

# NEW RETAIL DEVELOPMENT

WEST WINDSOR TOWNSHIP | PRINCETON, NJ

3.3 Acres for Lease or Sale

# MSC



# NEW RETAIL DEVELOPMENT

WEST WINDSOR TOWNSHIP | PRINCETON, NJ

## 3.3 ACRE RETAIL DEVELOPMENT FOR LEASE OR SALE

### CONTACT

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**JOSEPH RANISZEWSKI**

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215.883.7390



### PROPERTY DETAILS

- Prime development parcel in highly sought after Princeton trade area; a unique combination of regional traffic, affluent residential and high daytime population driven by substantial office density
- Site offers a variety of massing plans and layouts with substantial parking, strong visibility from 3 highly trafficked roadways and multiple access points
- Parcel enjoys rare combination of positioning on local access roads (connectivity into dense and affluent residential) while also being situated atop a full Route 1 (98,213 AADT) interchange for regional accessibility and draw
- Multiple ground lease parcels available; multi-tenant, small-space strip building also available

### DEMOGRAPHICS

- 🏠 **EST. POPULATION**  
3 mi 44,769 | 5 mi 97,697 | 7 mi 218,662
- ★ **EST. NUMBER OF EMPLOYEES**  
3 mi 54,248 | 5 mi 100,189 | 7 mi 145,222
- 🐾 **EST. AVERAGE HOUSEHOLD INCOME**  
3 mi \$217,613 | 5 mi \$214,139 | 7 mi \$173,364

### JOIN THESE AREA TENANTS

**TRADER JOE'S**

*Wegmans*



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**MSC**

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## 3.3 ACRE RETAIL DEVELOPMENT FOR LEASE OR SALE

