HUDSON LIGHTS
FORT LEE

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THE SHOPS AT **HUDSON LIGHTS**

THE CENTER OF FORT LEE, NEW JERSEY

Hudson Lights

Conveniently located at the foot of the George Washington Bridge, The Shops at Hudson Lights offers an outstanding location in the growing neighborhood of Fort Lee, New Jersey. Placed along the New Jersey Turnpike and I-95, with easy access to the George Washington Bridge's 289,000+ daily drivers, this shopping center boasts incredible accessibility, and a multi-level, 734-space parking facility.

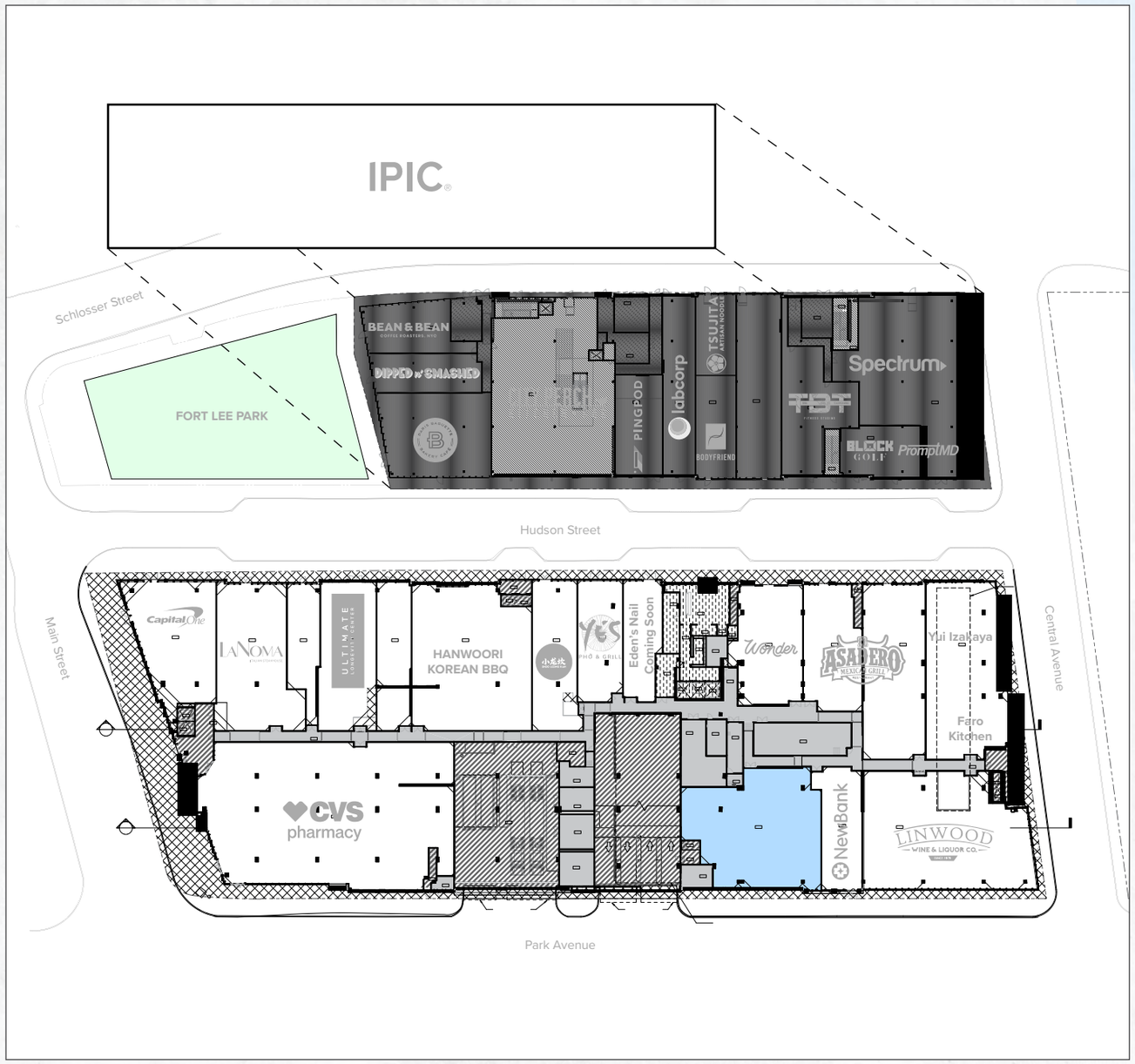
This mixed-use space exists at the base of a new, 276-unit luxury apartment building complex that includes iPic Theaters, and sits across from the Barrymore Film Center. The immediate Fort Lee area is host to large East-Asian community, including HanNam Mart, H-Mart, and several Korean restaurants. Neighbors include both national chains and local tenants.







