

1000 AVENUE AT PORT IMPERIAL WEEHAWKEN, NJ

1,304 sf Retail Condo
For Sale in one
of the most
Desirable Waterfront
Neighborhoods of
Hudson County

Developed by:
LENNAR

**COMMERCIAL
CONDO
FOR SALE**
1,304 SF
201.777.2300

LISA RICCA
201.736.2347

FLORIAN SUSERMAN
201.777.2301

RIPCO
REAL ESTATE

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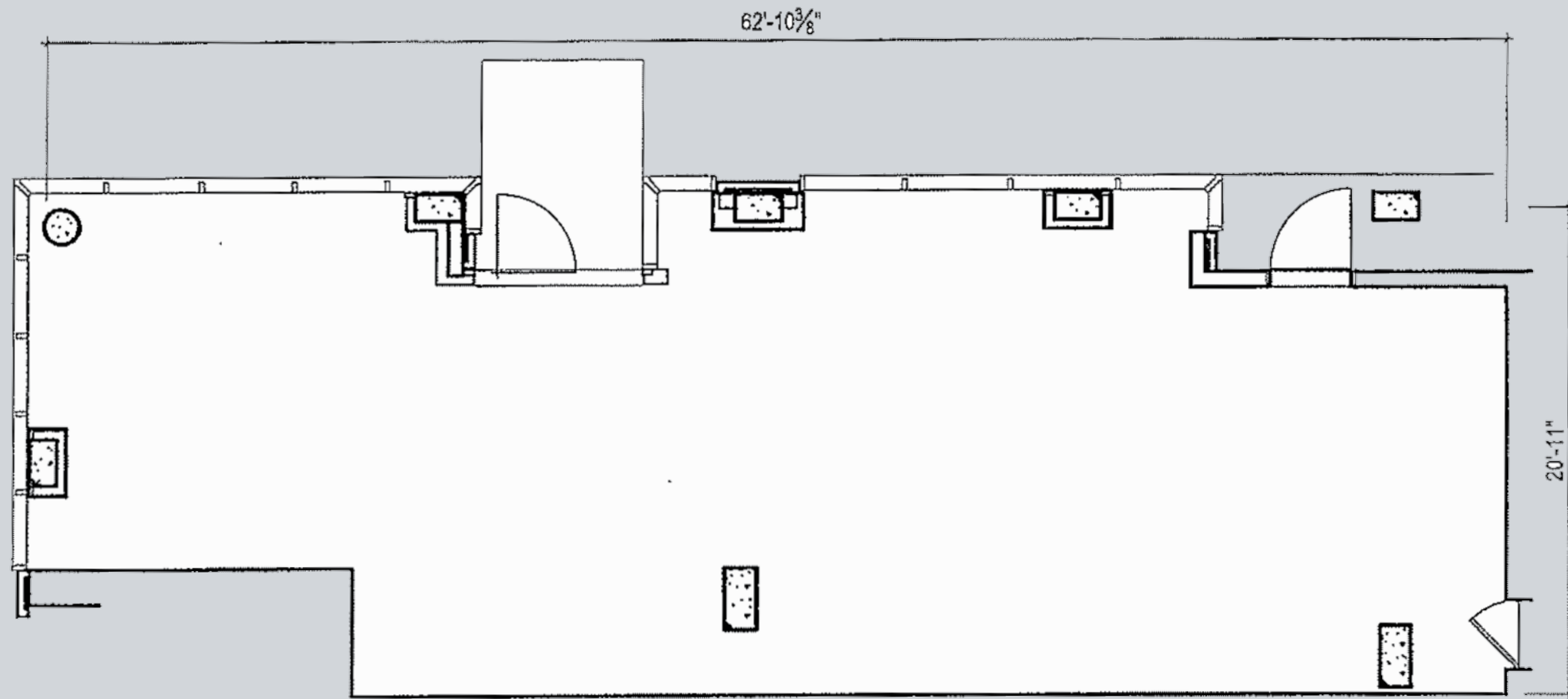
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ABOUT THE AVENUE COLLECTION PORT IMPERIAL



Space Available

RETAIL A 1,304 sf

Ceiling Height

High Ceilings - Approximately 19'-20'
Potential for mezzanine level or storage

Parking

Unit comes with 5 deeded parking spaces

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 Marriott
- Chart House
- Spirit Cruises
- Weehawken Waterfront Park and Recreation Center (To be completed 2019)
- Close proximity to Hudson Bergen Light Rail

The Avenue Collection Details

- Comprised of 2 buildings 1000 and 1200 Avenue at Port Imperial
- The two buildings have a total of 177 residential condominium units
- Selling prices range from \$700,000 to \$4,000,000

