

PRIME CORNER OPPORTUNITY  
RARE DEDICATED RETAIL PARKING



## Vermella Harrison

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

### Availability

- +/- 2,600 SF

### Co-Tenants

- All Season Childcare
- CKO Kickboxing
- Enjoyabowls (Coming Soon)
- 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

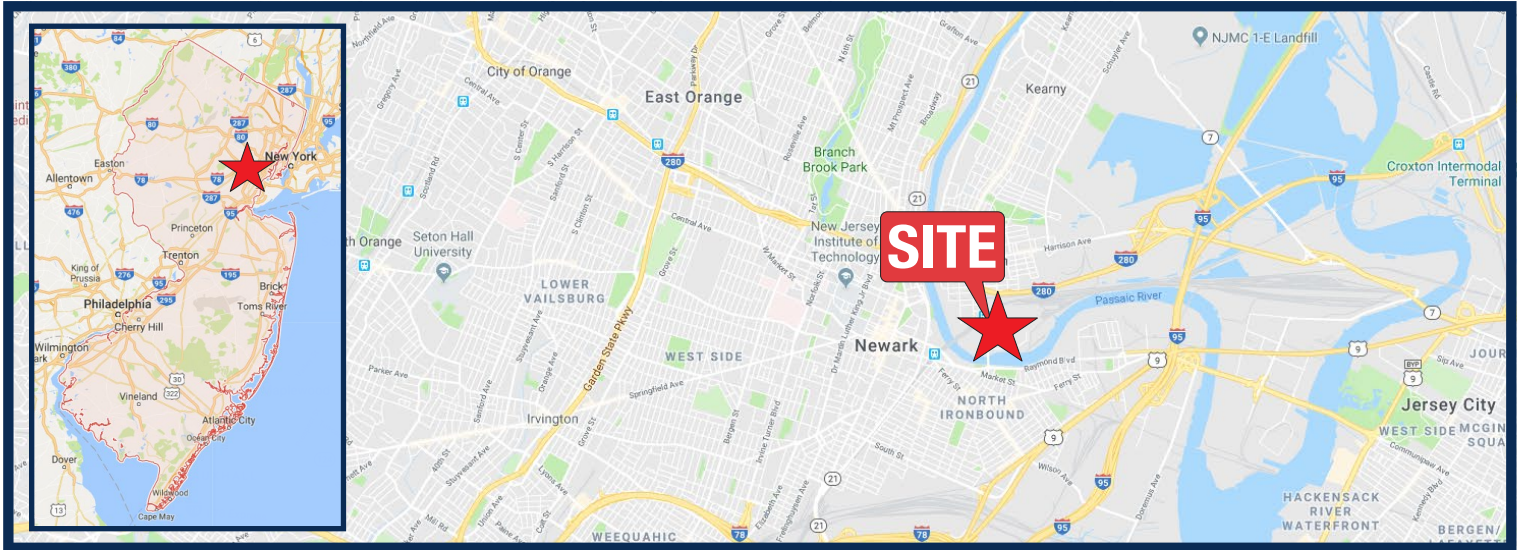
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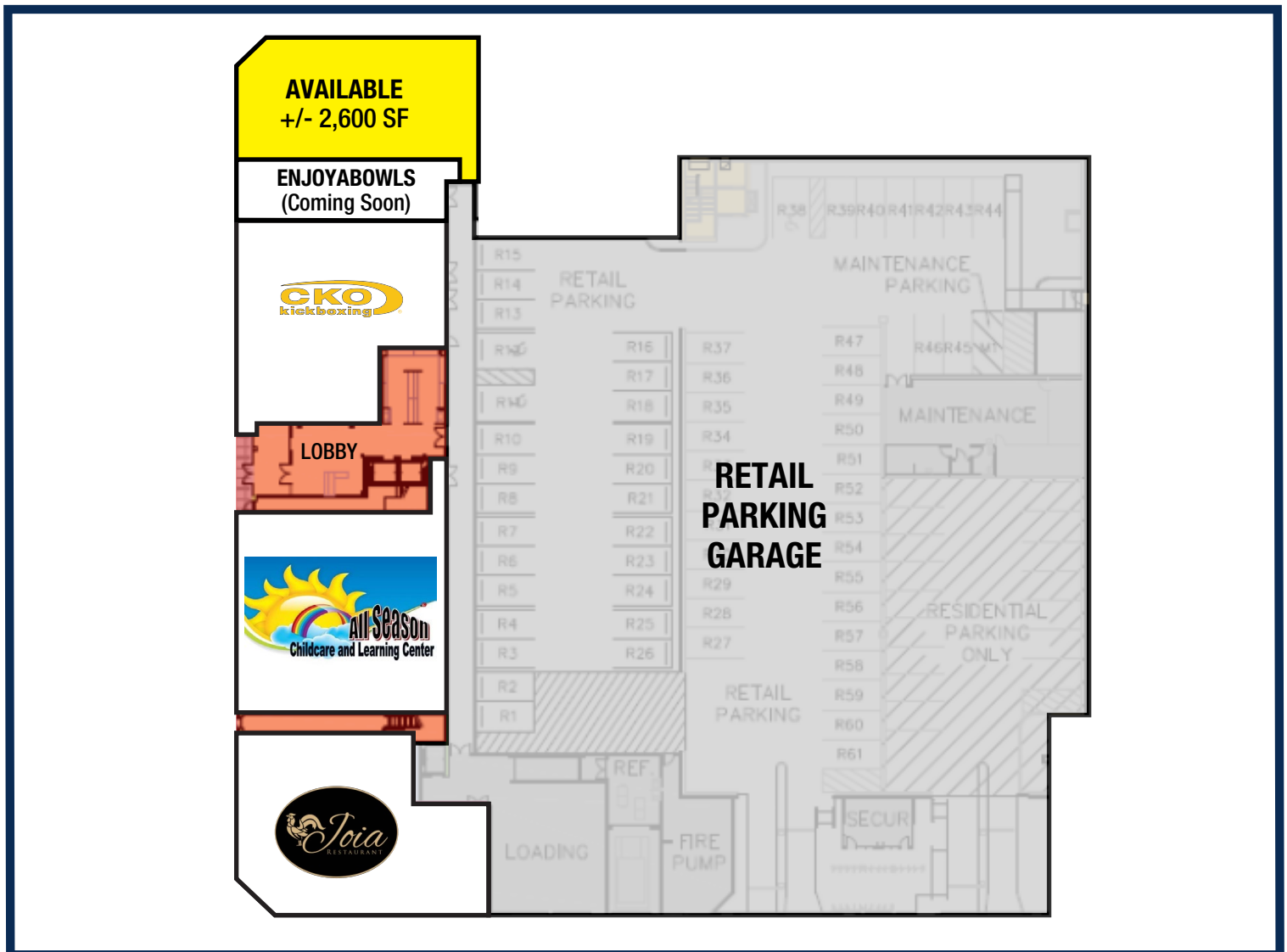
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# Vermella Harrison

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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