



# Edgewater Commons

Edgewater, NJ

New York-Newark-Jersey City (NY-NJ-PA)



**Tom Pira**  
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AERIAL



GROSS LEASABLE AREA (GLA)	426,864 SF
PARKING SPACES	2,061





DENSITY AERIAL



## Property Overview

Edgewater Commons is the dominant center in the market and is conveniently located on River Road, the primary retail corridor in Edgewater.

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**A** Curbside Pick-up



	TENANT	SQ FT
1	City MD	4,953
2	Michaels	17,955
3	Mattress Firm	6,841
4	Phenix Salon Suites	15,000
5	TJ Maxx	35,000
6	Acme Markets	63,966
7	Old Navy	15,273
8	HomeGoods	24,925
8A	Five Below	9,718
9	Marshalls	21,326
10	Kay Jewelers	3,966
11	Horizon Nail Spa	1,878
12	Skechers	11,890
13	Sephora	4,240
14	My Jewelry Exchange	1,929
15	JAG ONE Physical Therapy	2,500
16	Outback Steakhouse	6,200
17	Target	113,156
18	Burlington	25,056
19	Edgewater Wine & Spirits	4,000
20	Edgewater Cigar Shop	2,380
21	Prime Cleaners	950
22	McDonald's	3,000
23	Cava	1,979
24	Tacoria	1,062
25	America's Best Contacts & [...]	3,154
26	T-Mobile	2,600
27	Starbucks Coffee	2,025
29	Fitness Factory	19,942

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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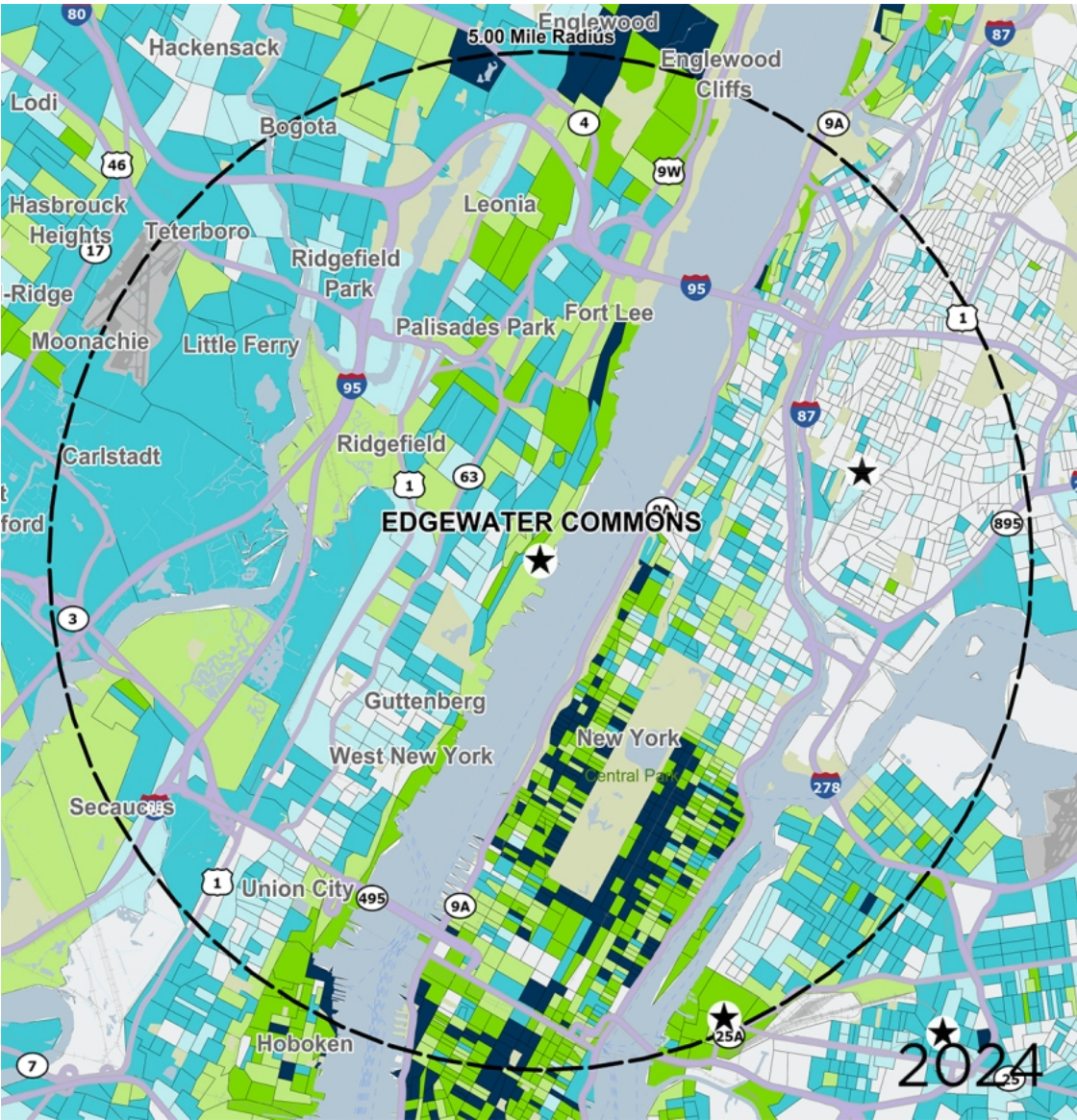


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	46,792	955,152	2,317,187
Daytime Pop	49,967	1,060,955	3,379,964
Households	18,578	416,280	1,004,138
Average HH Income	\$143,783	\$165,350	\$156,957
Median HH Income	\$104,425	\$93,747	\$90,822
Per Capita Income	\$59,711	\$73,922	\$69,671

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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New River Rd., Edgewater, NJ



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