

RIVERHOUSE II at Port Imperial Weehawken, NJ

Great Space
for Retail,
Fitness and
Restaurant Use!

4,032 sf Available For Lease in one of the Most
Desirable Waterfront Neighborhoods of Hudson County!



ROSELAND
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About River House 11 at Port Imperial

Space Available

4,032 SF (Divisible)

Asking Rent

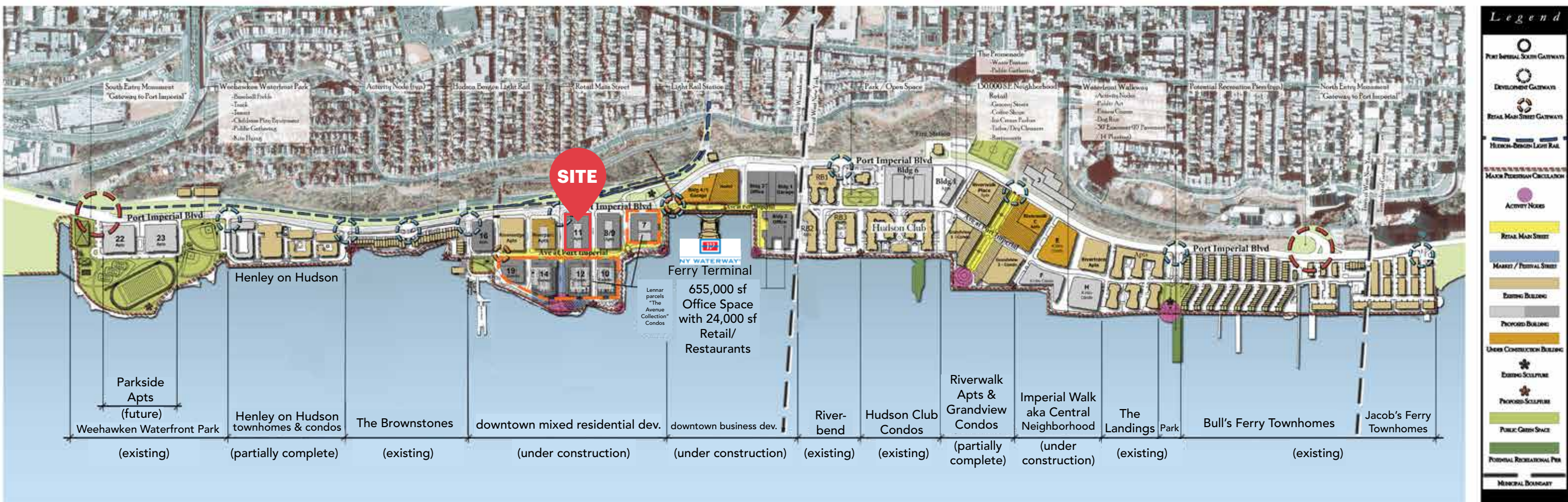
Upon Request

Comments

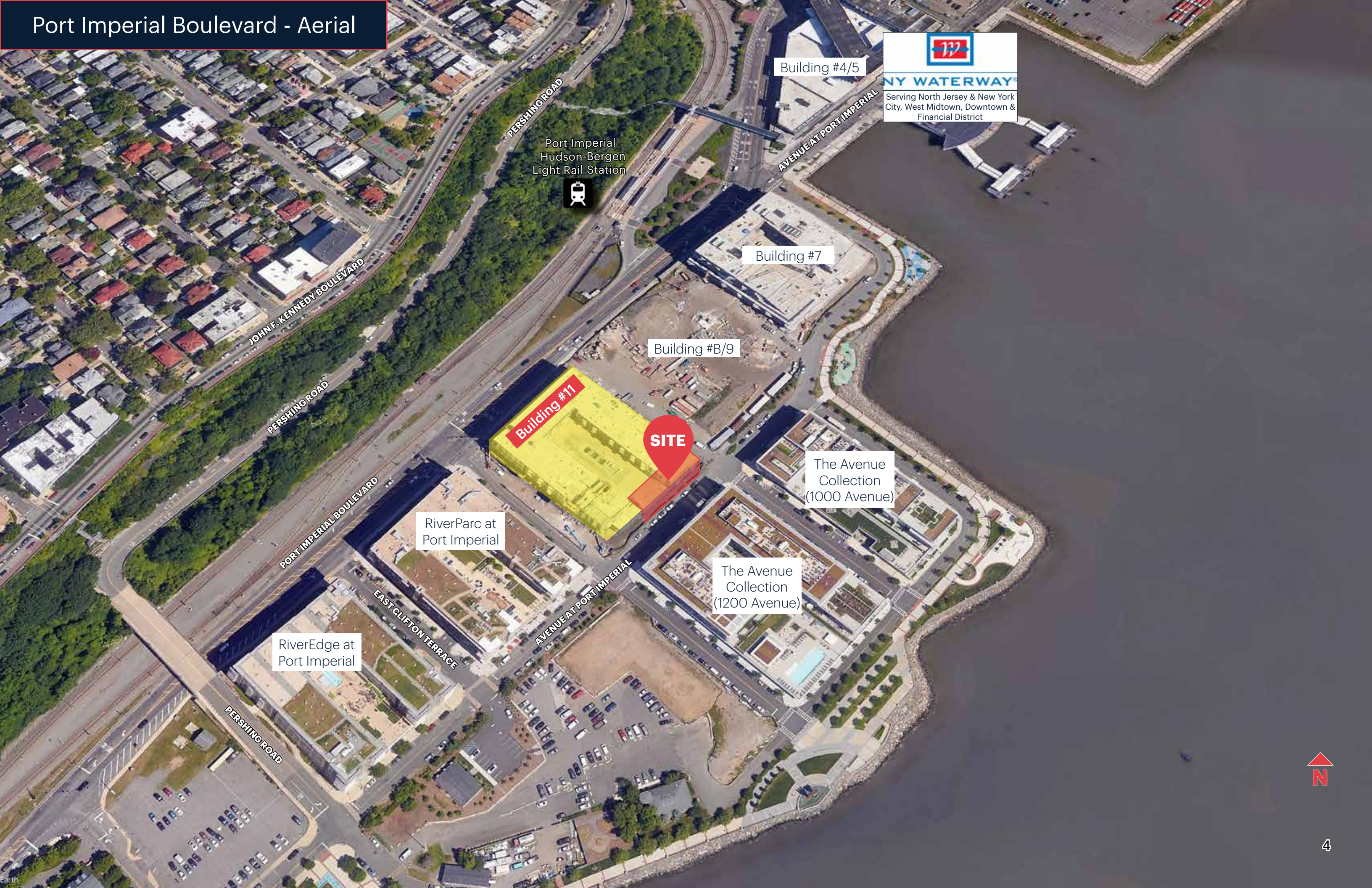
- Located in one of the most desirable waterfront neighborhoods of Hudson County
- Great space for retail, fitness and restaurant use
- Weehawken Facts: 3,500 residents with a median HHI of \$136,000 along River Road



