



**1,500 SF -  
3,700 SF**  
Retail Space Available

**RETAIL SPACE**

# **800 AVENUE AT PORT IMPERIAL**

Waterfront retail space

**THE AVORA**

WEEHAWKEN | NEW JERSEY

**RIPCO**  
REAL ESTATE

**ADDITIONAL PHOTOS**

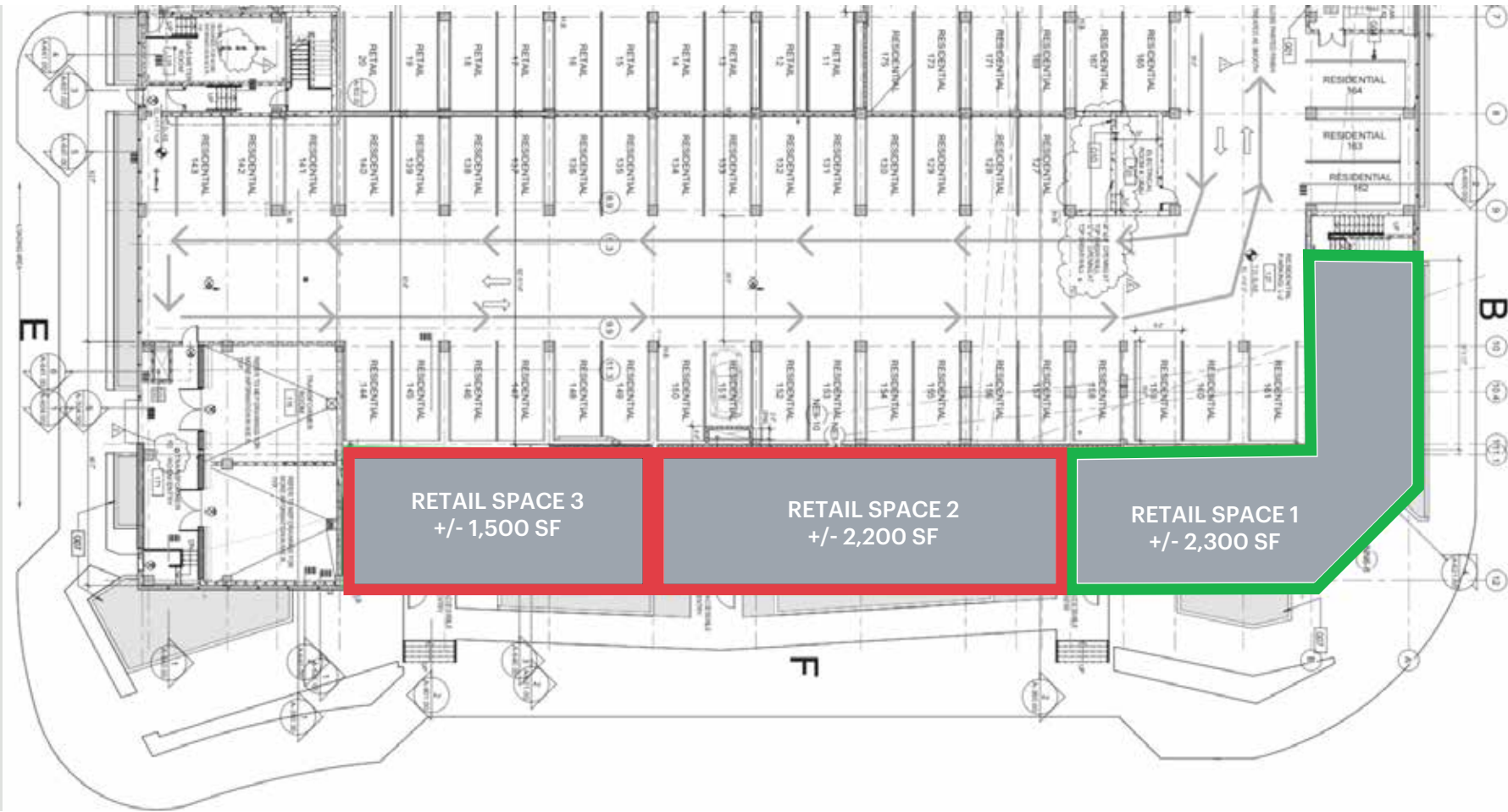


**ADDITIONAL PHOTOS**



# SPACE DETAILS

## GROUND FLOOR



### LOCATION

The Avora  
800 Avenue at Port Imperial  
Weehawken, NJ

### SIZE

Retail Space 1 2,300 SF - Leased  
Retail Space 2 2,200 SF\*  
Retail Space 3 1,500 SF\*  
\*Can be combined for a total of  
up to 3,700 SF

### RENT

Upon Request

### NEIGHBORS

SB One Bank, Steven's  
Cafe, Edgewater Med Spa,  
The Chen Agency, PI Paws,  
Physical Therapy, Dunkin', Spa  
Society, Prominent Properties,  
House of Que, Porter -  
coming soon!

