

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:

239,929 sf

Parking:

1,142 cars

Traffic:

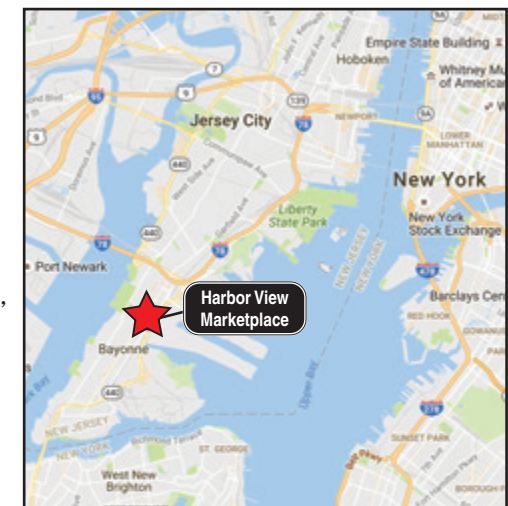
Two way average daily traffic
NJ Route 440: 37,000 cars per day

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
Population				
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
Number of HH				
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
Average HH Income				
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
Median Age				
2019 (estimate)	36.6	35.9	35.5	35.2
Daytime Population				
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.

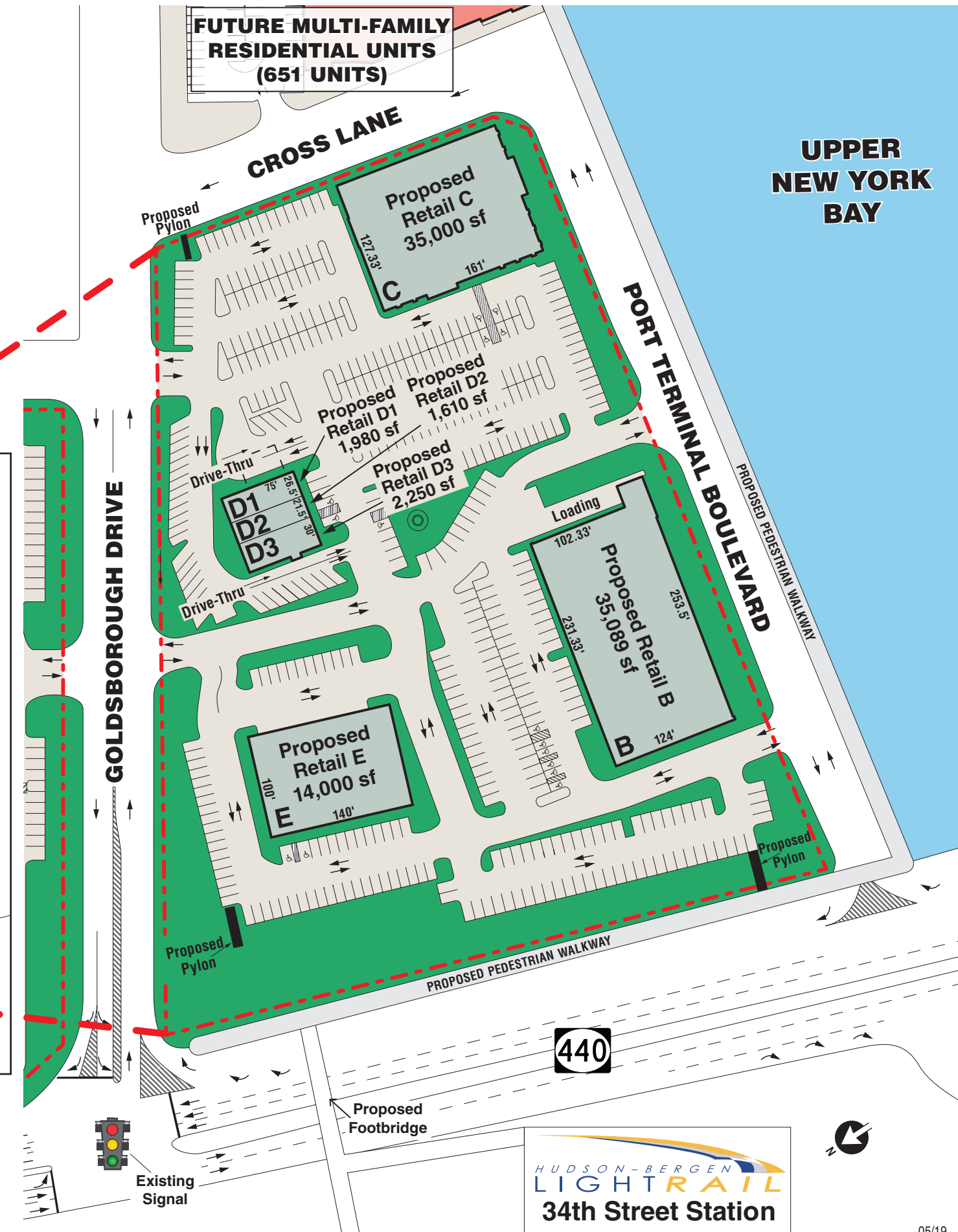
