



XCHANGE
AT SECAUCUS JUNCTION

1000 RIVERSIDE STATION BOULEVARD
SECAUCUS, NJ

For Lease - Contact

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DETAILS

Availabilities

- +/- 9,721 SF Total (Can be Demised)
 - +/- 980 SF
 - +/- 2,280 SF
 - +/- 2,901 SF
 - +/- 3,560 SF 2nd Generation Restaurant Space

Traffic Count

- +/- 10,648 VPD

Co-Tenants



KUMON

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



Site Description

- XChange at Secaucus Junction is a city unto itself, adjacent to the Frank Lautenberg Secaucus Junction Station, connecting 10 NJ Transit train lines. Approximately 18,457 riders pass through per day. The LAZ at Edison Park & Ride handles approximately 1,500 cars per day. The stop is 9 minutes into NYC.
- Approximately 5,000 residents live onsite
- Part of a mixed-use development with 1,950 rental units currently occupied. The new RVR high-rise overlooks the Hackensack River with 403 2-BR units, Two new buildings to be built for an additional 500 units. XChange features amenities including ball fields, a 40,000 SF gym, boat launch, tennis courts and Laurel Hill Recreational Park.
- High daytime population at the Harmon Cove Industrial Park with numerous corporate offices and warehouses including Gucci, Major League Baseball, Macy's, UPS, Prologis (1.2mm space), Ferguson Plumbing Supplies, Meadowlands Hospital, PSE&G Headquarters, Goya Foods and CR Lawrence distributors
- Immediately adjacent to High Tech High School, serving select students from across New Jersey, approximately 2,800 day students and 400 night students
- This population-dense community is under-served by retail and presents a captive audience to merchants providing daily needs, groceries, food and other essential services
- Retailers can have access to local electronic marketing and communication services provided by the Landlord

