

EDGEWATER HARBOR

FOR LEASE

4 MAIN STREET,
EDGEWATER NJ

THE PEARL 71
RESIDENTIAL UNITS

COURTYARD
BY HARBOR



EDGEWATER HARBOR
3,891 SF DIVISIBLE
AVAILABLE FOR LEASE

FIVE
GUYS

Rasco's

THE VIEW 45
RESIDENTIAL UNITS

GLASSHOUSE
108 RESIDENTIAL UNITS

PARKING GARAGE

HAVEN DUNKIN' Sotheby's
INTERNATIONAL REALTY
THE VIEW 65 RESIDENTIAL UNITS

CVS
pharmacy®

EUROPEAN
WAX
CENTER



moxie
salon and beauty bar

THE VIEW 52 RESIDENTIAL UNITS

SPROUTS
FARMERS MARKET

MOE'S
SWEET CREAM



AT&T

THE OYSTER 100
RESIDENTIAL UNITS

±3,891 SF Divisible
Available for Lease



4 MAIN STREET, EDGEWATER NJ

EDGEWATER HARBOR

EH presents a 3,891 SF ground floor retail opportunity in the Gold Coast's premier waterfront development. Situated just five miles from the George Washington Bridge at 4 Main Street, Edgewater, NJ, this high-traffic location draws 1.2 million annual visitors. The mixed-use development features 100,000 SF of retail space, 595 luxury residences, and on-site amenities including CVS Pharmacy and Marriott Courtyard Hotel, offering exceptional connectivity to NYC and convenient access to over 20 nearby shopping and dining destinations.



PROPERTY HIGHLIGHTS



3,891 SF DIVISIBLE RETAIL SPACE AVAILABLE IMMEDIATELY



LOCATED IN EDGEWATER'S PREMIER MIXED-USE DEVELOPMENT WITH A SIGNALIZED ENTRANCE ON RIVER ROAD (27,017 VPD)



JUST 5 MILES FROM THE GEORGE WASHINGTON BRIDGE WITH QUICK ACCESS TO NYC, I-95, I-80, ROUTES 4 & 17



AFFLUENT DEMOGRAPHICS, SURROUNDED BY 59,766 HOUSEHOLDS WITHIN 10 MINUTES WITH AN AVERAGE HOUSEHOLD INCOME OF \$131,516



JOIN ESTABLISHED TENANTS INCLUDING AT&T, FIVE GUYS, MOE'S, AND DUNKIN.





