



**1,574 SF -  
4,330 SF**

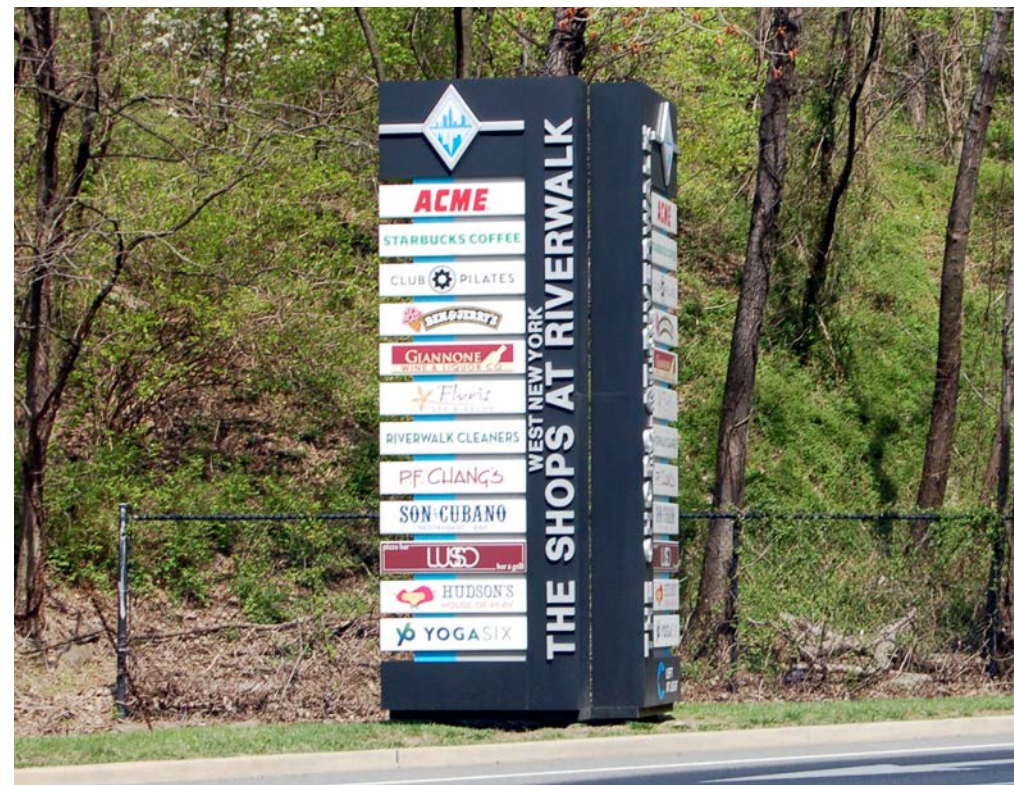
Premium Waterfront  
Retail Available

**RETAIL SPACE**

# THE SHOPPES AT RIVERWALK

Riverwalk Place & Ave at Port Imperial

**40-45 RIVERWALK PLACE**  
WEST NEW YORK | NEW JERSEY



**veris**  
RESIDENTIAL™

**RIPCO**  
REAL ESTATE

## CENTER DETAILS



### LOCATION

The Shoppes at Riverwalk  
40-45 Riverwalk Place  
West New York

### SIZE

Space 1	1,574 SF (In Lease)
Space 2*	2,500 SF
Space 3*	1,830 SF
Space 4	1,750 SF (In Lease)