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MARKET AERIAL

Macro Market Aerial



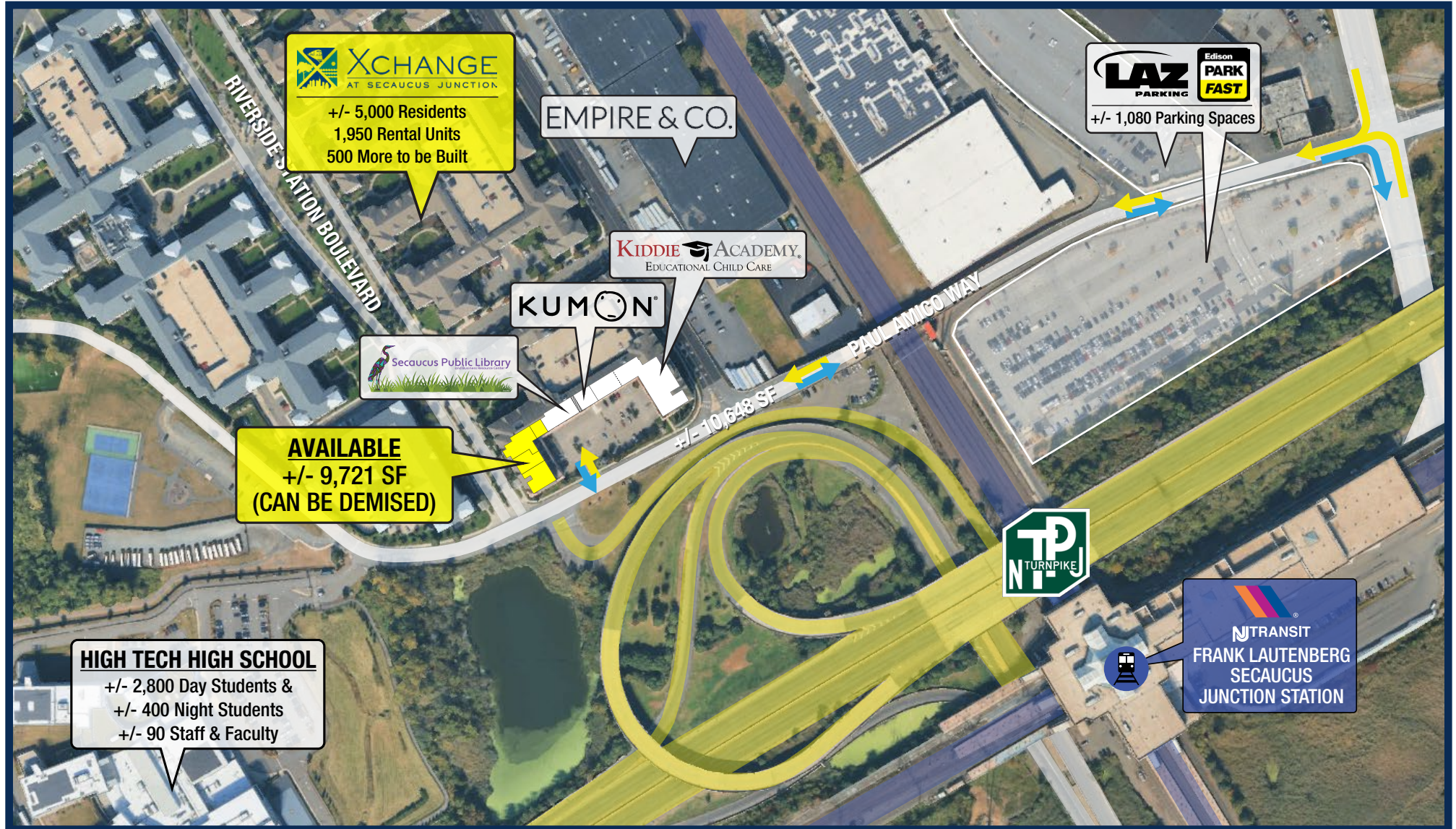
MARKET AERIAL

Micro Market Aerial



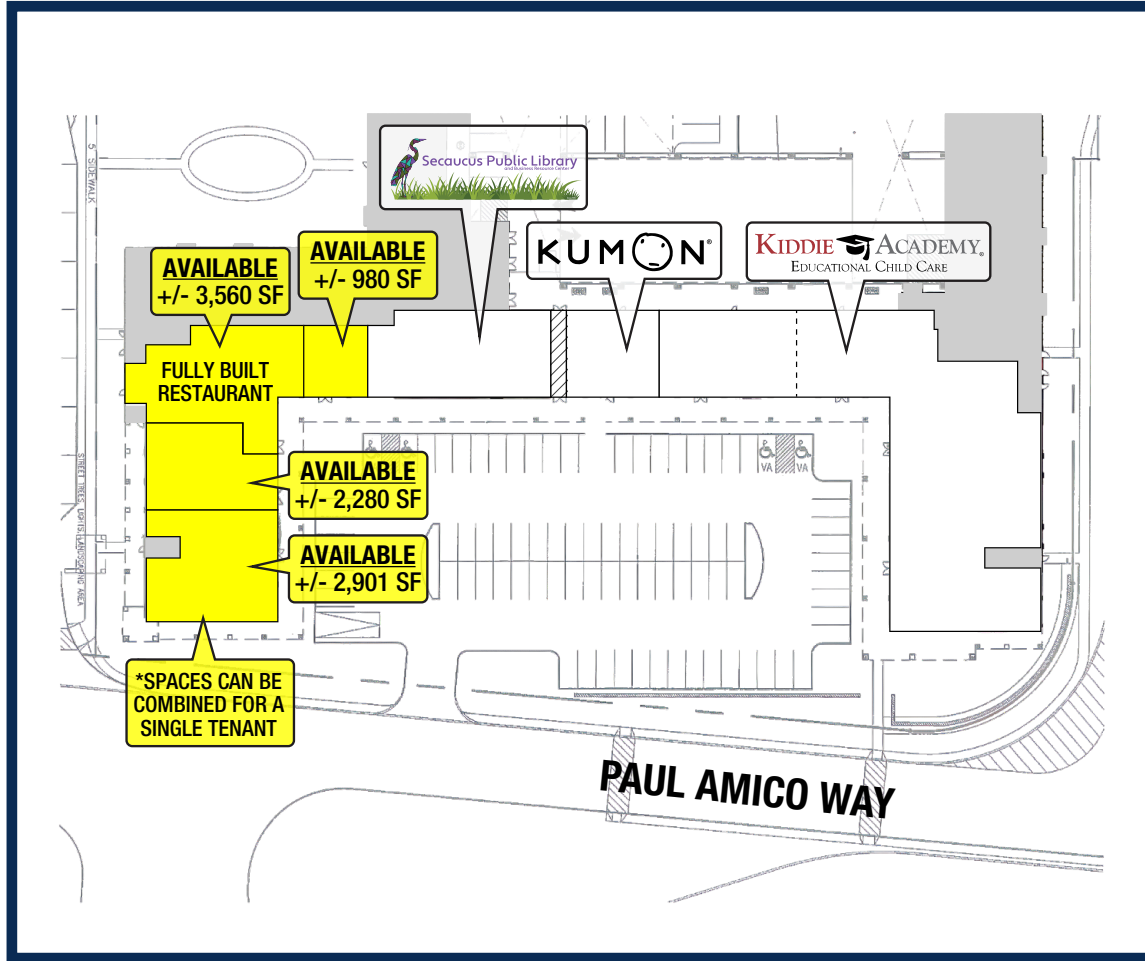
ACCESS POINTS

Ingress & Egress