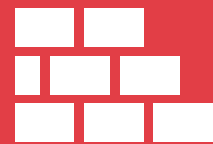
Neighboring Tenants

- SB One Bank
- Steven's Cafe
- Edgewater Med Spa
- The Chen Agency
- PI Paws



Current and Future Projects Under Construction

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



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
- The Avenue Collection Condos
- The Landings (276 Units)



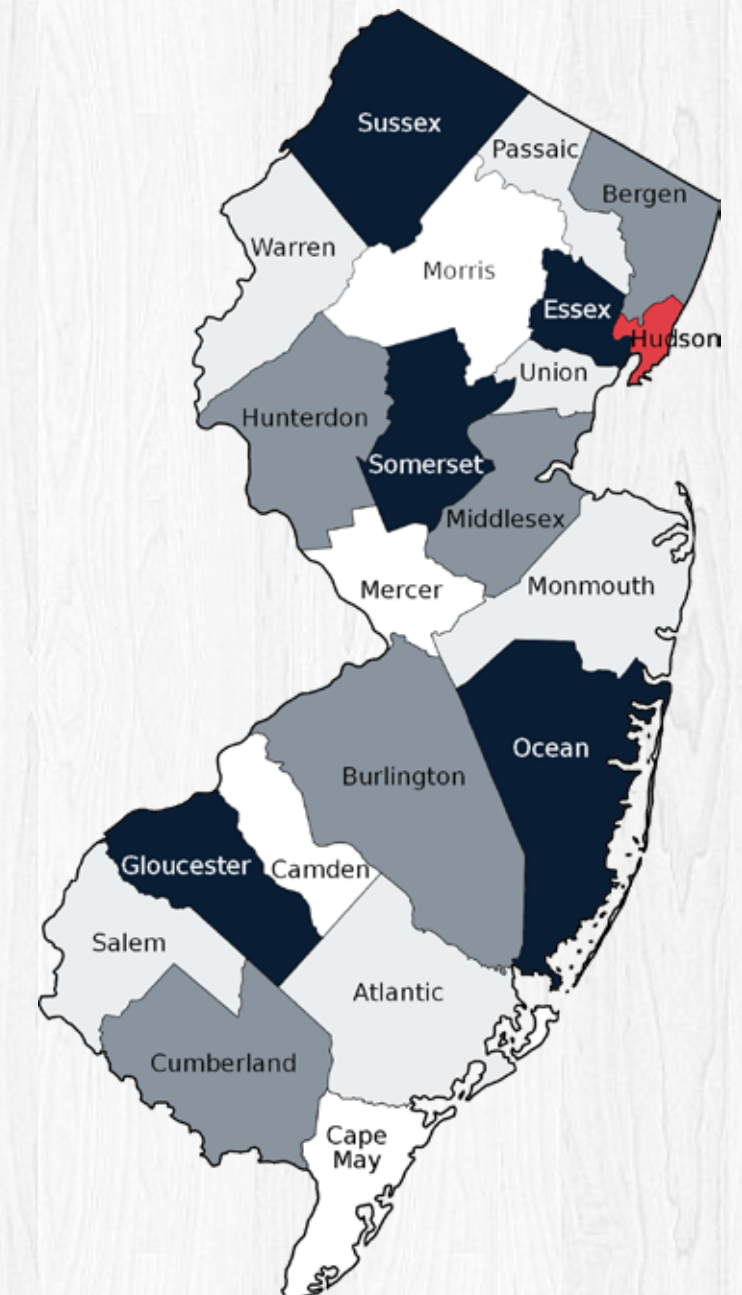
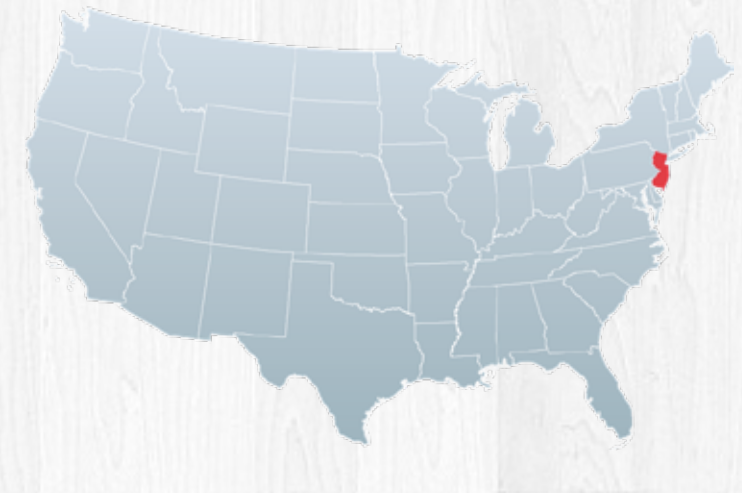
16,478
residents