\*can be combined for up to 4,330 SF

### RENT

Upon Request

### NEIGHBORS

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

### COMMENTS

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

Dedicated retail parking

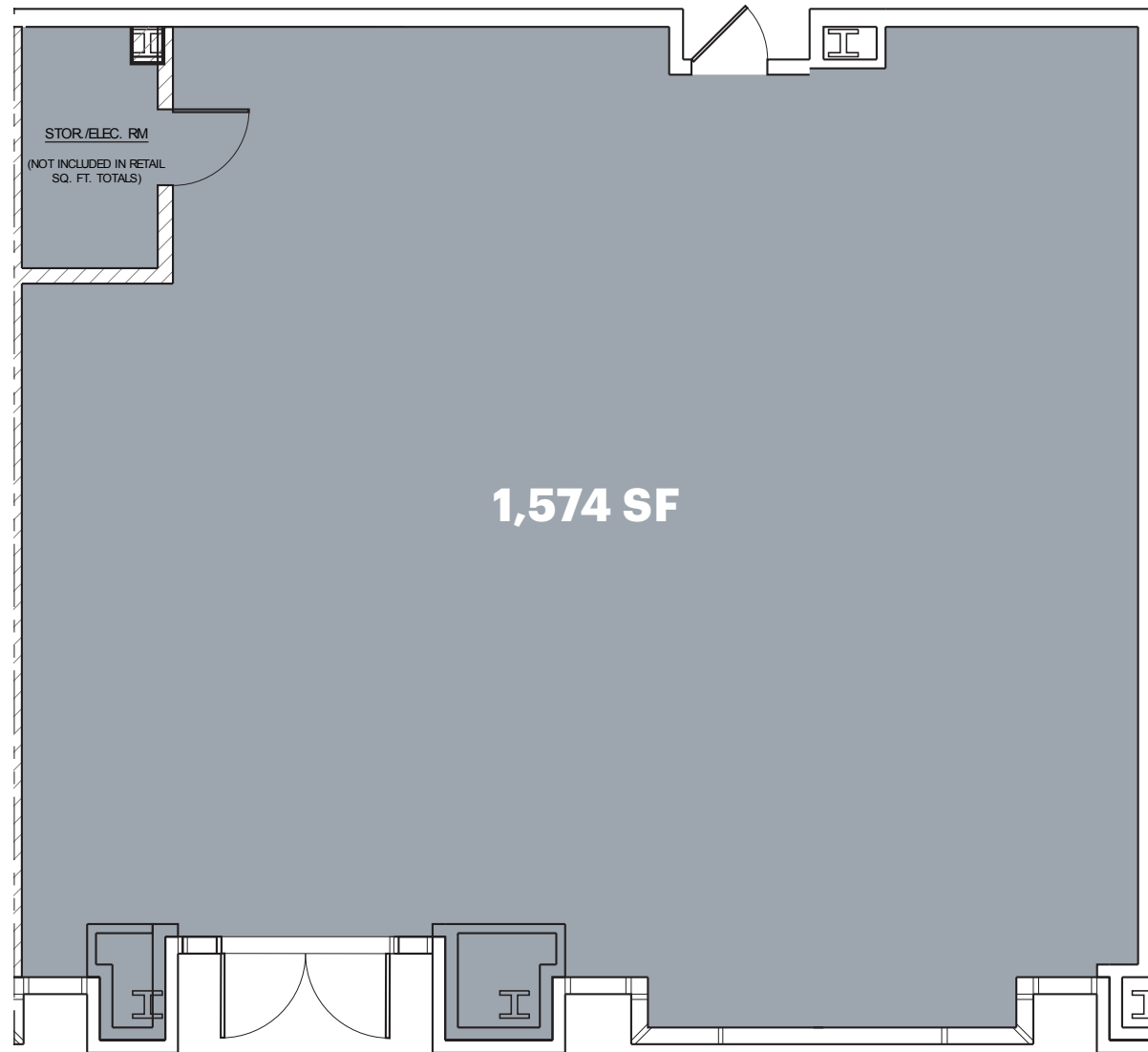
22,893 VPD on Port Imperial Boulevard

### SEEKING

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

