



For Lease

RIPCO
RETAIL LEASING

331 Angelo Cifelli Drive

Harrison Station
Harrison, NJ

±4,266 SF

2nd Generation Restaurant - End Cap
- Street Retail - Transit Center

Contact Exclusive Agents

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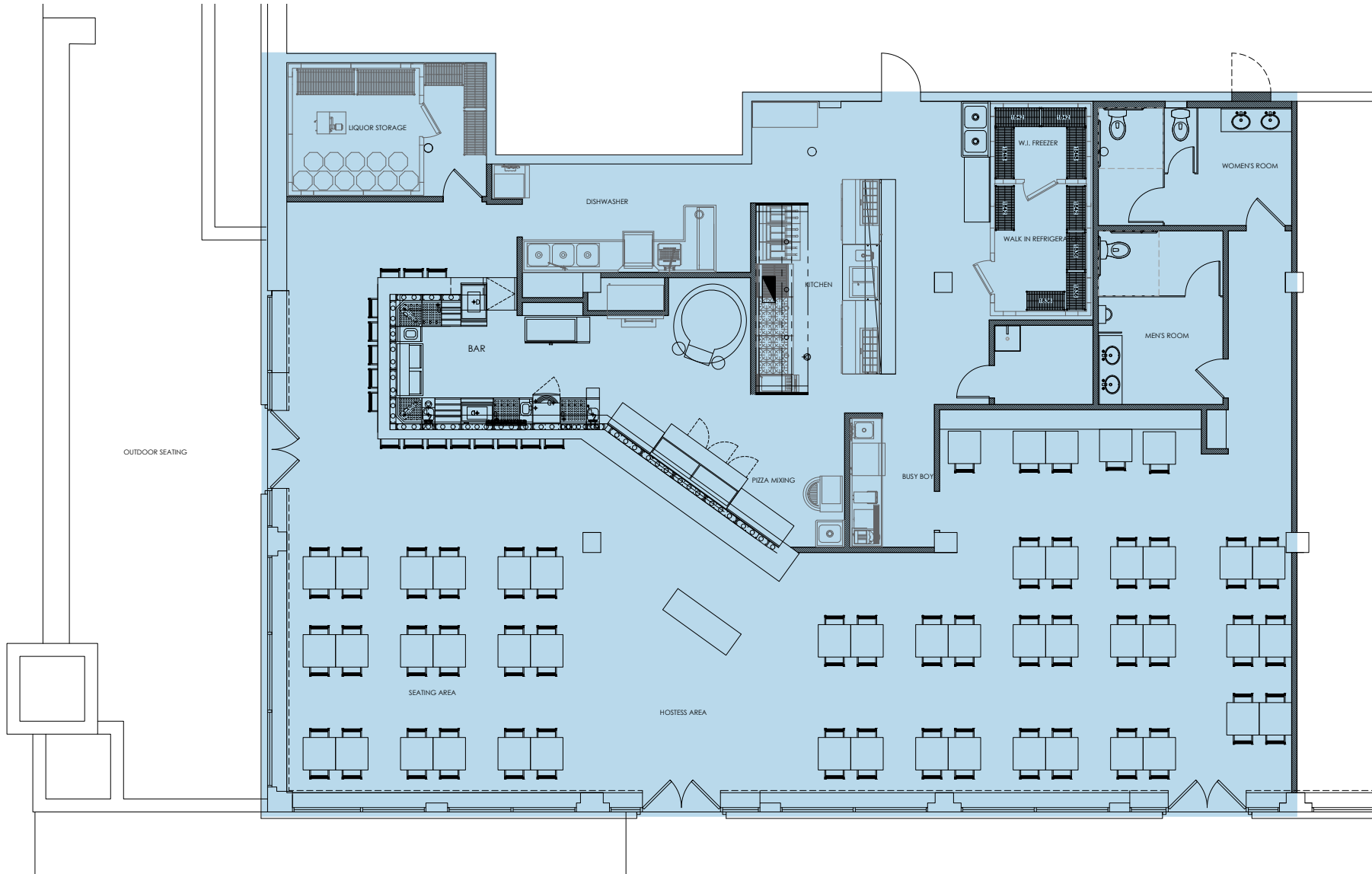
Space Details