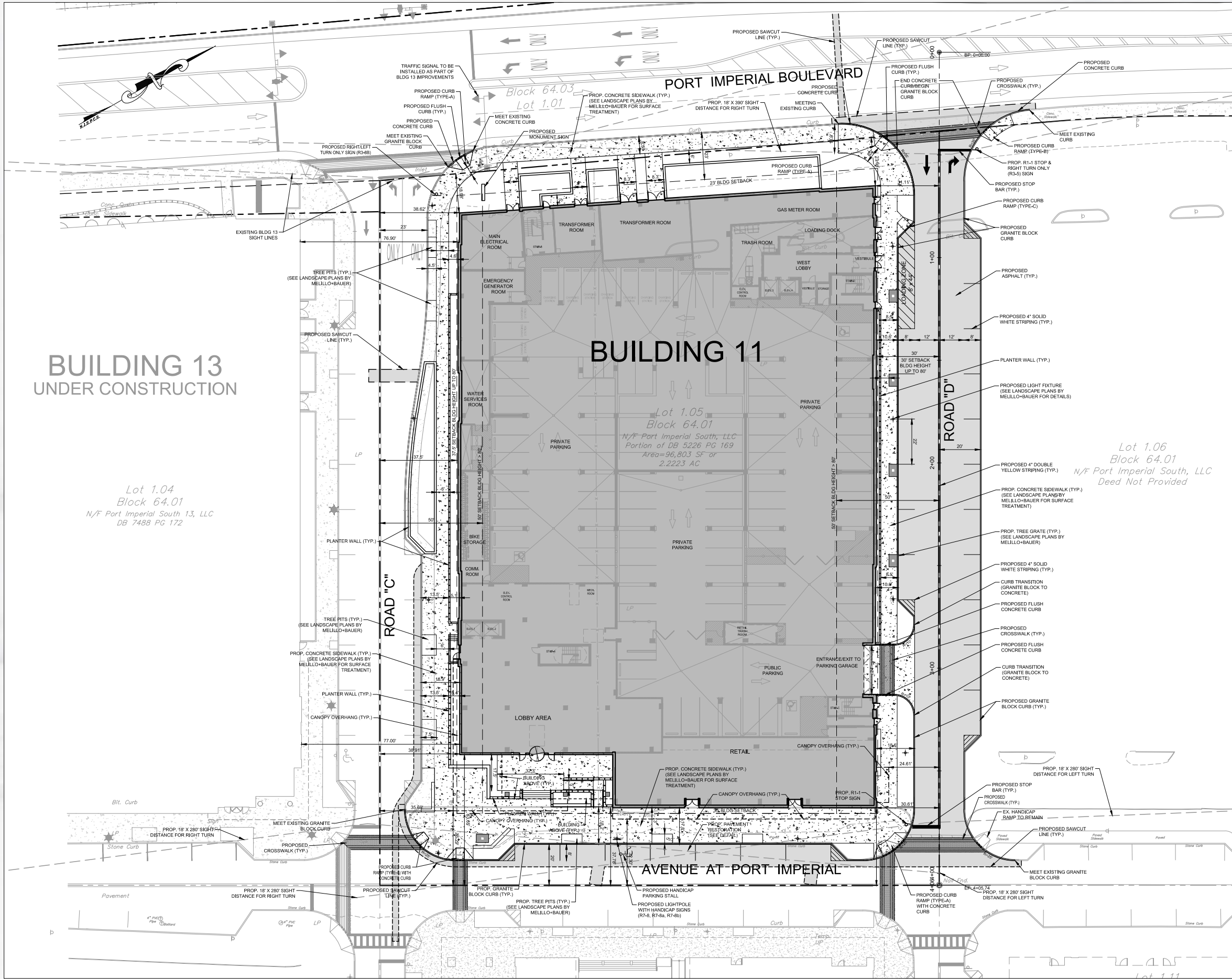
Port Imperial Boulevard - Master Plan



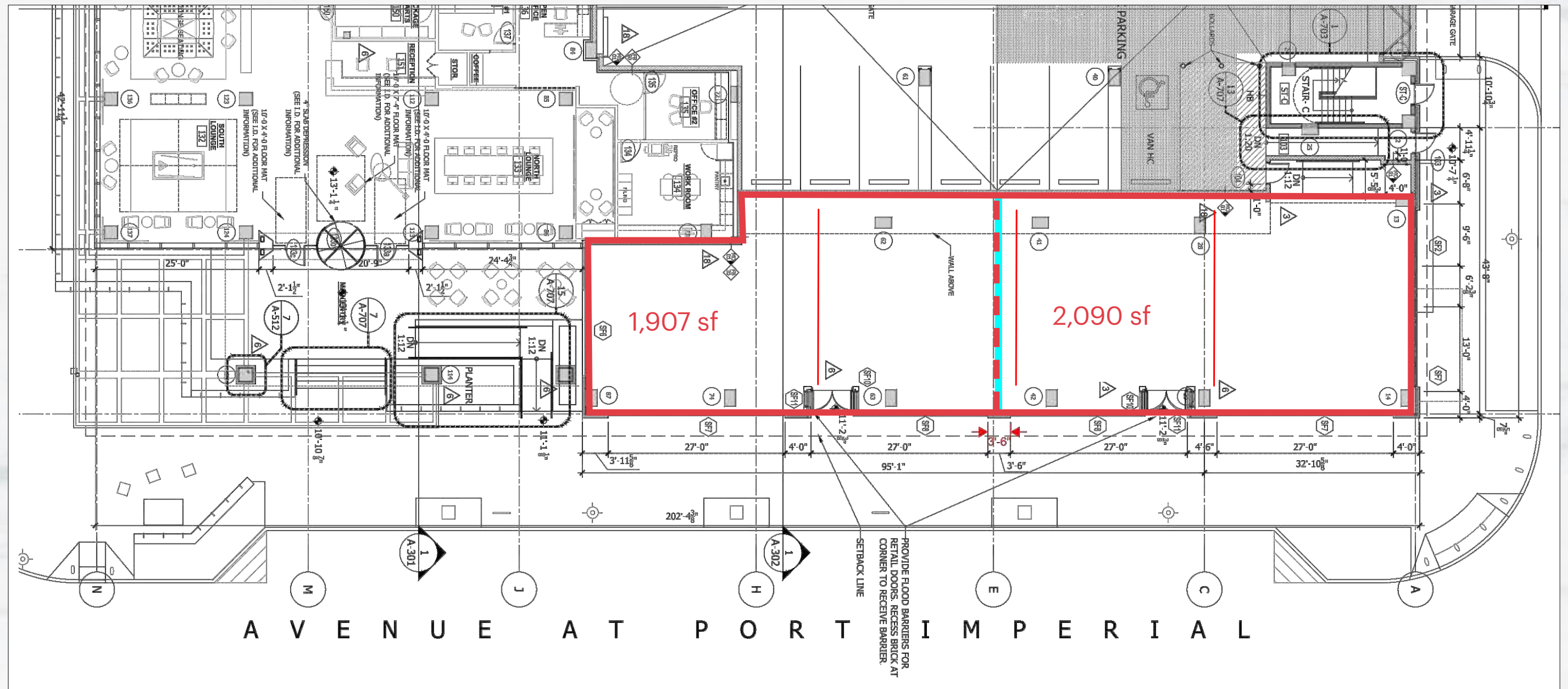
Port Imperial Boulevard - Aerial

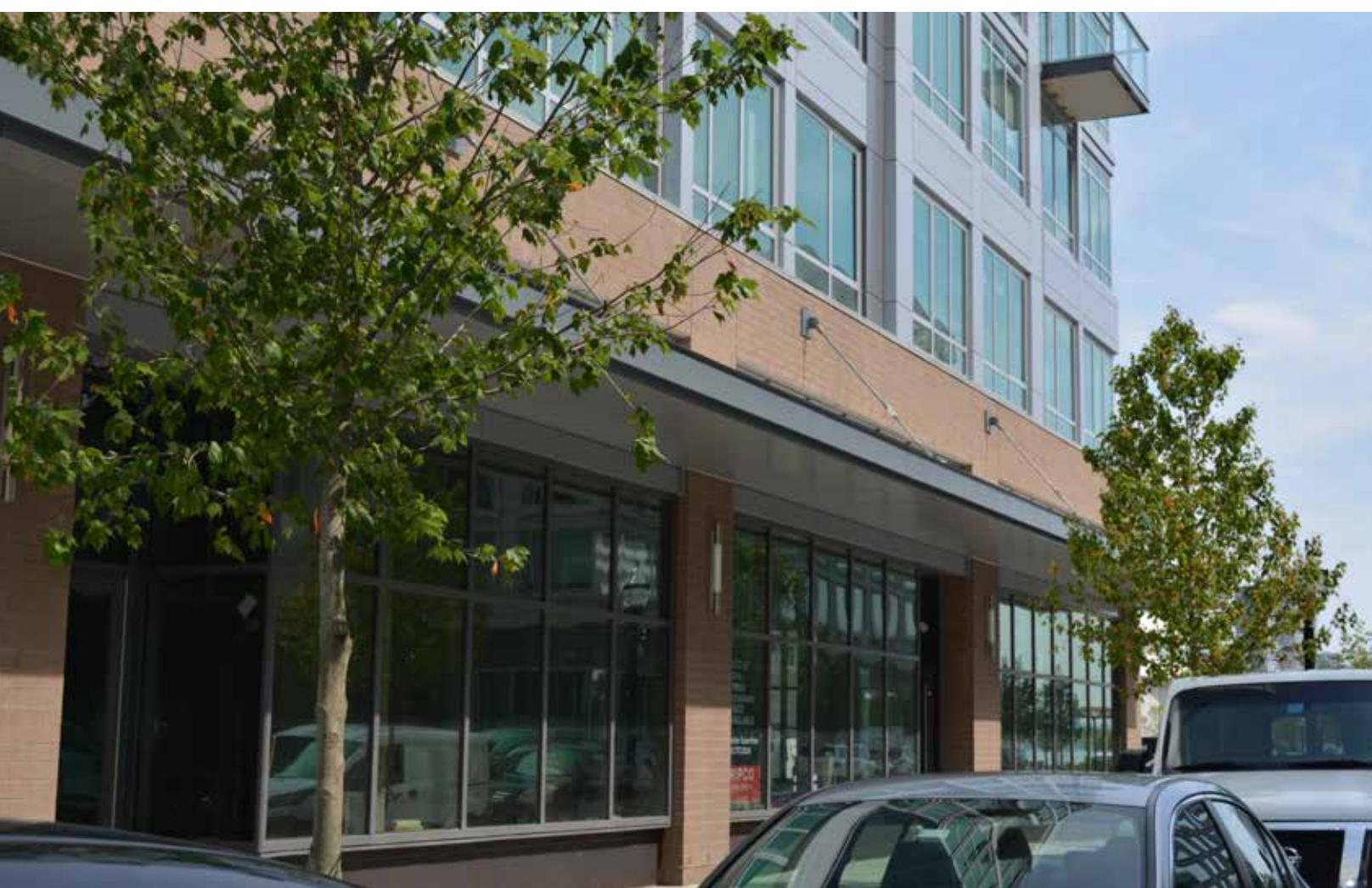


Riverhouse 11 Site Plan



Riverhouse 11 First Floor Plan





	1 mile radius	2 mile radius	3 mile radius
Population			
2018 Estimated Population	72,902	208,556	335,338
2023 Projected Population	74,288	212,901	343,192
2010 Census Population	66,202	190,093	310,914
2000 Census Population	63,949	181,235	292,688
2018 Median Age	36.6	36.5	35.8
Households			
2018 Estimated Households	27,760	79,521	131,614