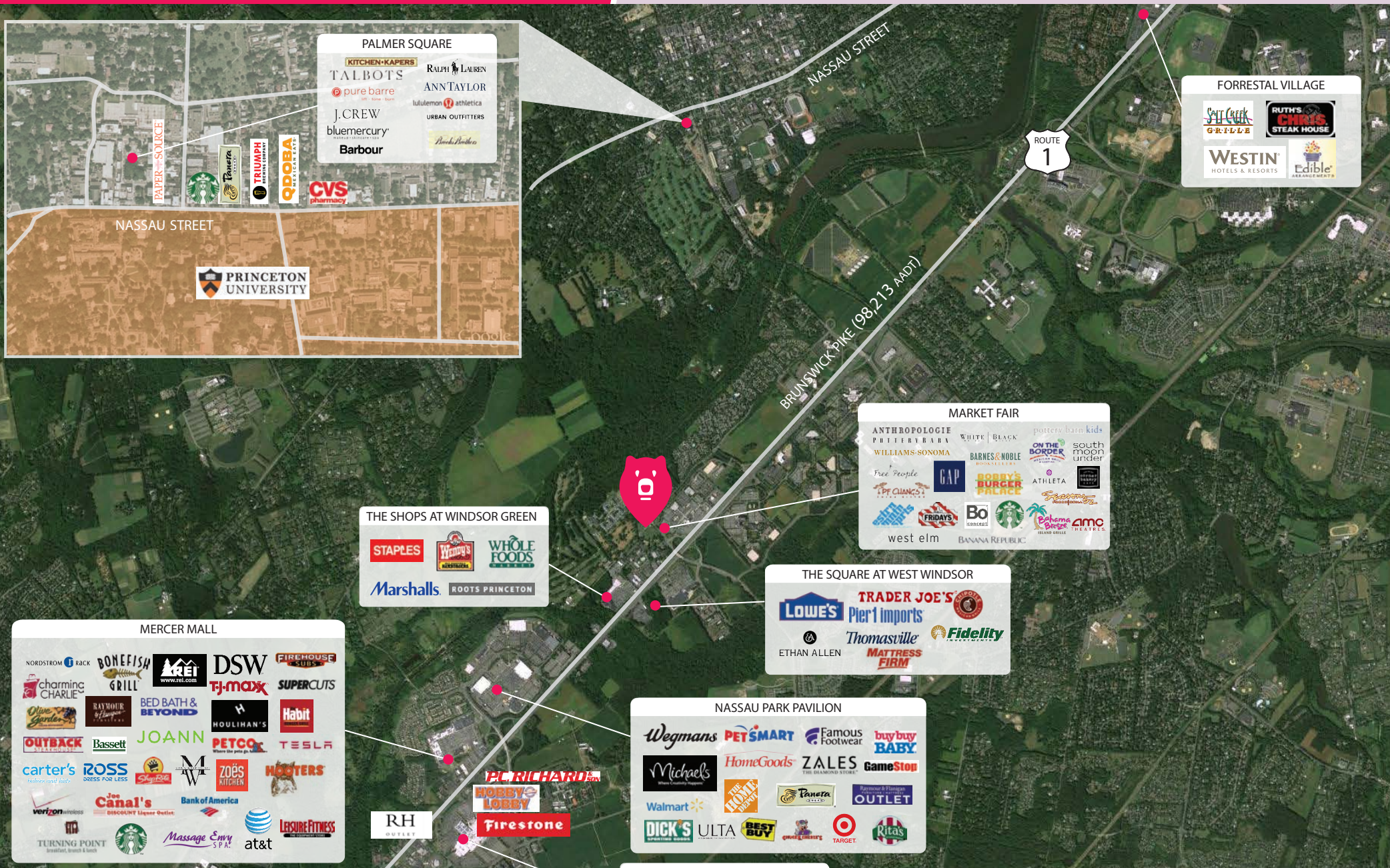
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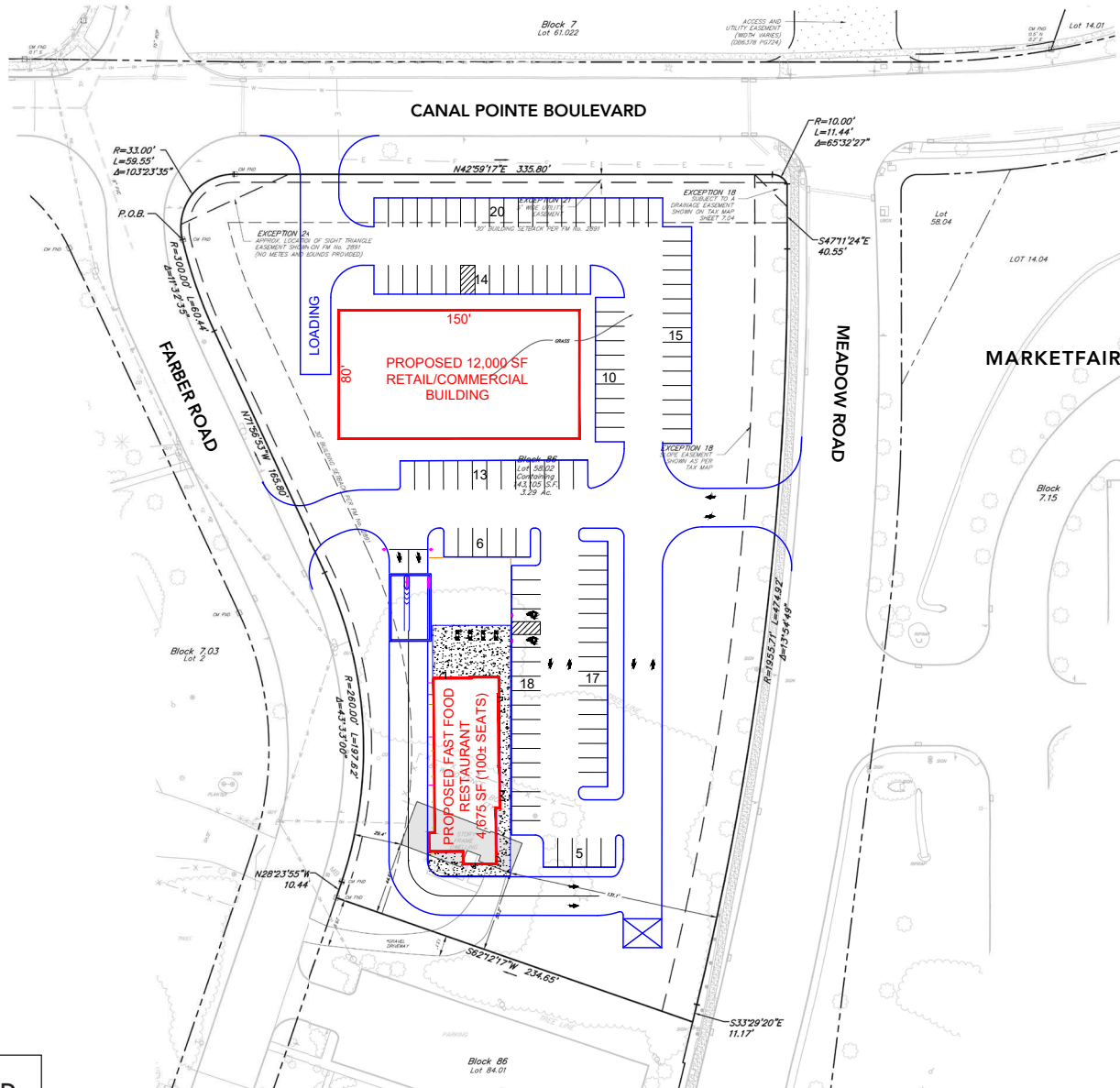
WEST WINDSOR TOWNSHIP | PRINCETON, NJ