Location	330 Angelo Cifelli @ Frank E Rodgers Blvd
Size	±4,266 SF
Frontage	45 FT Angelo Cifelli Dr 75 FT - Frank E Rodgers Blvd
Possession	Immediate
Term	Long term
Rent	Upon request
Co-Tenants	Five Guys, Mambo Cuban Café, Takorea, Cresthill Academy, Cork Wine & Spirits, AT&T, Coperaco Coffee Shop, Cookies Dispensary, Woof Station
Comments	Harrison has become the Hudson County, New Jersey oasis for a lifestyle of seamless ease and convenience. The robust neighborhood features retail, restaurants and cafes, convenient amenities such as grocery stores, open green spaces, and ample parking. Sports and entertainment are all within walking distance or a 2-minute path ride to Downtown Newark Penn Station. Over 6,000 residential units in the surrounding area, with new projects coming online in the next two years makes Harrison the epitome of the work, play, live, and relax community.
Ridership	Annual Path Ridership: 2,036,042 Avg. Weekly Path Ridership: 29,000 - 35,000

Restaurant Floor Plan

±4,266 SF End Cap | Former Pizza Restaurant



Property/Neighborhood Photos



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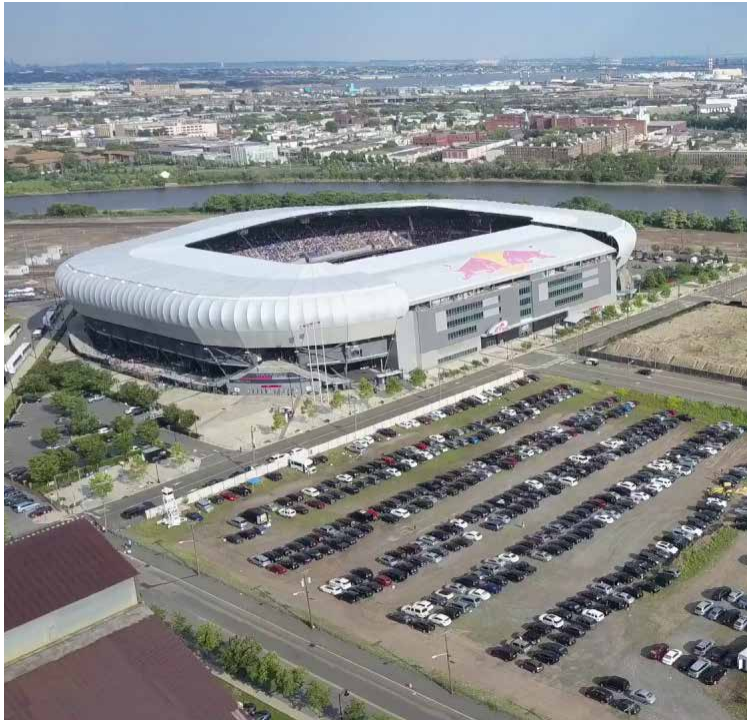
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Market Activators



