



## ***For Immediate Release***

### **Levin Selected to Lease Upcoming Anchor Availability at Edgewater Harbor**

#### ***Prominent, 24,000-SF Space Offers Coveted Gold Coast Address***

**EDGEWATER, N.J. (April 6, 2023)** – A 24,000-square-foot anchor availability is coming online at [Edgewater Harbor](#) in Edgewater. Commercial real estate services firm [Levin Management Corporation \(LMC\)](#) has been retained to market the 24,000-square-foot, free-standing building along with a second, 5,250-square-foot inline unit at the prominent retail property.

Located on River Road, Edgewater Harbor is the Gold Coast’s premier mixed-use waterfront community. Its 100,000-square-foot retail component has transformed the Hudson River shoreline into one of the area’s leading shopping and dining destinations. The pedestrian-friendly development is easily accessible from both New Jersey and Manhattan, and draws 1.2 million visits per year according to real time traffic data from Placer.ai.

“This phenomenal stand-alone anchor space – with front-facing exposure on River Road – offers unparalleled access and visibility,” noted LMC Senior Leasing Representative E.J. Moawad, who is heading the assignment. “Given its size and flexibility, this offering presents a rare opportunity for multiple types of big box players looking to enter, or expand in, one of New Jersey’s most dynamic retail markets.”

LMC is marketing the space to prospective tenants of varying sizes and uses, according to Moawad. “We are looking for the highest and best use for this in-demand space, whether that is a grocer, entertainment use or department store. Our goal is to secure one major tenant, but, depending on the opportunity, would also consider dividing.”

Additionally, the 5,250-square-foot availability at Edgewater Harbor is suitable for a range of uses, according to Moawad.

LMC served as exclusive retail marketing and leasing agent for Phase 1 of the initial Edgewater Harbor retail lease-up, which quickly drew a dynamic mix of shops, restaurants and service providers. In-place tenants include CVS Pharmacy, Haven Riverfront Restaurant and Bar, Great Clips, European Wax Center, Five Guys, Dunkin’, AT&T and Moe’s Southwest Grill, among others.

Edgewater Harbor is well located just five miles from the George Washington Bridge, and near major roadways such as I-95 and I-80, and routes 4 and 17. Its retail component serves a growing residential population of more than 910,000 people within a 3-mile radius. The average household income is \$176,500 within those same three miles. The development also features 595 residential units, Edgewater Borough Hall and a 150-room Marriott Courtyard hotel.

For seven decades, LMC has served as a trusted single-source commercial real estate services provider for institutional and private owners. Its diversified, retail-focused leasing and management portfolio includes 125 properties totaling almost 16 million square feet in the Northeast and Mid-Atlantic states.

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[About Levin Management Corporation \(LMC\)](#)

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