

**PRIME CORNER OPPORTUNITY
RARE DEDICATED RETAIL PARKING**



**AVAILABLE
+/- 2,600 SF**

Vermella Harrison

1100 Frank E. Rodgers Boulevard South, Harrison, New Jersey

Availability

- +/- 2,600 SF

Co-Tenants

- All Season Childcare
- CKO Kickboxing
- Enjoyabowls
- Joia Restaurant

Project Facts

- Approximately 14,937 SF of ground floor retail
- 398 residential units with high-end amenities within the building
- Over 6,000 residential units in surrounding new projects
- Adjacent to Red Bull Arena
- Only mixed-use building in Harrison with dedicated on-site parking for retail customers
- Within 2 blocks of the PATH station
- Potential for outdoor space
- Large restaurant exhaust chase in place

Demographics

Radius	Population	Daytime Population	Average Household Income
1 Mile	56,474	99,192	\$64,440
2 Mile	144,161	237,305	\$57,965
3 Mile	270,083	357,165	\$55,238

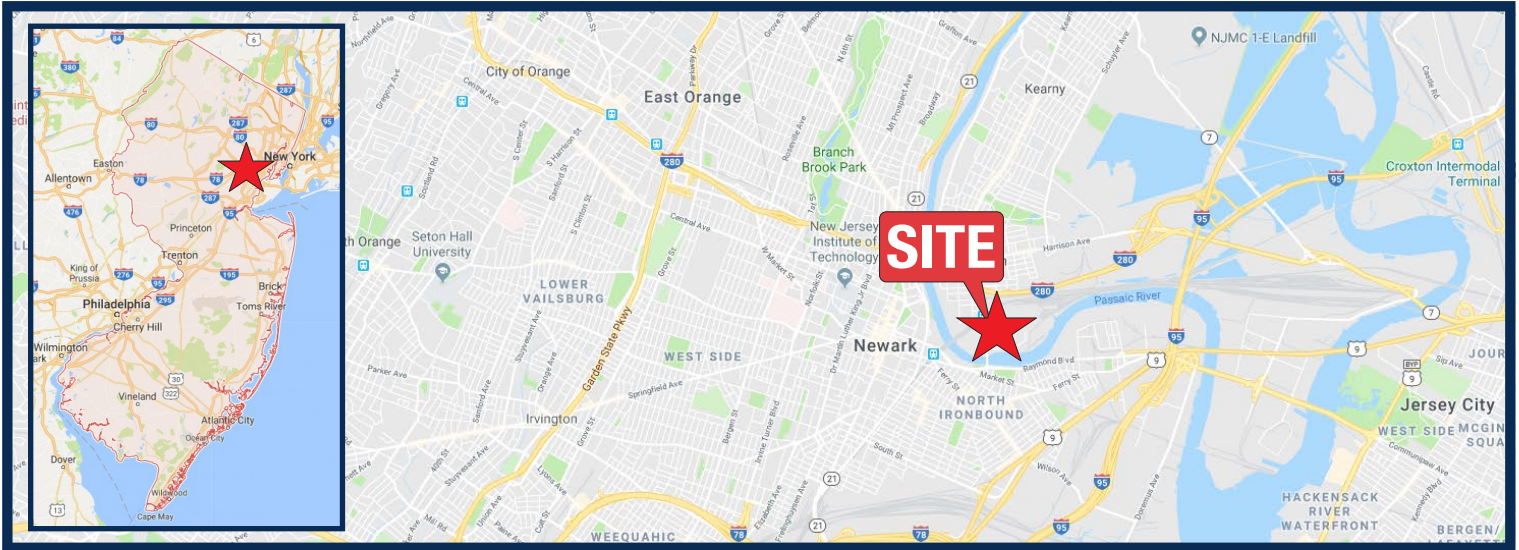
Retail for Lease - Contact