**3,891 SF
DIVISIBLE AVAILABLE
FOR LEASE**

DEMOGRAPHICS

TOTAL POPULATION

147,433

AVERAGE HOUSEHOLD INCOME

\$131,516

TOTAL HOUSEHOLD

59,766

DAYTIME POPULATION

105,516

Demographics taken from 10 minute drive time ESRI 2025

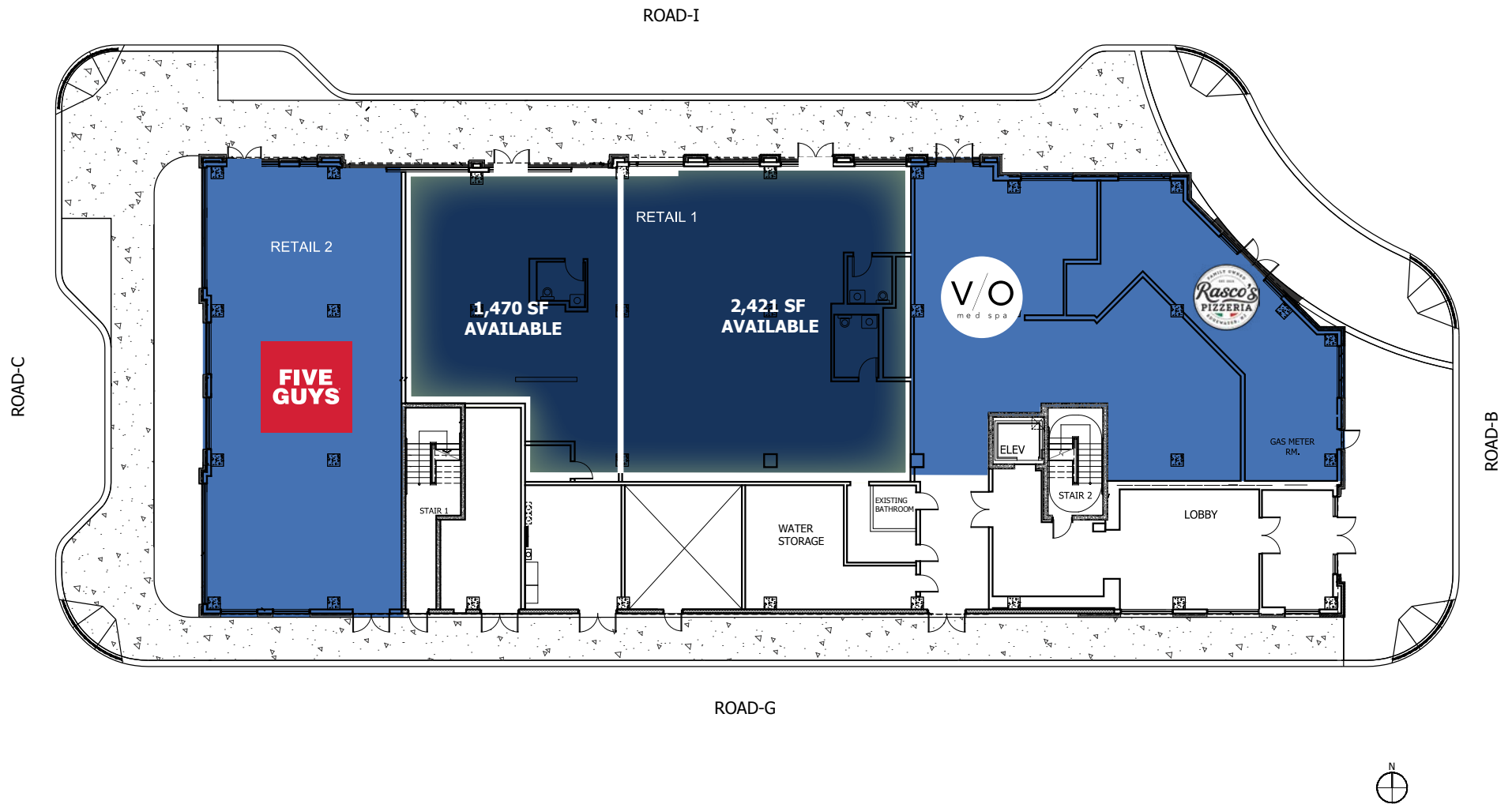
TENANT ROSTER

TENANT	SF
JUICE JOURNEY	960
RESIDENTIAL AMENITY	3,056
EUROPEAN WAX CENTER	1,261
MOXIE SALON & BEAUTY BAR	960
TUTTI NAILS AND SPA	2,000
HAVEN RIVERFRONT RESTAURANT & BAR	6,500
SOTHEBY'S INTERNATIONAL REALTY	1,350
DUNKIN'	1,500
RASCO'S PIZZA	750
AVAILABLE	1,470
AVAILABLE	2,421
<i>*CAN BE COMBINED</i>	<i>3,891</i>
FIVE GUYS BURGERS & FRIES	2,300
SPROUTS FARMERS MARKET	24,000
CVS PHARMACY	11,800
AT&T	3,405
MOE'S SOUTHWEST GRILL	2,400
BEACH BUM TANNING/EPIQUE MASSAG	4,000
EXIT REAL ESTATE	1,050
VIO MED SPA	1,755



4 MAIN STREET, EDGEWATER NJ

GROUND FLOOR PLAN



Broadway

MANHATTAN

Henry Hudson Pkwy

Edgewater Town Center

FACE FOUNDRIE



J.CREW
FACTORY

CLUB PILATES

BondVet

pure barre

INFINITE

Edgewater Marketplace

TRADER JOE'S

SWTHZ

Mitsuwa
MARKETPLACE

Orangetheory
FITNESS
PARIS BAGUETTE

ME
Massage Envy



Edgewater Commons

TJ-maxx ACME HomeGoods



TARGET

SEPHORA

Michaels

five BELOW EXPRESS TJ-maxx

City Place

GAP



HOMEWOOD
SUITES



BANANA REPUBLIC

Edgewater Harbor

SPROUTS
FARMERS MARKET



CVS pharmacy



COURTYARD
BY MARRIOTT

River Road

Gorge Road

CLIFFSIDE PARK

Anderson Avenue

EH

EDGEWATER HARBOR

2,990 SF DIVISIBLE
AVAILABLE FOR LEASE

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