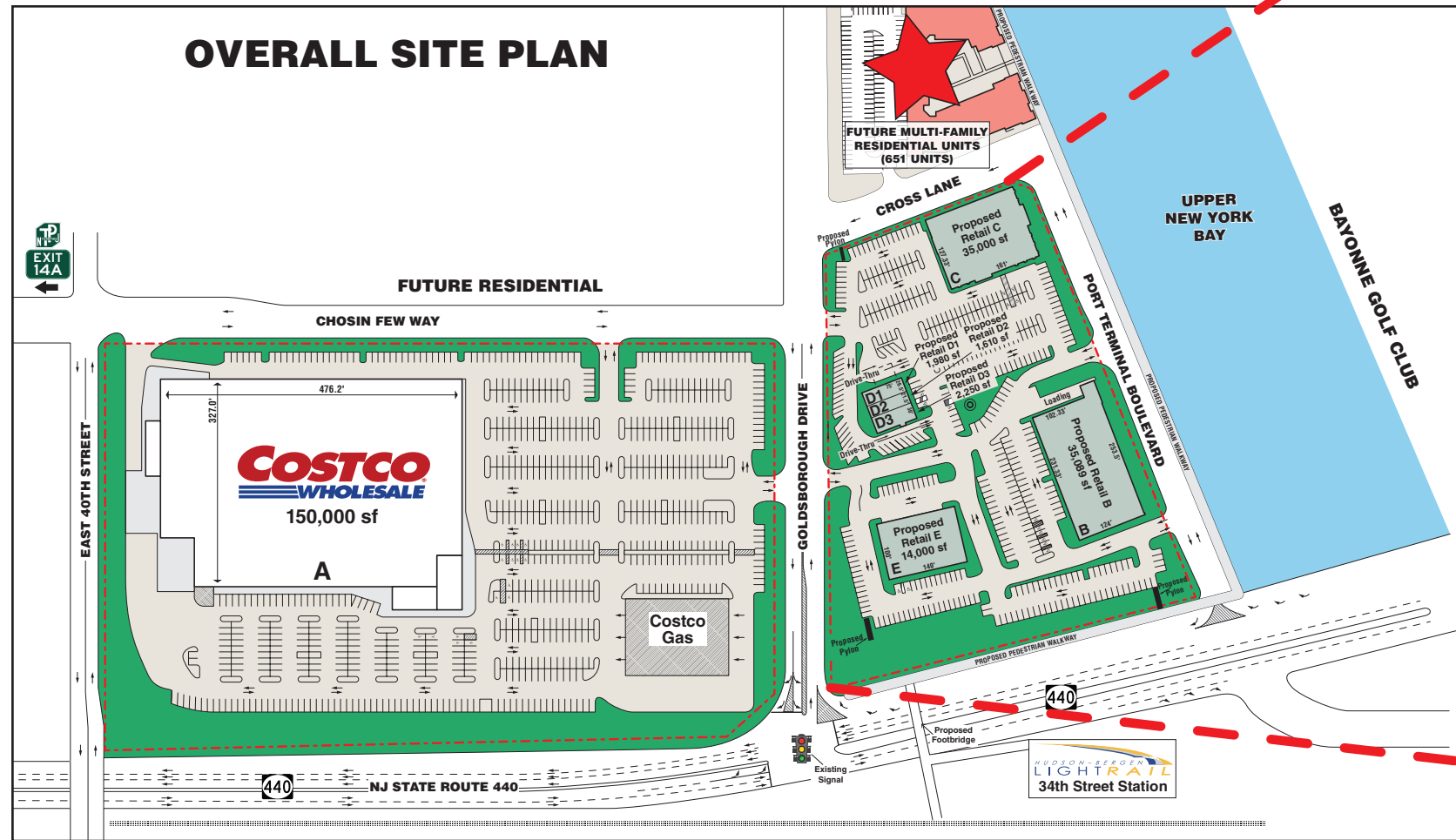
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NJ State Route 440 and Goldsborough Drive
Bayonne, New Jersey 07002

A. Costco		150,000 sf
B. Proposed Retail	(253.5' x 124' irr.)	35,089 sf
C. Proposed Retail	(161' x 127.33')	35,000 sf
D1. Proposed Retail	(26.5' x 75')	1,980 sf
D2. Proposed Retail	(21.5' x 75')	1,610 sf
D3. Proposed Retail	(30' x 75')	2,250 sf
E. Proposed Retail	(140' x 100')	14,000 sf

COSTCO - NOW OPEN!



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JMF PROPERTIES
DEVELOPING MORE THAN REAL ESTATE

HUDSON-BERGEN
LIGHTRAIL
34th Street Station