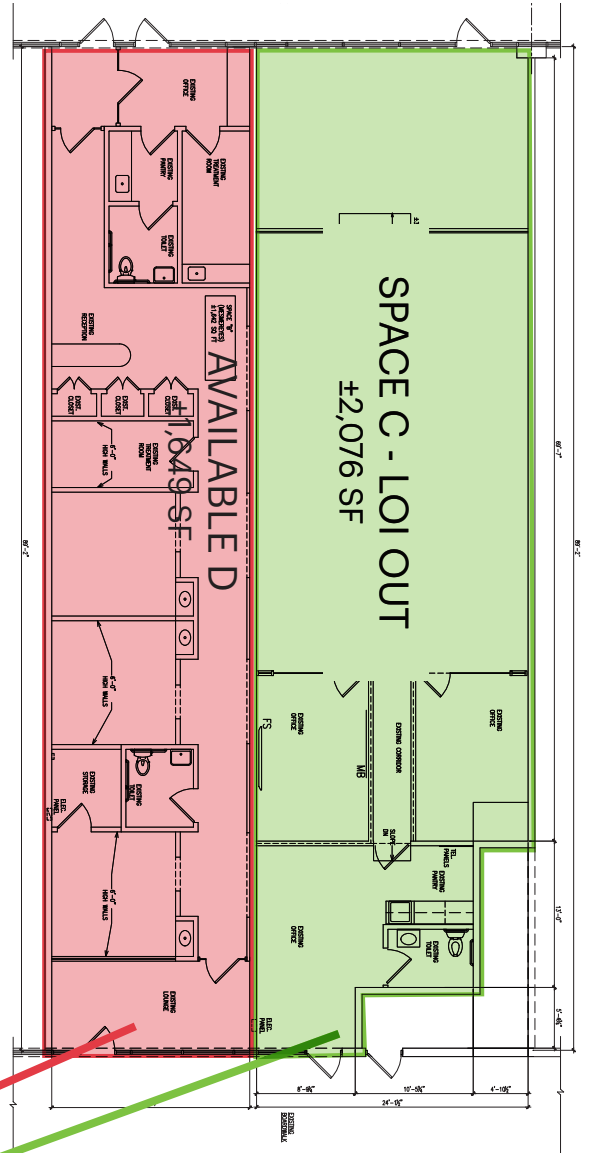


CAN BE COMBINED FOR 3,725 SF

LOI Out

CAN BE MADE AVAILABLE 1,593 SF

LOI Out



PLACER AI PROPERTY OVERVIEW

Metrics

Edgewater Marketplace
725 River Rd, Edgewater, NJ 07020

Visits	2.1M	Avg. Dwell Time	52 min
Visits / sq ft	24.45	Panel Visits	42.5K
Size - sq ft	84K (GLA)	Visits YoY	-0.6%
Visitors	465.8K	Visits Yo2Y	+0.1%
Visit Frequency	4.41	Visits Yo3Y	+9.9%

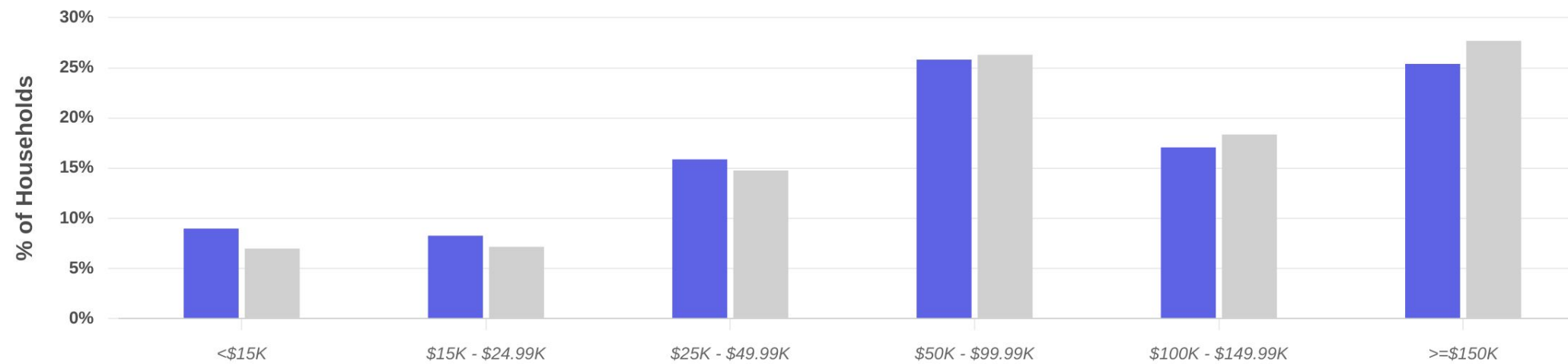
Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