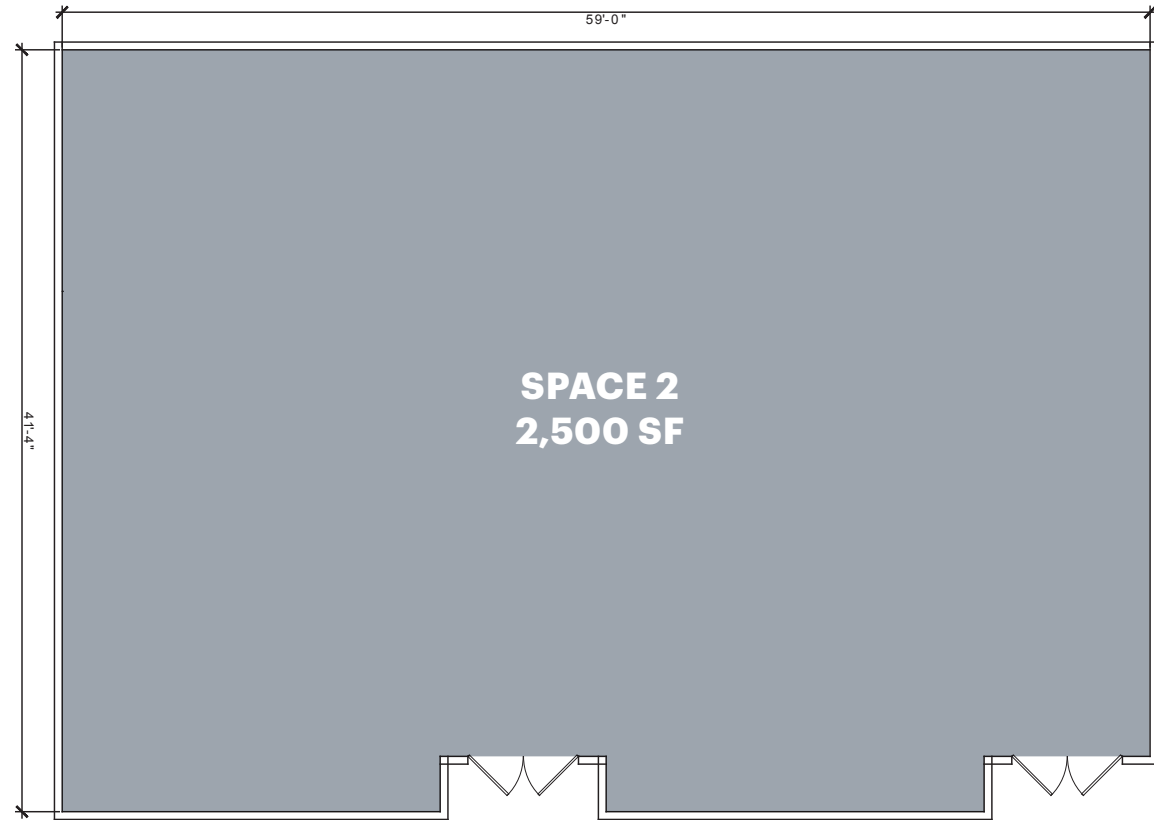
# SPACE 1 PLAN

1,574 SF - IN LEASE

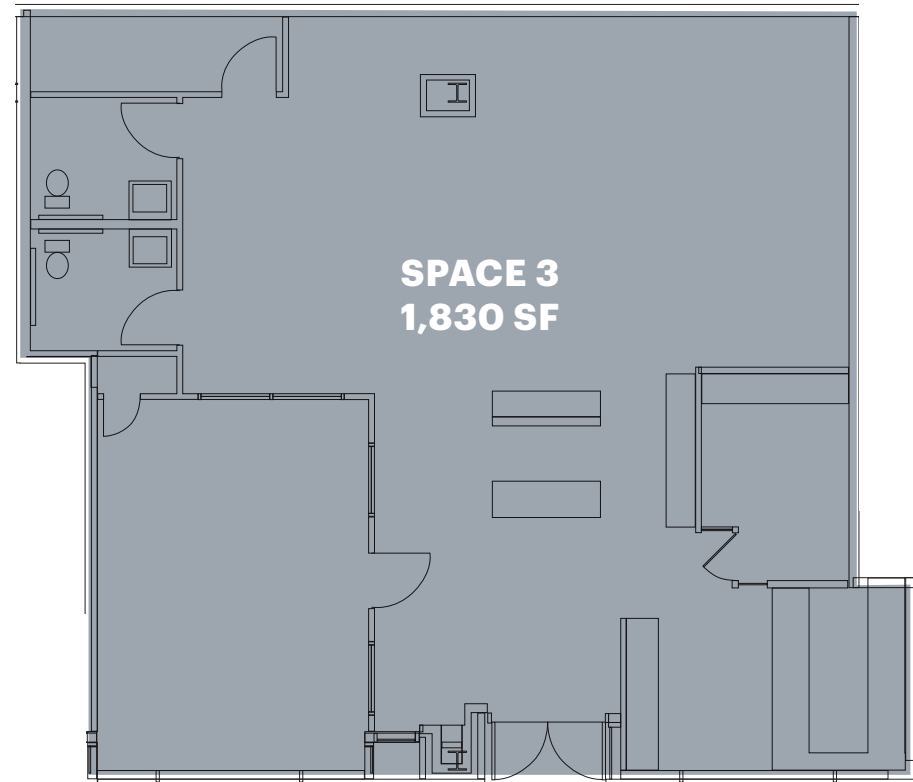


**SPACES 2 & 3 - CAN BE COMBINED  
UP TO 4,330 SF AVAILABLE**

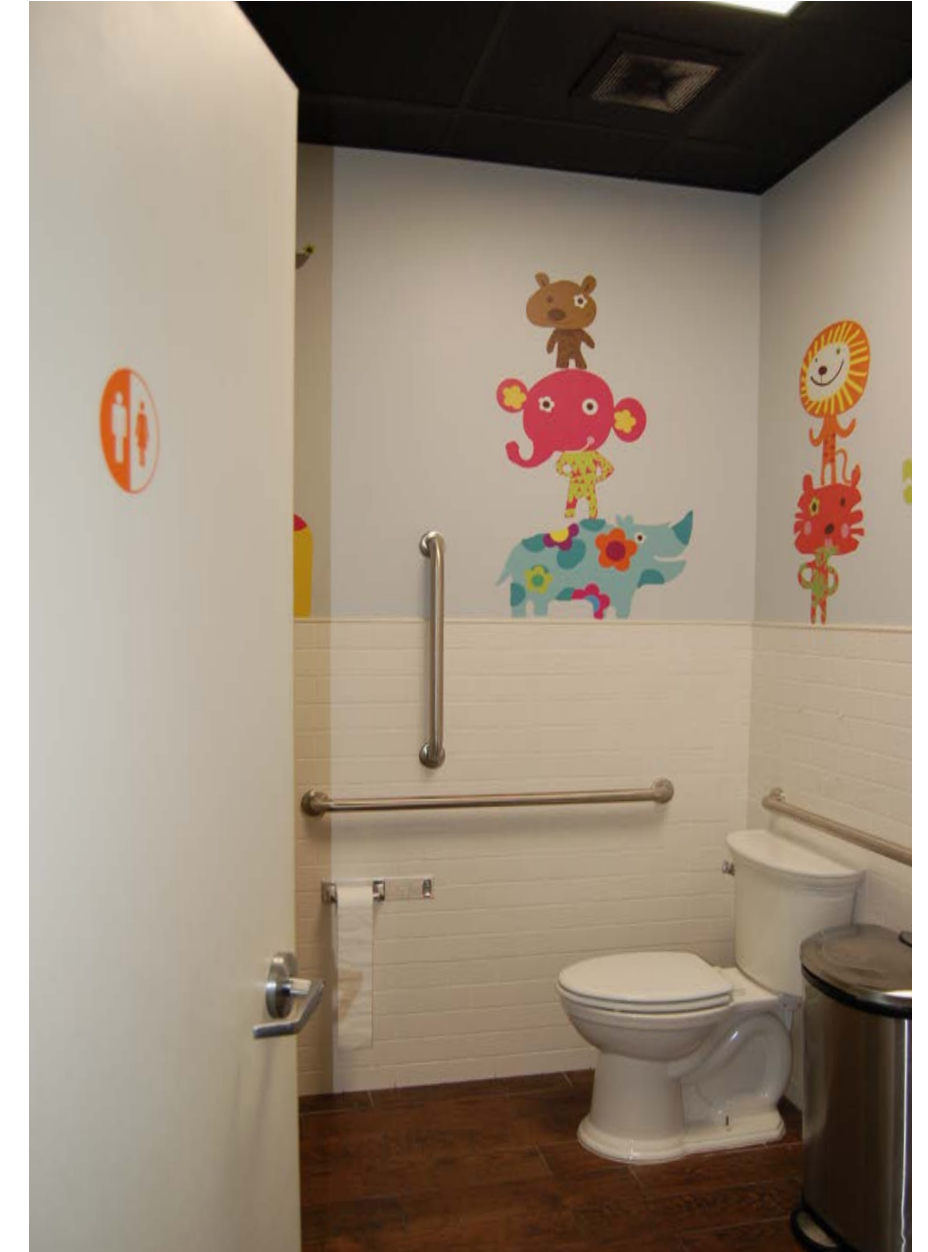
**SPACE 2**



**SPACE 3**



**SPACE 3 INTERIOR PHOTOS**



**RIVERWALK PHOTOS**



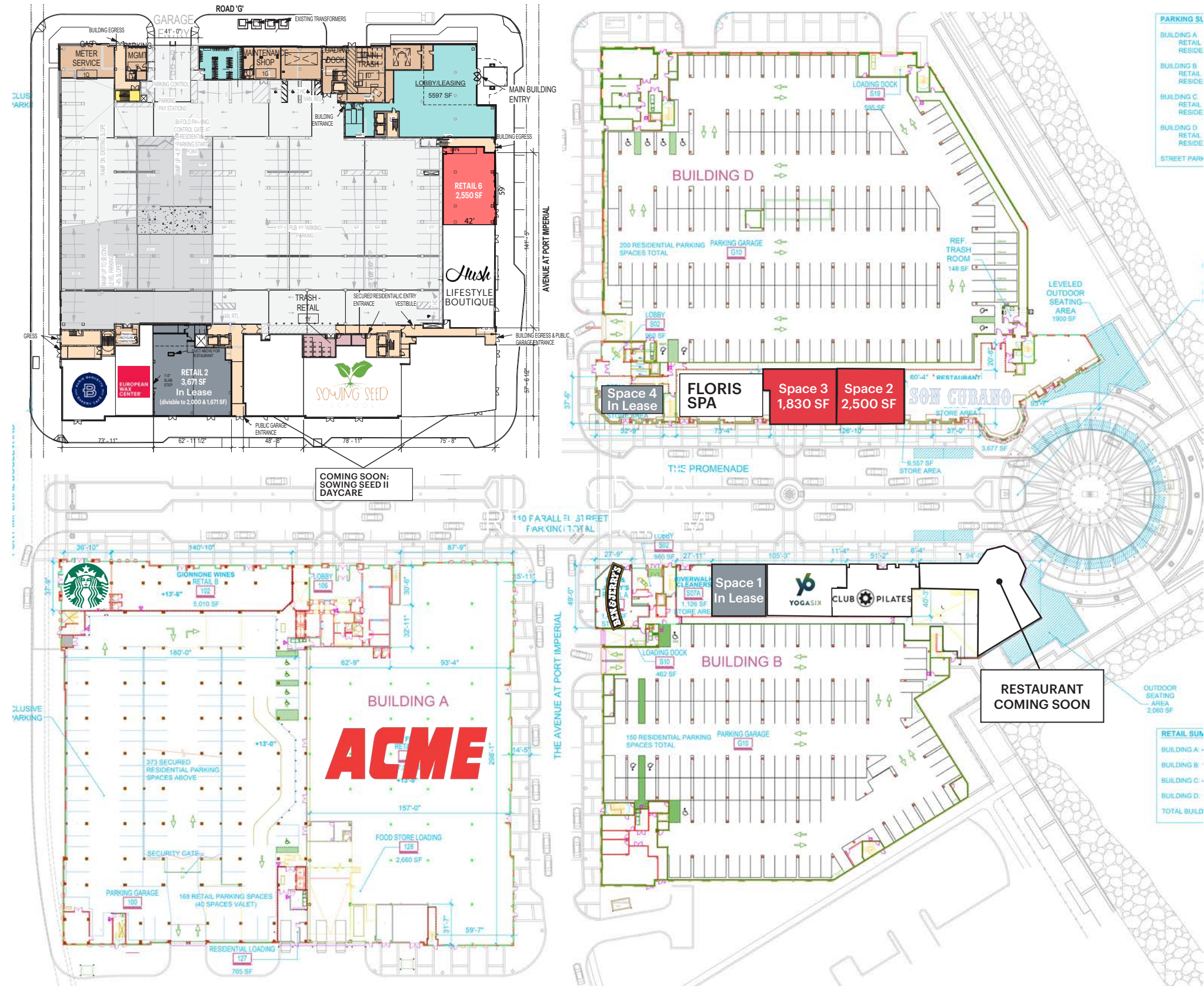