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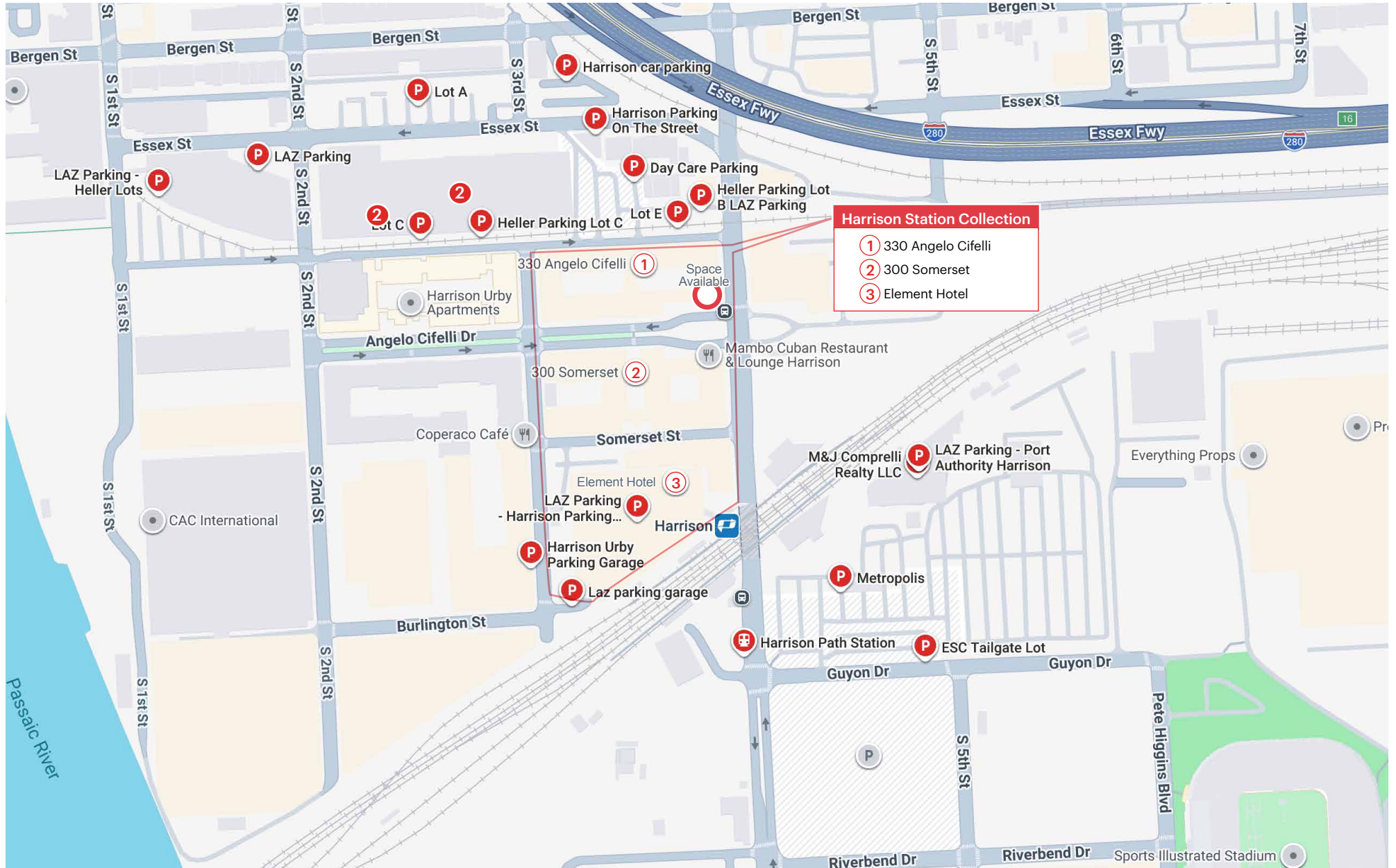
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Area Retail