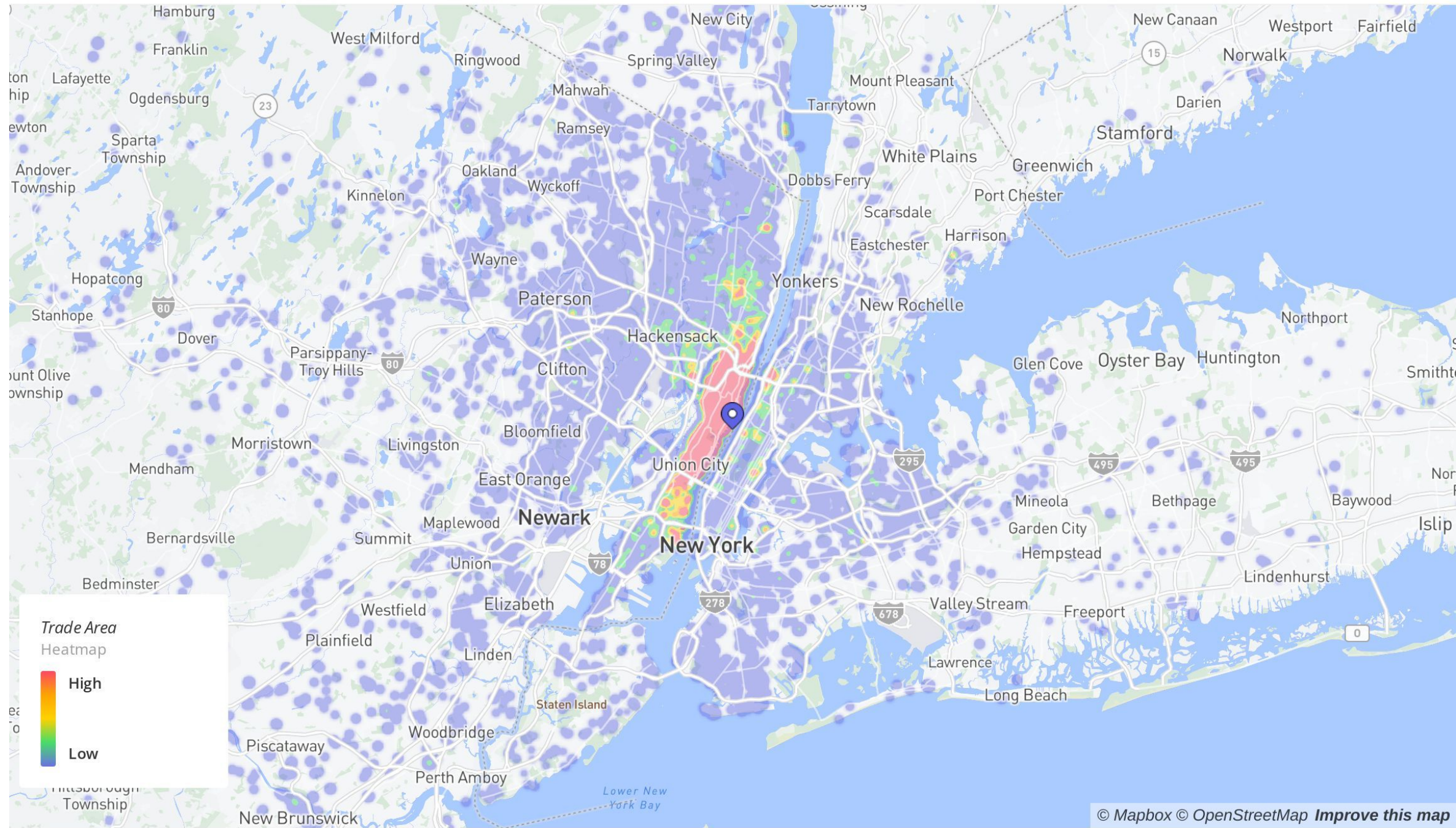
Edgewater Marketplace
725 River Rd, Edgewater, NJ 07020