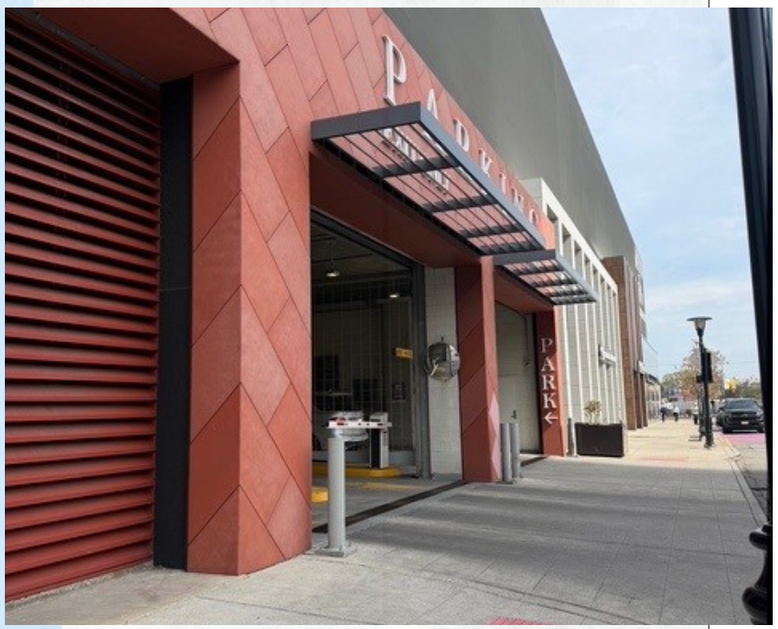




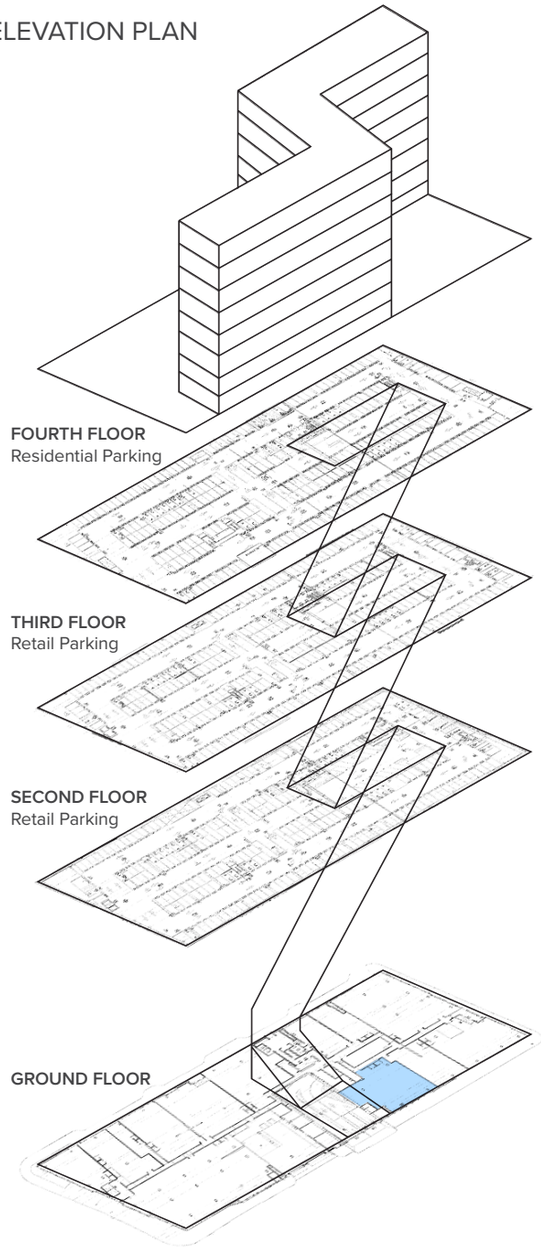
Site Plan and Space Details

Location	2030 Hudson Street, Fort Lee
Size	**Ground Floor** Space 21 5,500 SF
Frontage	Park Avenue
Status	Formerly Coldwell Banker
Possession	Immediate
Rent	Upon request
Parking	450+ parking spaces across the two levels of dedicated retail parking
Co-Tenants	IPIC Theaters, LaNoma Italian Steakhouse, City Perch Kitchen, Hanwoori Korean BBQ, Asadero Mexican Grill, Shoo Loong Kan, Paris Baguette, Wonder, Bean & Bean, Linwood Wine & Liquor, Block Golf, TBT Fitness Studios, Ultimate Longevity Center, Prompt MD, CVS, Capital One, and more
Neighbors	Barrymore Film Center, Ventanas, Anytime Kitchen, BCD Tofu House, Myung Dong Noodle House
Comments	Located at the center of Fort Lee, with indoor parking Mixed-use property