## PROPOSED CONCEPT PLAN I

### CONTACT

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SMALL STRIP + FAST FOOD PAD

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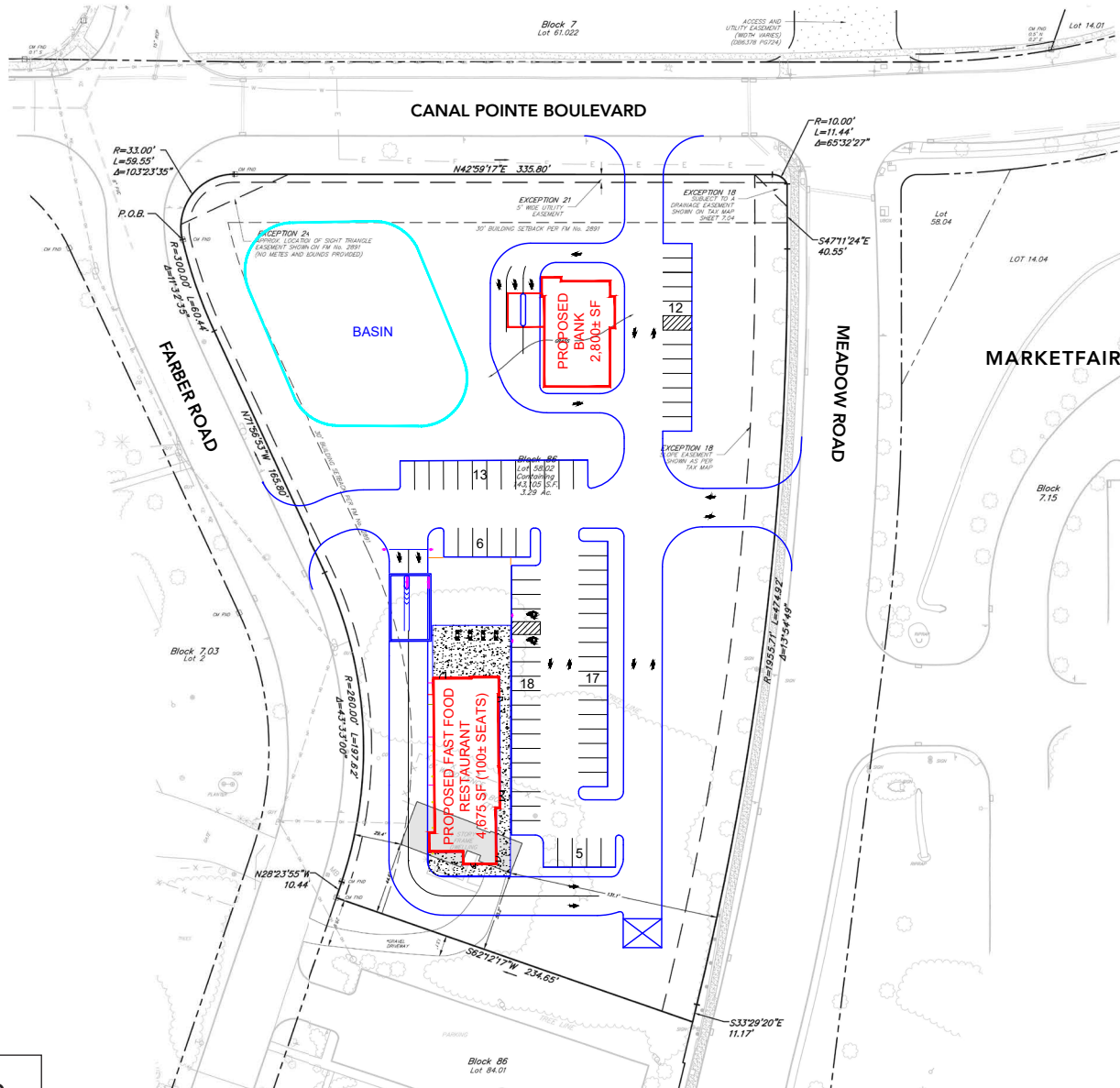
WEST WINDSOR TOWNSHIP | PRINCETON, NJ