● New Jersey



PLACER AI PROPERTY OVERVIEW

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Sep 1st, 2022 - Aug 31st, 2023

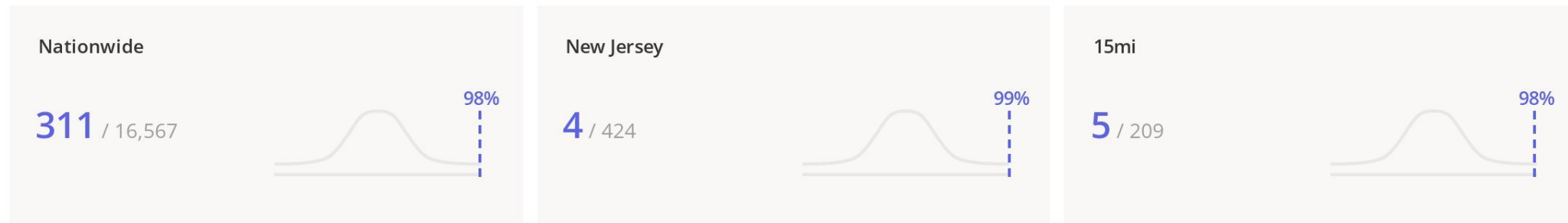
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PLACER AI PROPERTY OVERVIEW

Ranking Overview

● **Edgewater Marketplace**
725 River Rd, Edgewater, NJ 07020



Category: Strip/Convenience | Visits | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



CENTRALLY LOCATED



MID-LEVEL AERIAL



**MARINERS LANDING
110 RESI UNITS**



TWO 2-SIDED PYLONS

**AVALON AT
EDGEWATER**

**725 EDGEWATER
PLAZA | OFFICE**



**SOJO SPA
CLUB**

**33,474
AADT**

**MAXAL DEVELOPMENT
1,200 RESIDENTIAL UNITS
COMING SOON!**

**Boardwalk with
outdoor seating**

EDGEWATER MARKETPLACE

- Jersey Mike's Subs
- PromptMD
- ME Massage Envy
- SUPERCUTS
- red mango
- Orangetheory
- RUMBLE
- LaserAway
- KUPPI COFFEE COMPANY
- H&R BLOCK