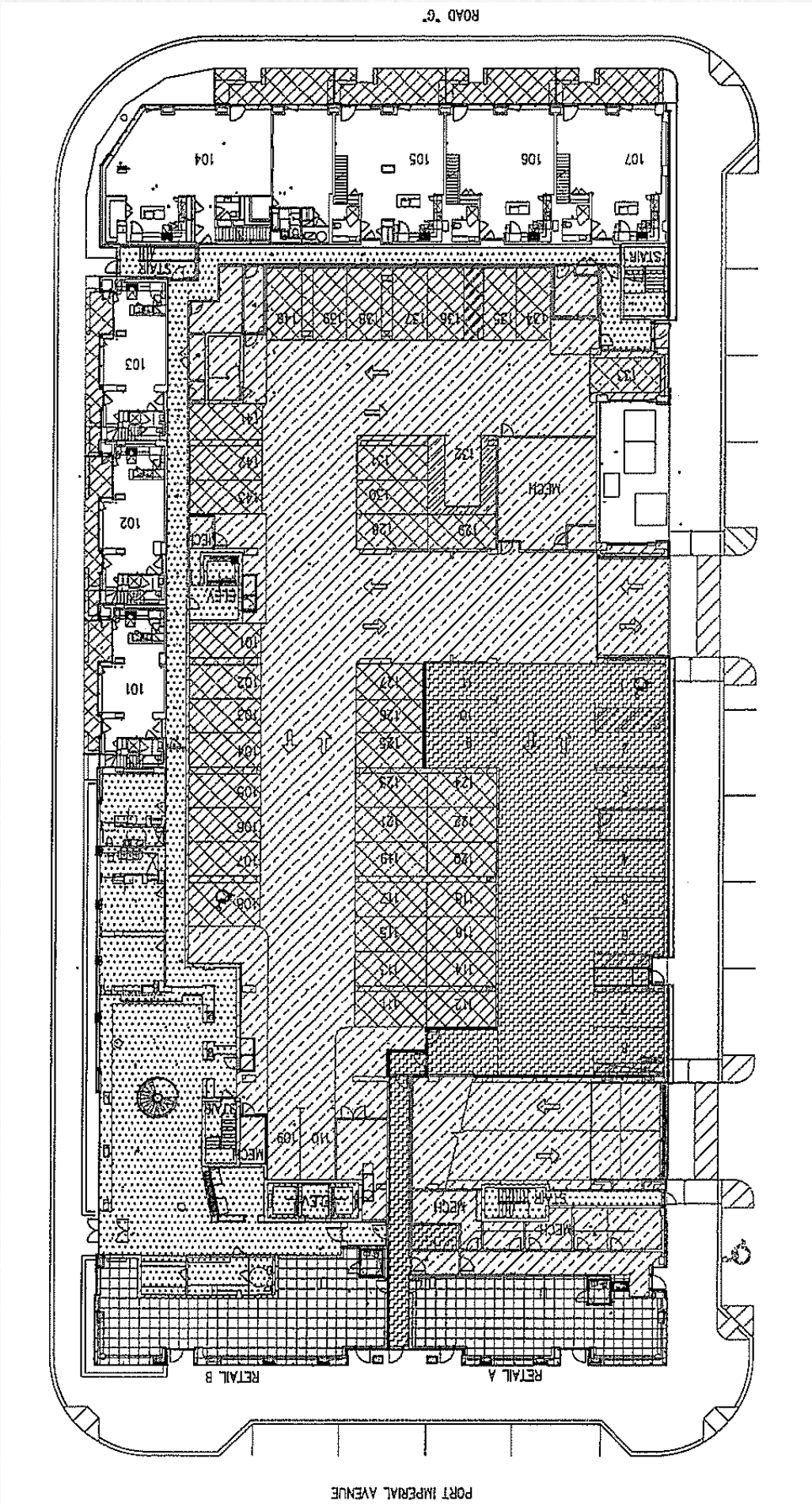


\$102,977
median HHI



33.4%
Bachelor
Degree







SITE PHOTO - EXTERIOR FRONT







PORT IMPERIAL BOULEVARD - AERIAL



Consumer Profiles



Trendsetters

- Trendsetter residents are singles— living alone or with roommates or partners
- They choose to spend their disposable income on upscale city living and entertainment
- Trendsetter residents seek out new adventures—explore local arts and culture, take on new hobbies such as drawing or painting; often make last-minute travel plans
- More than half have a bachelor's degree



Ramen



ArteVino



Leisure



Athleta



food



education



housing

top 3 budget allocations



\$80,750

median household income



Office & Administrative Support
top occupation

EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

Developed by:

LENNAR

Lisa Ricca

lricca@ripconj.com

201.636.7449

Florian Suserman

fsuserman@ripconj.com

201.777.2301

125 Chubb Avenue
Suite 150 S

Lyndhurst, NJ 07071

201.777.2300

www.ripconj.com

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.