## PROPOSED CONCEPT PLAN 2

### CONTACT

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**BANK PAD + FAST FOOD PAD**

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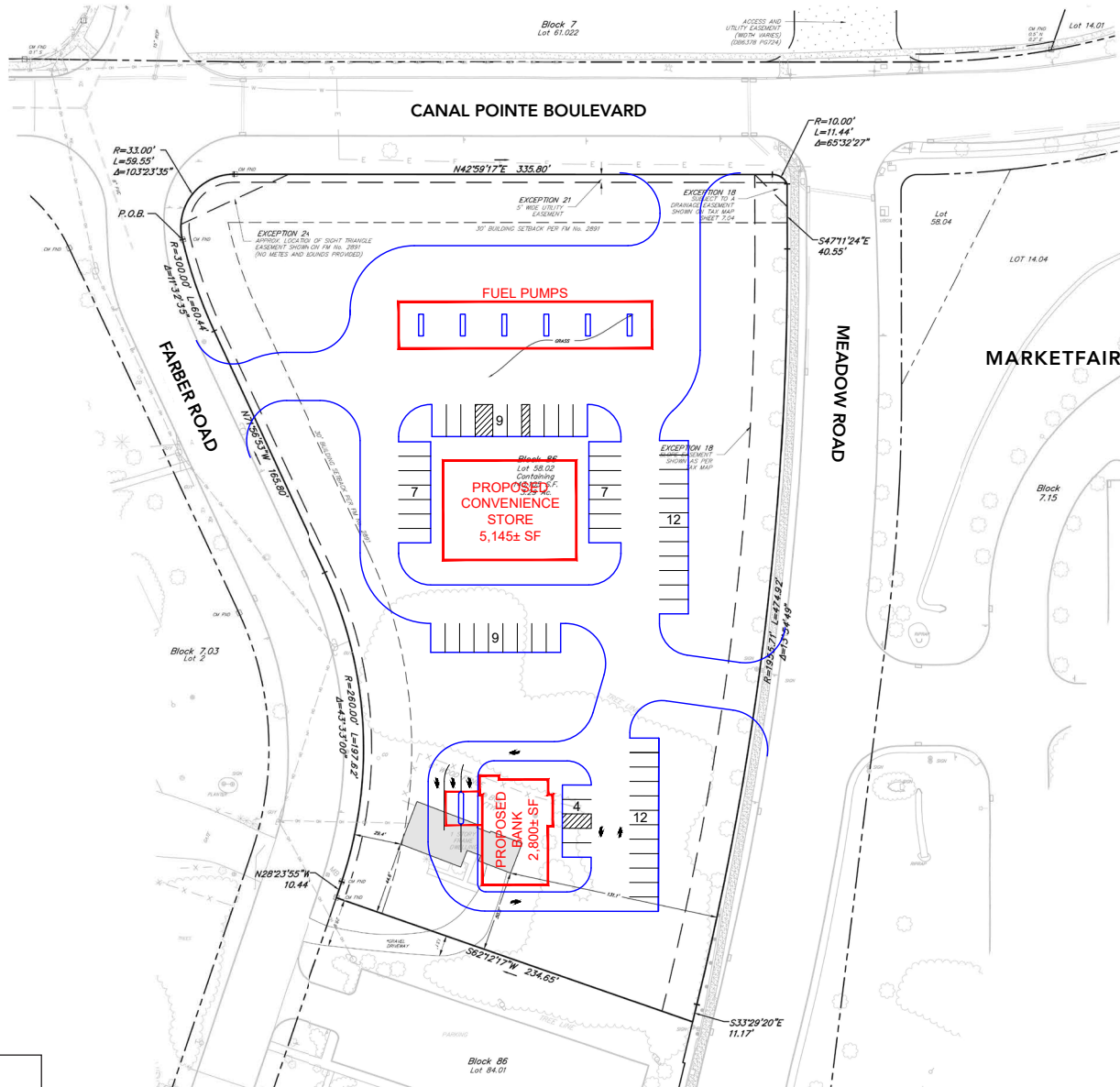
WEST WINDSOR TOWNSHIP | PRINCETON, NJ

## PROPOSED CONCEPT PLAN 3

### CONTACT

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C-STORE + BANK PAD

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