### COMMENTS

Located in one of the  
most desirable waterfront  
neighborhoods of Hudson  
County  
Weehawken Facts: 3,500  
residents with a median HHI  
of \$136,000 along River  
Road

### POINTS OF INTEREST

Weehawken Ferry  
Residence Inn by Marriot  
EnVue, an Autograph Collection  
Hotel  
Chart House  
Spirit Cruises  
Weehawken Waterfront Park  
and Recreation Center (to be  
completed 2020)  
Across the street from Hudson  
Bergen Light Rail

### FERRY FACTS

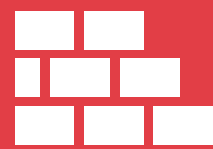
Runs 7 days a week  
6 am - midnight  
Nearly 32,000 riders daily  
Ferries to midtown, World  
Trade Center, and Pier 11 (Wall  
Street)

## AREA PROJECTS AND DEMOGRAPHICS



### Current and Future Projects Under Construction

- HongKun development site - (Approved for 285 Units)
- Riverwalk Building C - (360 Units)
- Riverhouse 9 (313 Units) - Delivery 2020



### Existing Residential Units

- Henley on Hudson Townhomes & Condos - (205 Units)
- The Brownstones at Port Imperial (42 Units)
- Riverbend at Port Imperial
- Hudson Club Condos (260 Units)
- Riverwalk Apts & Grandview Condos
- Bull's Ferry Townhomes (510 Units)
- Jacob's Ferry Townhomes (510 Units)
- Riverhouse 11 at Port Imperial - (295 Units)
- The Avora Port Imperial - (184 Units)
- The Avenue Collection Condos - (177 Units)
- The Landings (276 Units)

#### ESTIMATED TOTAL POPULATION

Trade Area Along River Road 47,353

#### ESTIMATED DAYTIME POPULATION

Trade Area Along River Road 24,383

#### AVERAGE HOUSEHOLD INCOME

Trade Area Along River Road \$156,182

#### TOTAL HOUSEHOLDS

Trade Area Along River Road 23,197

#### TOTAL BUSINESSES

Trade Area Along River Road 1,407

#### TOTAL EMPLOYEES

Trade Area Along River Road 12,723

#### TOTAL APPAREL

Trade Area Along River Road \$81.03 M

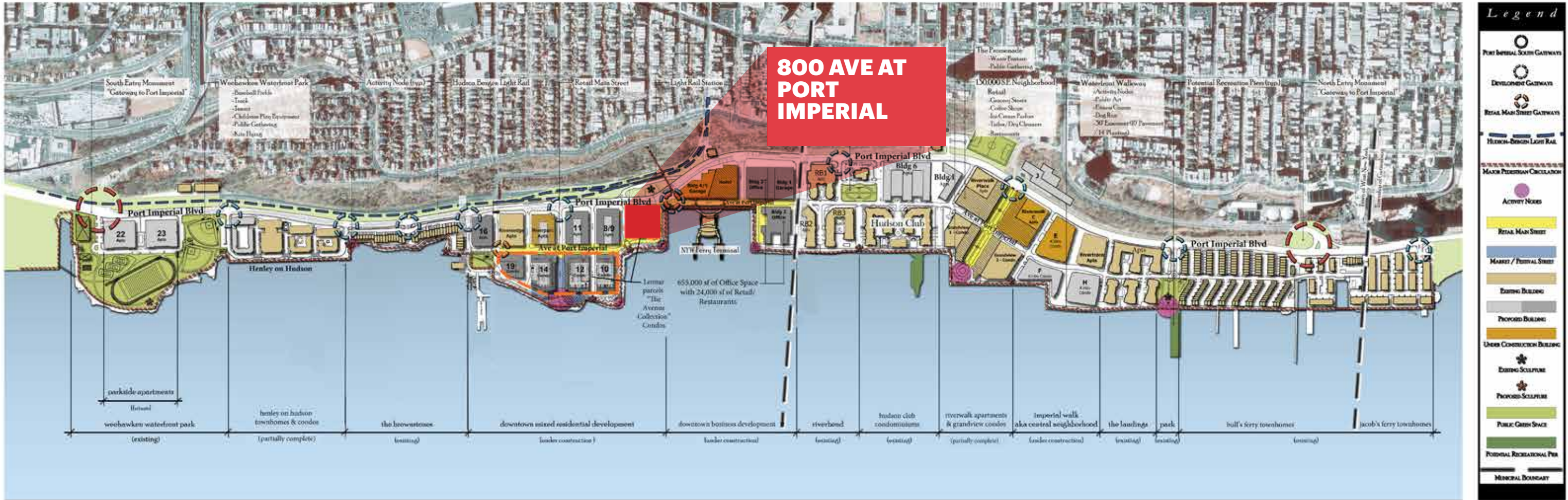
#### FOOD EXPENDITURE

Trade Area Along River Road \$311.56 M

#### NUMBER OF COLLEGE GRADUATES

Trade Area Along River Road 15,140  
40.4%

# MARKET OVERVIEW



**LOW LEVEL AERIAL**



## AREA RETAIL



ARTIST'S RENDERING

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](http://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.