Gregg Medvin
Ph. 732-724-3962
gregg@piersonre.com



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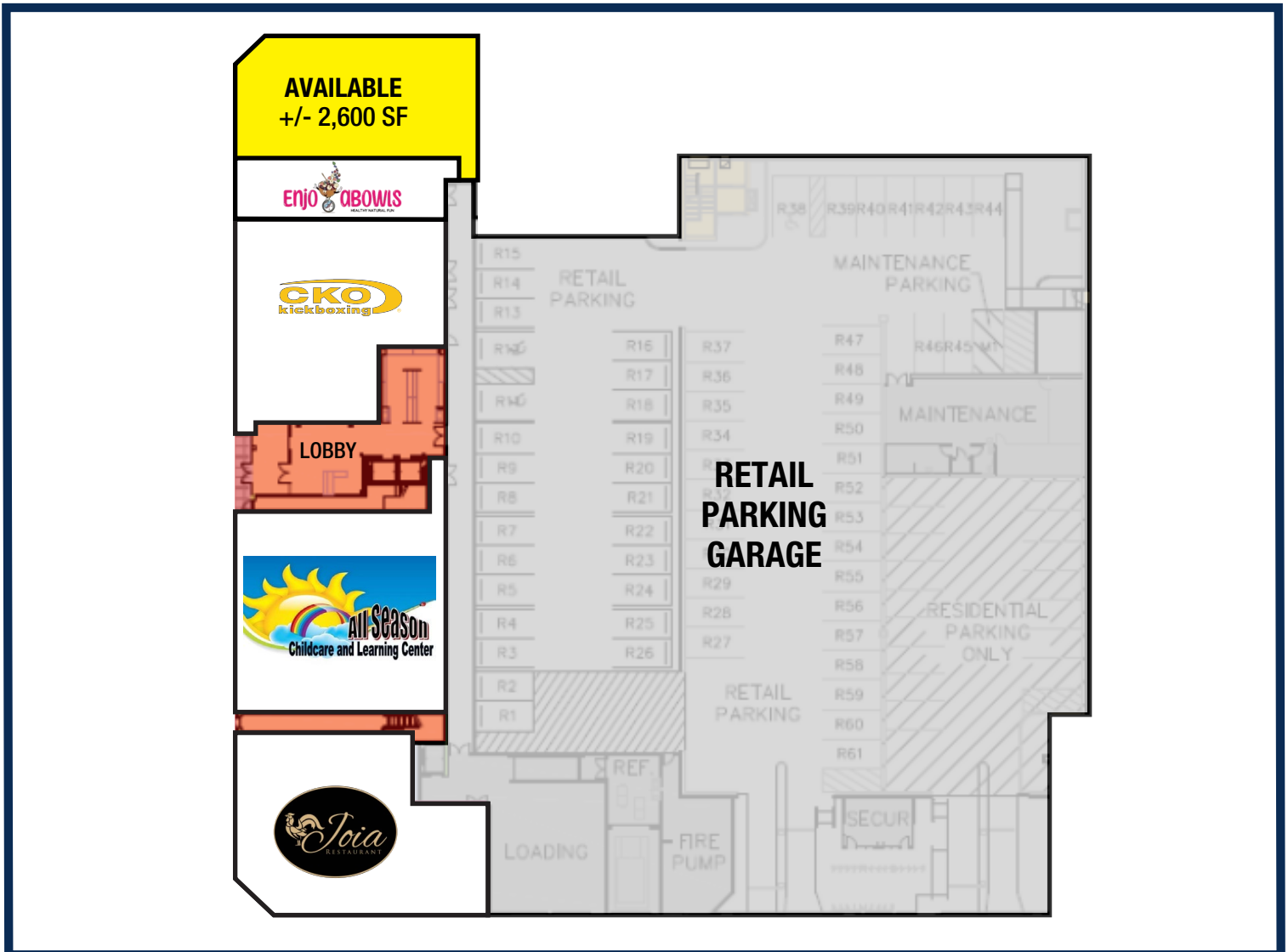
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Vermella Harrison

1100 Frank E. Rodgers Boulevard South, Harrison, New Jersey

- Upscale mixed-use building adjacent to Red Bull Arena with 398 residential units and approximately 14,937 square feet of ground floor retail
- Densely populated market with over 270,000 people living within 3 miles as well as a daytime population of approximately 357,000 within 3 miles
- Within steps of the Harrison Path Station with approximately 8,900 average weekday riders with direct access to Manhattan
- Harrison is currently within an exponential growth pattern with additional mixed-use projects that will offer over 6,000 residential units
- Street parking and a parking garage with ample designated parking



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