GREAT UPSCALE LIFESTYLE CO-TENANCY



BOARDWALK



NYC VIEW FROM BOARDWALK

EDGEWATER MARKETPLACE



WATERSIDE PLAZA



**NEW MAXAL DEVELOPMENT
1,200 RESIDENTIAL UNITS
COMING SOON!**

**SPACE D -
1,619 SF**
**SPACE C -
2,016 SF**

**SPACE B
2,320 SF**
**SPACE A
5,482 SF**

SOJO SPA CLUB

AVALON OF EDGEWATER

MARINER'S LANDING

GRAND COVE APARTMENTS

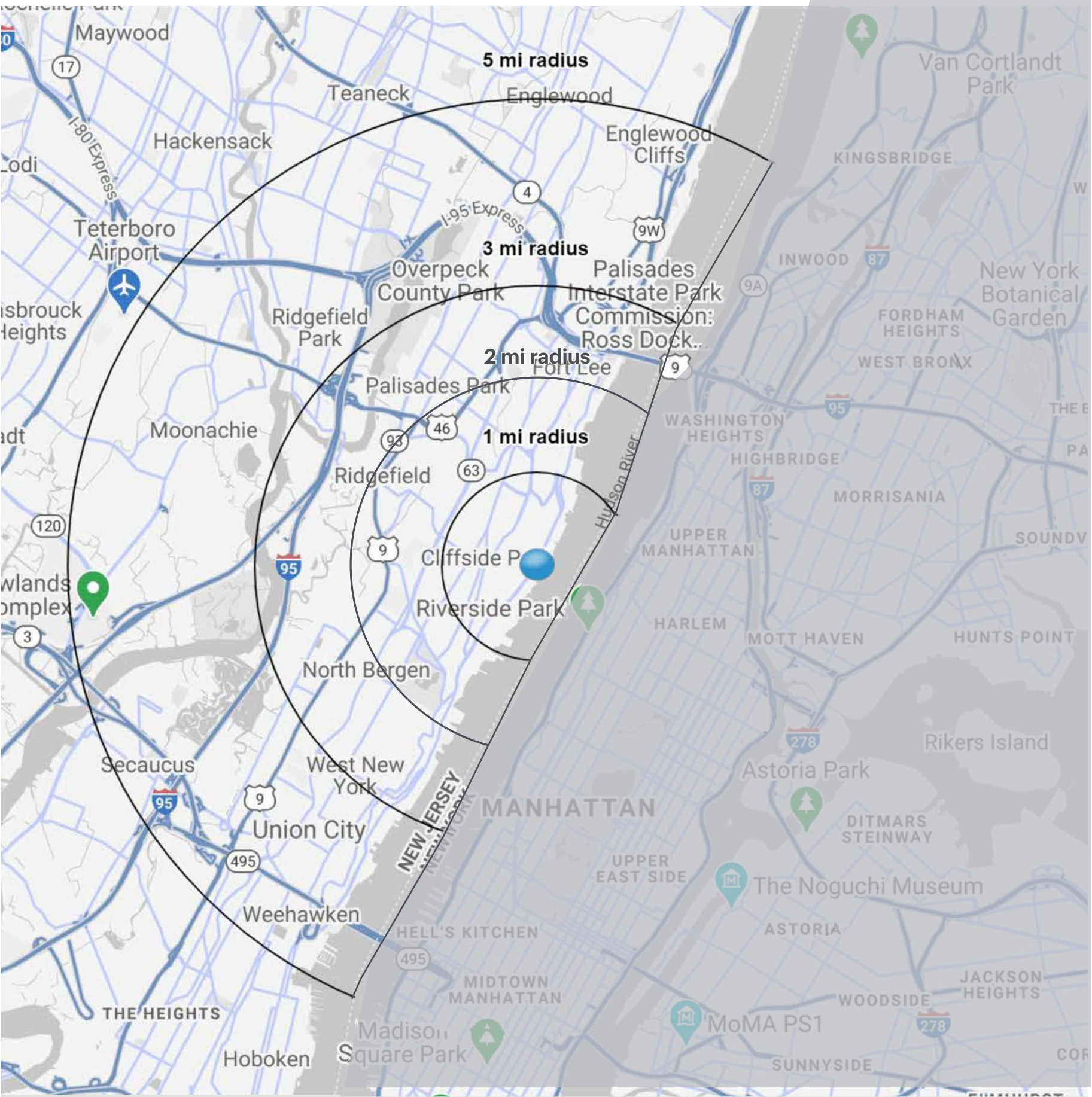
CROWN VILLAGE

SUGAR FACTORY APARTMENTS

Edgewater Town Center



DENSELY POPULATED W/HIGH INCOMES



1 MILE RADIUS*

POPULATION	35,519	TOTAL BUSINESSES	1,045
HOUSEHOLDS	15,368	TOTAL EMPLOYEES	8,440
MEDIAN AGE	41.7	TOTAL DAYTIME POPULATION	26,107
COLLEGE GRADUATES (Bachelor's +)	52%	AVERAGE HOUSEHOLD INCOME	\$139,271

2 MILE RADIUS*

POPULATION	107,694	TOTAL BUSINESSES	2,722
HOUSEHOLDS	43,259	TOTAL EMPLOYEES	24,964
MEDIAN AGE	41.5	TOTAL DAYTIME POPULATION	77,502
COLLEGE GRADUATES (Bachelor's +)	49%	AVERAGE HOUSEHOLD INCOME	\$135,538

3 MILE RADIUS*

POPULATION	218,102	TOTAL BUSINESSES	6,406
HOUSEHOLDS	87,447	TOTAL EMPLOYEES	62,306
MEDIAN AGE	40.9	TOTAL DAYTIME POPULATION	169,785
COLLEGE GRADUATES (Bachelor's +)	46%	AVERAGE HOUSEHOLD INCOME	\$120,924

5 MILE RADIUS*

POPULATION	413,175	TOTAL BUSINESSES	13,798
HOUSEHOLDS	12,383	TOTAL EMPLOYEES	164,429
MEDIAN AGE	40.0	TOTAL DAYTIME POPULATION	365,903
COLLEGE GRADUATES (Bachelor's +)	45%	AVERAGE HOUSEHOLD INCOME	\$123,327

2023 Estimates - Excluding NYC

VERY VISIBLE PYLON SIGNAGE



TWO DOUBLE-SIDED PYLONS



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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.