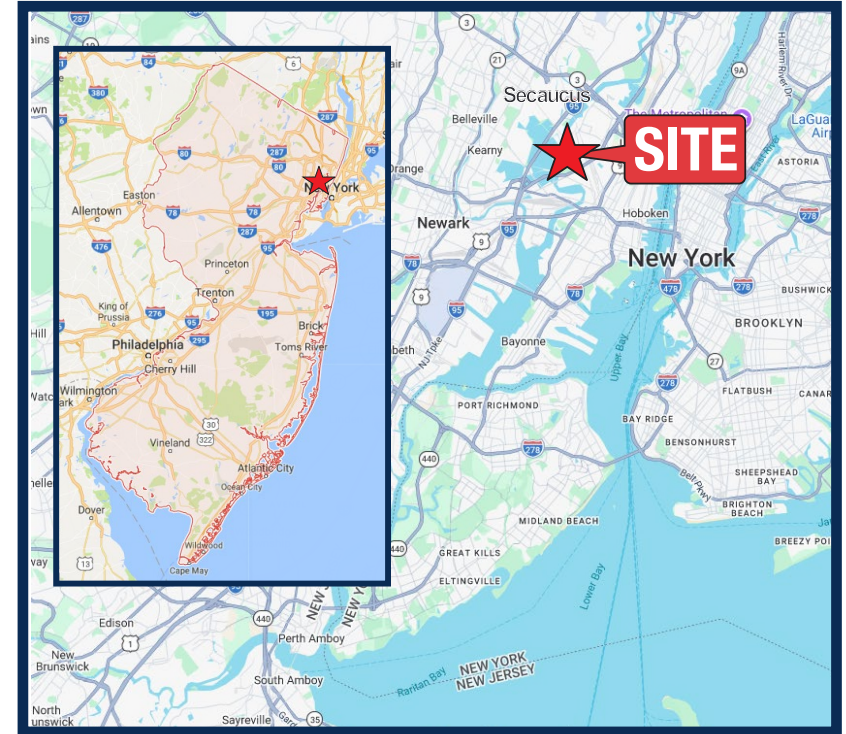


SITE PLAN & LOCATION

Site Plan



State Map



Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	4,764	7,453	\$183,246
3 Mile	283,721	263,568	\$97,489
5 Mile	829,906	787,970	\$92,625

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