Harrison Station Parking

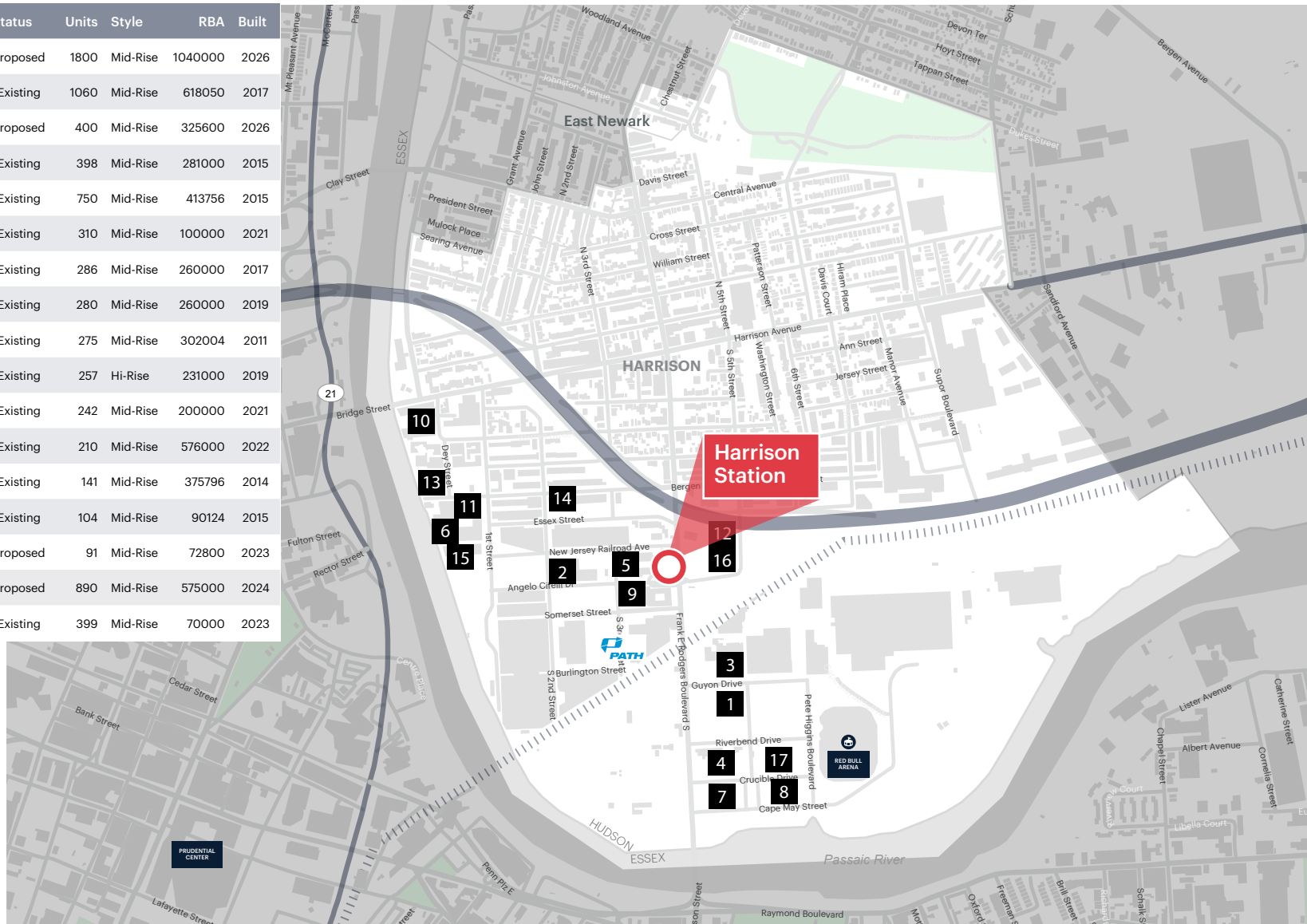


Property Aerial - Harrison Station



Harrison Residential Developments

	Property Address	Property Name	Status	Units	Style	RBA	Built
1	Frank E Rodgers Blvd 800-1000 Block	Riverbend District Blocks A & B	Proposed	1800	Mid-Rise	1040000	2026
2	200 Angelo Cifelli Dr	Harrison Urby	Existing	1060	Mid-Rise	618050	2017
3	Frank E Rodgers Blvd	Riverbend District Block D	Proposed	400	Mid-Rise	325600	2026
4	1100 Frank E Rodgers Blvd	Vermella Harrison	Existing	398	Mid-Rise	281000	2015
5	Harrison Collection	Harrison Station 330	Existing	750	Mid-Rise	413756	2015
6	555 First St	The Eddy	Existing	310	Mid-Rise	100000	2021
7	1200 Frank E. Rodgers Blvd S	Steelworks - Riverbend	Existing	286	Mid-Rise	260000	2017
8	1200 S 5th St	Cobalt Lofts	Existing	280	Mid-Rise	260000	2019
9	300 Somerset St	The Harrison Collection	Existing	275	Mid-Rise	302004	2011
10	1 Harrison Ave	One Harrison	Existing	257	Hi-Rise	231000	2019
11	1 Bergen St	Dey & Bergen	Existing	242	Mid-Rise	200000	2021
12	600 Frank E Rodgers Blvd S	Harrison Yards	Existing	210	Mid-Rise	576000	2022
13	301 Dey St	Water's Edge at Harrison	Existing	141	Mid-Rise	375796	2014
14	221 Bergen St	221 Bergen	Existing	104	Mid-Rise	90124	2015
15	1-15 Railroad Ave	Rodgers & Guyon	Proposed	91	Mid-Rise	72800	2023
16	Frank Rodgers Blvd	Harrison Yards	Proposed	890	Mid-Rise	575000	2024
17	1100 S. 5th Street	The Wyldes	Existing	399	Mid-Rise	70000	2023



