

# Harbor View Marketplace Bayonne, New Jersey 07002



# RD

MANAGEMENT LLC

JMF  
PROPERTIES

# Bayonne, New Jersey

## Harbor View Marketplace



**Location:**

Harbor View Marketplace is located in Hudson County at the intersection of NJ State Route 440 and Goldsborough Drive in Bayonne, New Jersey 07002.

**Type:**

New Development

**GLA:**

240,780 sf

**Parking:**

1,142 cars

**Traffic:**

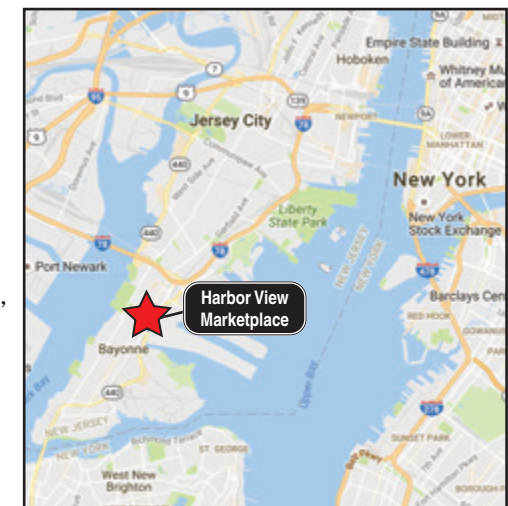
Two way average daily traffic  
NJ Route 440: 37,000 cars per day

**Area Retailers:**

Stop & Shop, TJ Maxx, Frank Theatres, Staples, Massage Envy (South Cove Commons); Walmart, Lowe's, Michael's, NYSC, Mattress Firm, TGI Friday's (Bayonne Crossing)

**Vital Statistics:**

- **Costco – Now Open!**  
**150,000 sf with Gas**
- Full-service liquor license available
- Site is located in an Urban Enterprise Zone
- The Hudson-Bergen Light Rail (HBLR) 34th Street Station is located across the street and includes a 426 car parking lot. In fiscal year 2015, the HBLR had an average weekday ridership of 47,010.
- Cape Liberty Port, located directly behind the project site, recently completed a \$50 million expansion. It has the second-largest passenger volume among Northeast and Mid-Atlantic coast ports, with passenger volumes expected to increase to 600,000 with the expansion.



| Demographics              | 1 mile    | 3 mile   | 5 mile    | 7 mile    |
|---------------------------|-----------|----------|-----------|-----------|
| <b>Population</b>         |           |          |           |           |
| 2024 (projection)         | 34,051    | 184,330  | 593,834   | 1.92 M    |
| 2019 (estimate)           | 33,097    | 177,955  | 578,320   | 1.9 M     |
| 2010 (census)             | 30,777    | 169,140  | 544,166   | 1.78 M    |
| <b>Number of HH</b>       |           |          |           |           |
| 2024 (projection)         | 13,737    | 70,184   | 223,807   | 768,385   |
| 2019 (estimate)           | 13,216    | 67,111   | 215,628   | 740,895   |
| 2010 (census)             | 12,223    | 62,986   | 197,940   | 670,095   |
| <b>Average HH Income</b>  |           |          |           |           |
| 2024 (projection)         | \$103,917 | \$91,102 | \$105,890 | \$131,944 |
| 2019 (estimate)           | \$89,991  | \$79,043 | \$90,123  | \$110,060 |
| 2010 (census)             | \$66,269  | \$67,588 | \$70,221  | \$83,135  |
| <b>Median Age</b>         |           |          |           |           |
| 2019 (estimate)           | 36.6      | 35.9     | 35.5      | 35.2      |
| <b>Daytime Population</b> |           |          |           |           |
| 2019 (estimate)           | 22,750    | 104,248  | 407,023   | 1.74 M    |

**NJ Transit Light Rail Ridership**  
Jan-Feb (2016)

|          |       |
|----------|-------|
| 8th St.  | 1,627 |
| 22nd St. | 1,917 |
| 34th St. | 1,894 |
| 45th St. | 1,445 |

Mar-Apr (2016)

|          |       |
|----------|-------|
| 8th St.  | 1,627 |
| 22nd St. | 1,917 |
| 34th St. | 1,894 |
| 45th St. | 1,445 |

May-Jun (2016)

|          |       |
|----------|-------|
| 8th St.  | 1,627 |
| 22nd St. | 1,917 |
| 34th St. | 1,894 |
| 45th St. | 1,445 |

These four stations complete the southern end of the Hudson-Bergen Light Rail, connecting Bayonne to Jersey City, Hoboken, Weehawken, Union City and North Bergen.

**RD Management LLC**

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**RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.**

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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NJ State Route 440 and Goldsborough Drive  
 Bayonne, New Jersey 07002

|                |               |            |
|----------------|---------------|------------|
| A. Costco      |               | 150,000 sf |
| B. Lidl        |               | 35,117 sf  |
| C. LA Fitness  |               | 35,008 sf  |
| D1. Available  | (26.5' x 75') | 1,969 sf   |
| D2. Nail Salon |               | 1,573 sf   |
| D3. Starbucks  |               | 2,415 sf   |
| E. CVS         |               | 14,698 sf  |



**COSTCO - NOW OPEN!**



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 DEVELOPING MORE THAN REAL ESTATE