**SPACE 3 - 1,830 SF**



**SPACE 2 - 2,500 SF**



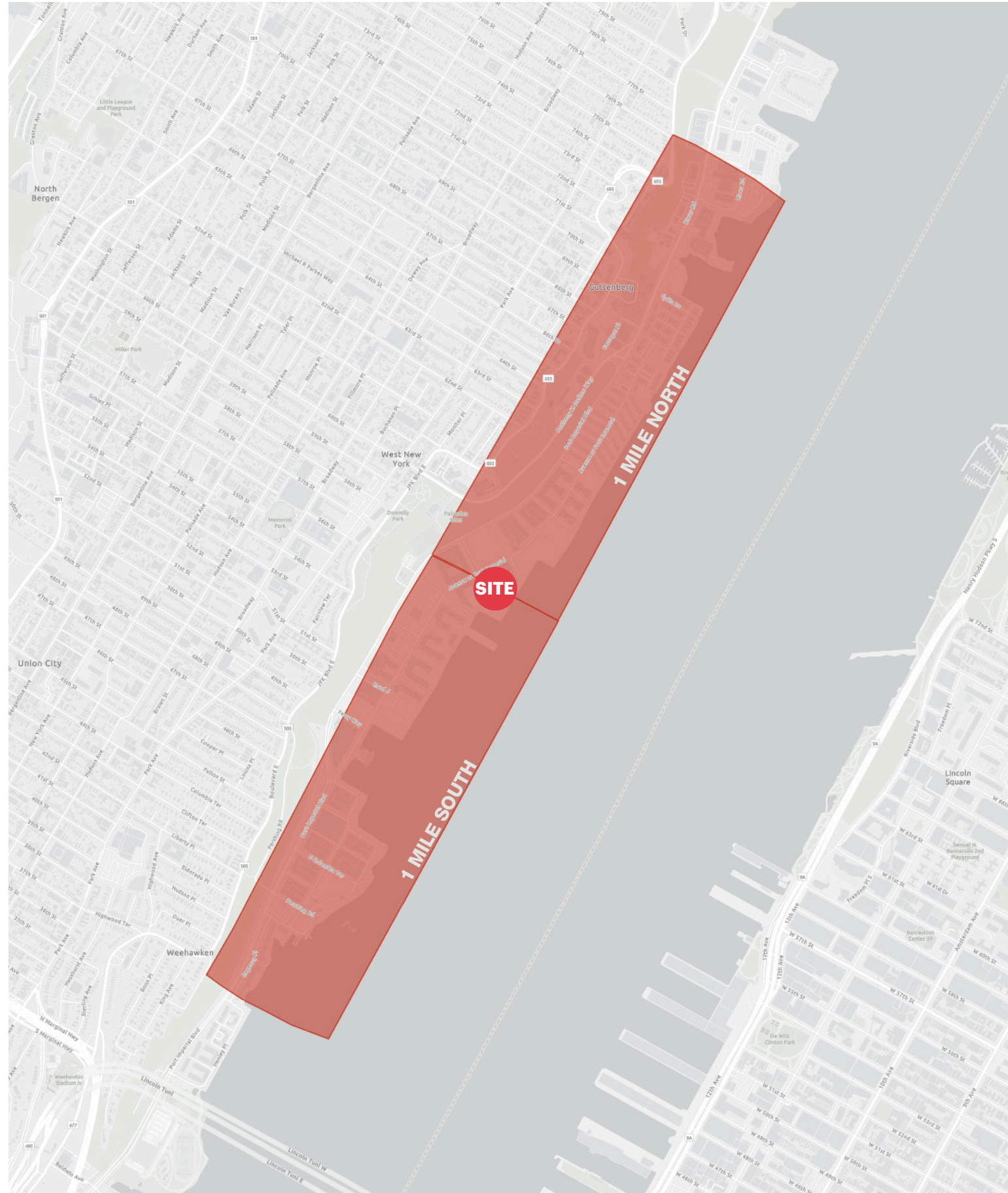
# RETAIL PLAN



# RIVERWALK SITE PLANS



# AREA DEMOGRAPHICS



## 1 MILE NORTH FROM SITE ALONG RIVER ROAD

### POPULATION

7,563

### HOUSEHOLDS

3,994

### AVERAGE HOUSEHOLD INCOME

\$192,159

### MEDIAN HOUSEHOLD INCOME

\$119,119

### MEDIAN AGE

43.2

### COLLEGE GRADUATES (Bachelor's +)

4,206 - 71%

### TOTAL BUSINESSES

92

### DAYTIME POPULATION (w/ 16 yr +)

4,477

### DINING

\$26,925,488

### APPAREL & SERVICES

\$16,571,068

### ENTERTAINMENT/RECREATION

\$25,208,286

## 1 MILE SOUTH FROM SITE ALONG RIVER ROAD

### POPULATION

5,298

### HOUSEHOLDS

2,721

### AVERAGE HOUSEHOLD INCOME

\$257,435

### MEDIAN HOUSEHOLD INCOME

\$171,919

### MEDIAN AGE

37.8

### COLLEGE GRADUATES (Bachelor's +)

3,814 - 88%

### TOTAL BUSINESSES

69

### DAYTIME POPULATION (w/ 16 yr +)

3,948

### DINING

\$24,971,540

### APPAREL & SERVICES

\$15,599,855

### ENTERTAINMENT/RECREATION

\$22,727,773

\*2023 estimates



## CONTACT EXCLUSIVE AGENTS

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