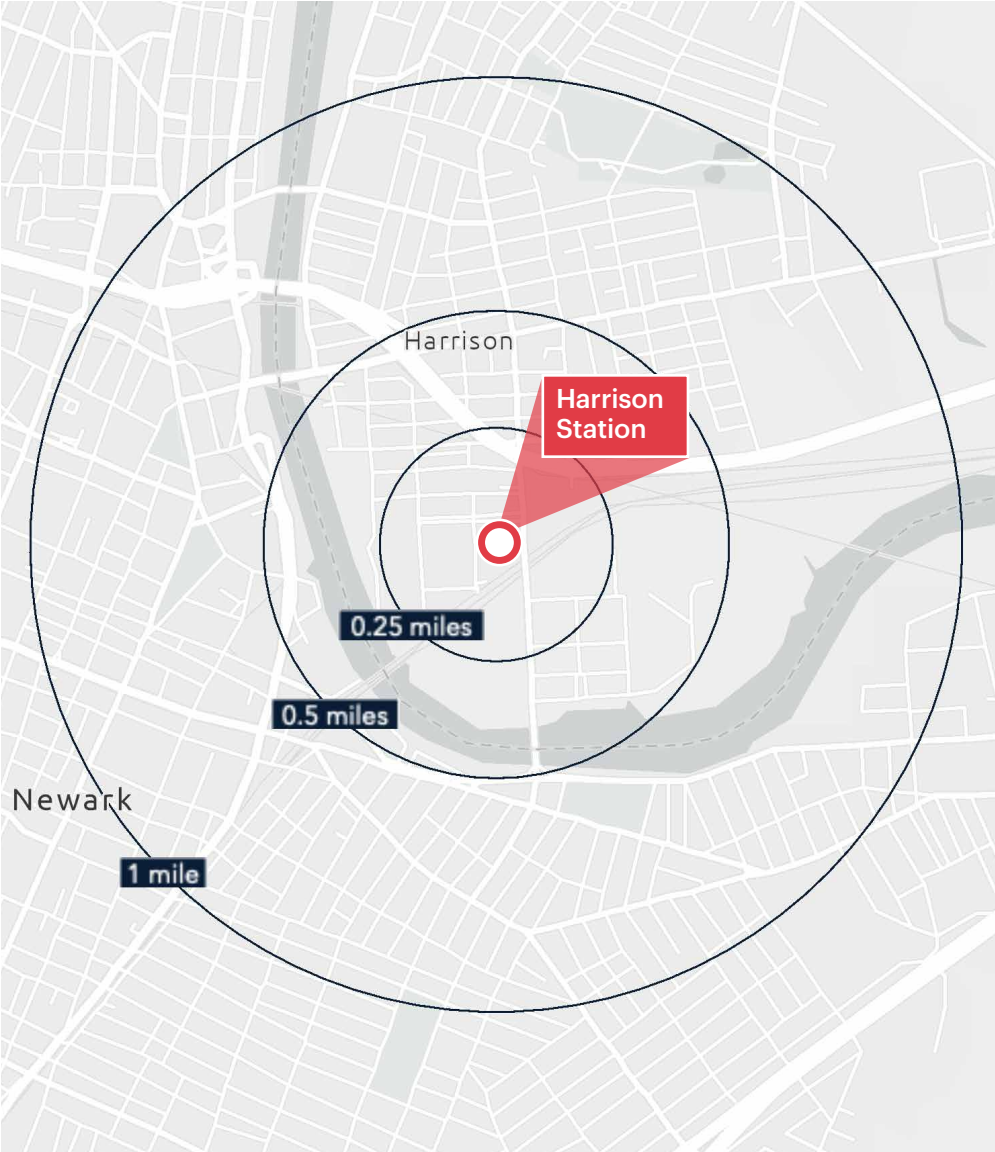
Downtown Newark - 2 Minute Path Ride



HARRISON
STATION

Area Demographics

2025 ESRI Summary Report



311 Angelo Cifelli Drive, Paramus, NJ

	0.25 mile	0.5 miles	1 miles
Total Population	3,017	10,693	55,224
Total Households	1,836	5,303	22,320
Average Household Income	\$132,470	\$129,778	\$95,941
Median Household Income	\$113,555	\$109,619	\$69,305
% Population with Bachelors +	1,904	5,633	14,278
Daytime Population	2,110	16,405	93,304
Total Daytime Employees	444	5,530	61,244
Total Businesses	47	337	2,865