

**NEW MIXED-USE DEVELOPMENT**



# Vermella Harrison

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

## Availabilities (Divisible)

- +/- 1,692 SF
- +/- 1,697 SF
- +/- 1,806 SF
- +/- 2,200 SF
- +/- 3,863 SF

## Project Facts

- Approximately 14,937 SF of ground floor retail
- Approximately 398 residential units with high-end amenities within the development
- Over 6,000 residential units in surrounding new projects
- Adjacent to Red Bull Arena
- Only mixed-use project in Harrison with dedicated on-site parking for retail customers
- Within 2 blocks of the Path station

## 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

Jason Pierson  
Ph. 732-707-6900 x1  
jason@piersonre.com

Gregg Medvin  
Ph. 732-707-6900 x3  
gregg@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

# Vermella Harrison

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



## Retail for Lease - Contact

Jason Pierson  
Ph. 732-707-6900 x1  
jason@piersonre.com

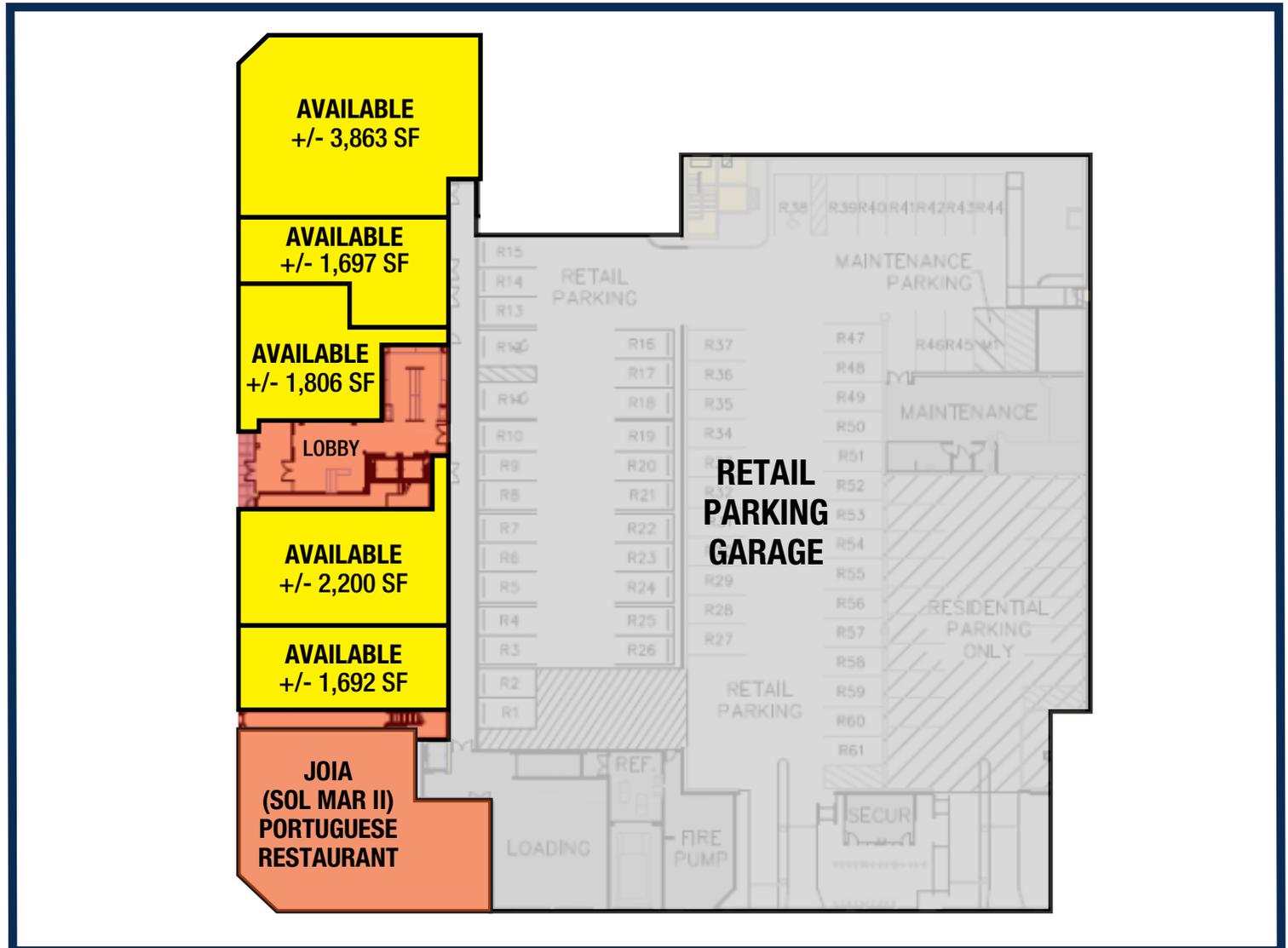
Gregg Medvin  
Ph. 732-707-6900 x3  
gregg@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

# Vermella Harrison

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

- New mixed-use project adjacent to Red Bull Arena with approximately 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 500 spaces, in which 65 are allocated to the retail users



## Retail for Lease - Contact

Jason Pierson  
Ph. 732-707-6900 x1  
jason@piersonre.com

Gregg Medvin  
Ph. 732-707-6900 x3  
gregg@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE.®