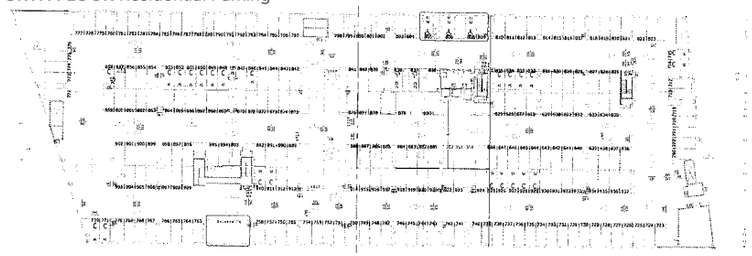
Parking and Elevation Plans



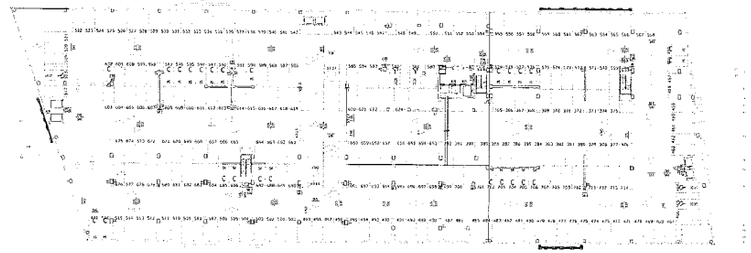
ELEVATION PLAN



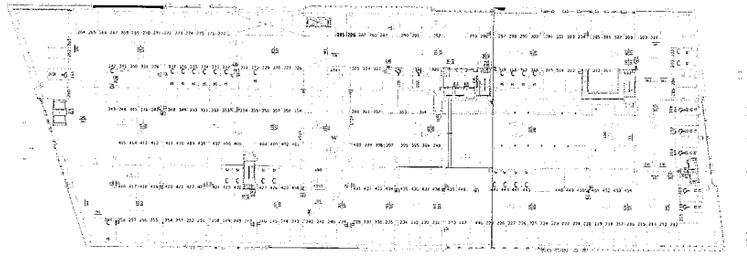
FOURTH FLOOR Residential Parking



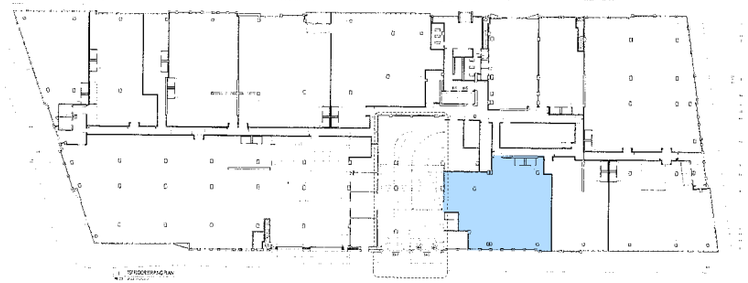
THIRD FLOOR Retail Parking



SECOND FLOOR Retail Parking



GROUND FLOOR





Oblique Map and Demographics

3-MILE RADIUS / FORT LEE AREA

Total Employees
64,039

Total Businesses
6,677

Avg Household Income
$158,726

Annual Total Retail Expenses
$2,656,619,401

Daytime Population
146,469

Total Households
65,979

Total Population
161,575

Retail and Residential Developments Aerial Map

FORT LEE AREA

#	Name	Address	Units
1	Hudson Lights	2030 Hudson Street, Fort Lee, NJ	276
2	The Modern (two buildings)	100 Park Ave, Fort Lee, NJ	902
3	Modera Fort Lee (under construction)	55 Main St, Fort Lee, NJ	253
4	Fiat House	2100 N Central Rd, Fort Lee, NJ	316
5	Twenty 50	2050 Central Rd, Fort Lee, NJ	194
6	The Colony	1530 Palisade Ave, Fort Lee, NJ	480
7	The Palisades	100 Palisade Rd, Fort Lee, NJ	538
8	The Atrium	1512 Palisade Rd, Fort Lee, NJ	232





HUDSON LIGHTS
FORT LEE

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Please visit us at www.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.