2023 Projected Households	28,688	82,245	136,226
2010 Census Households	25,099	71,909	121,458
2000 Census Households	23,489	67,226	112,143
Historical Annual Growth 2010 to 2018	1.3%	1.2%	1.0%
Projected Annual Growth 2018 to 2023	0.4%	0.4%	0.5%
Households by Race			
2018 Estimated White	59.3%	61.1%	60.5%
2018 Estimated Black or African American	6.6%	6.6%	6.7%
2018 Estimated American Indian & Native Alaskan	1.1%	0.9%	0.8%
2018 Estimated Asian & Pacific Islander	8.4%	8.2%	11.3%
2018 Estimated Other Races	19.9%	18.3%	16.2%
2018 Estimated Hispanic	70.1%	67.7%	56.9%
Income			
2018 Estimated Average Household Income	\$90,532	\$94,273	\$106,226
2018 Estimated Median Household Income	\$68,124	\$83,632	\$92,835
2018 Estimated Per Capita Income	\$34,522	\$35,984	\$41,759
Education (Age 25+)			
2018 High School Graduate	26.9%	27.2%	24.6%
2018 Some College	13.8%	13.8%	12.9%
2018 Associates Degree Only	4.9%	5.2%	5.0%
2018 Bachelors Degree Only	20.1%	21.4%	25.4%
2018 Graduate Degree	12.5%	11.7%	14.1%
Business			
Number of Businesses	2,354	6,229	11,274
Total Number of Employees	16,462	56,746	104,819

EXCLUSIVE REPRESENTATION

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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.