

RETAIL/MEDICAL SPACE

SOUTHFIELD COMMONS SHOPPING CENTER

295-335 Princeton - Hightstown Road at Southfield Road

McCAFFREY'S SUPERMARKET ANCHORED CENTER

WEST WINDSOR | NEW JERSEY

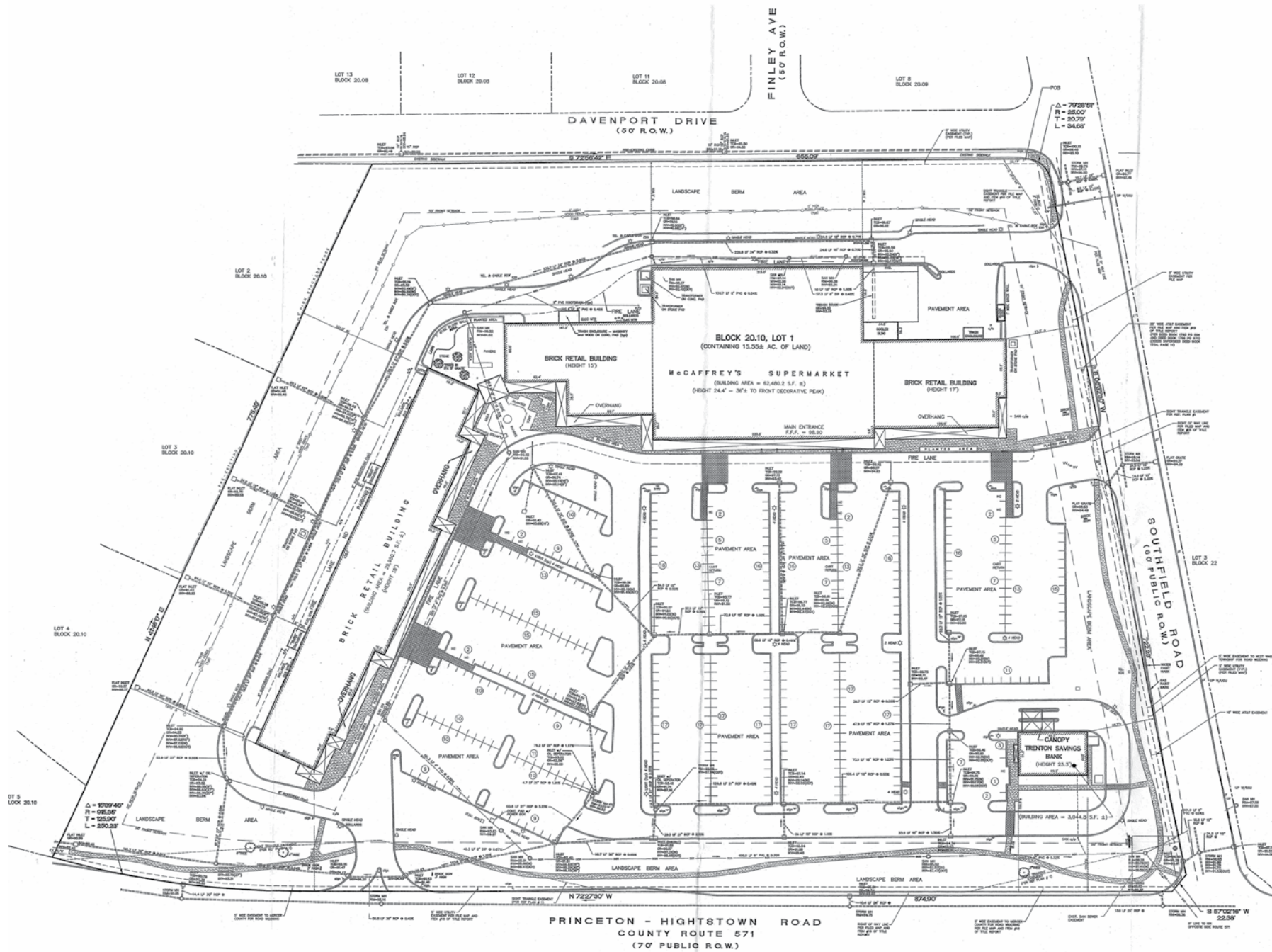
1,982 SF
to
10,665 SF

Anchor position (divisible)
available



RIPCO
REAL ESTATE

SPACE DETAILS



LOCATION

Southfield Commons Shopping Center
295-335 Princeton - Hightown Road at
Southfield Road
West Windsor, NJ

SIZE

Space 1 10,665 SF (divisible)
Space 2 1,982 SF

GLA

94,583 SF

RENT

Upon Request

NNN

\$10.14 psf (est)

PYLON SIGNAGE

Pylon signage available

ANCHOR TENANT

McCaffrey's Supermarket & Wine & Spirits

PARKING

750 spaces; ratio of 8.39/1,000 SF

CO-TENANTS

Santander Bank, The Dance Corner, Hair Plus the Salon, Victory TaeKwonDo Academy, Young's Nail Studio and Day Spa, The UPS Store, Signature Cleaners, Grover's Mill Coffee Roasters, West Windsor Orthodontics, Green House Spa and Acupuncture, Max Challenge Fitness, Smile Society General Dentistry, Home Magic

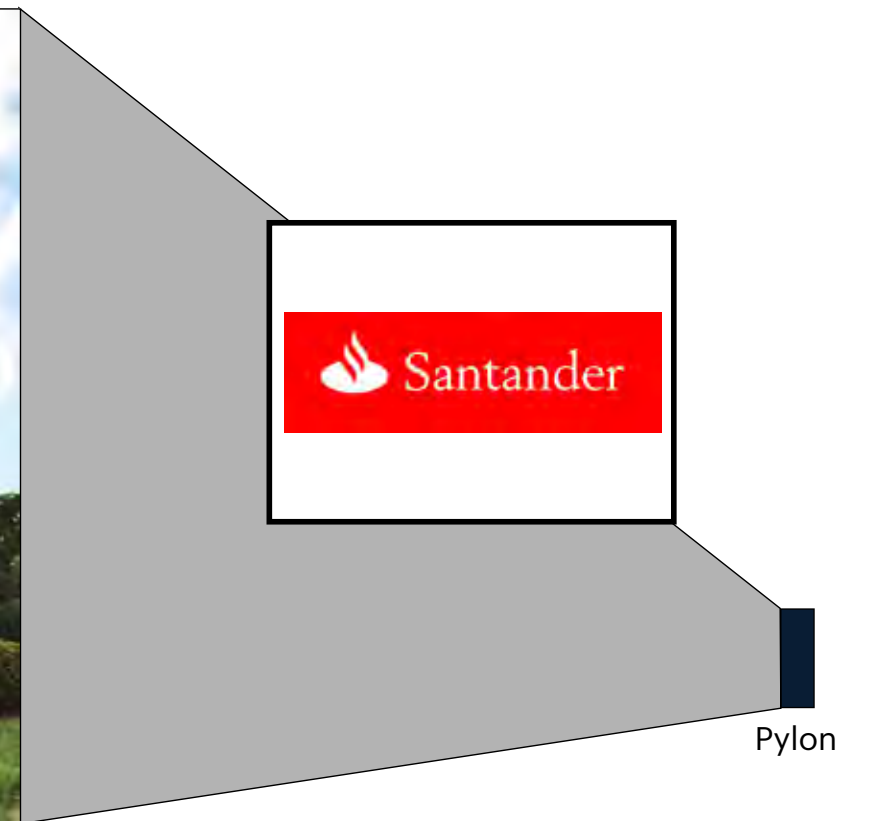
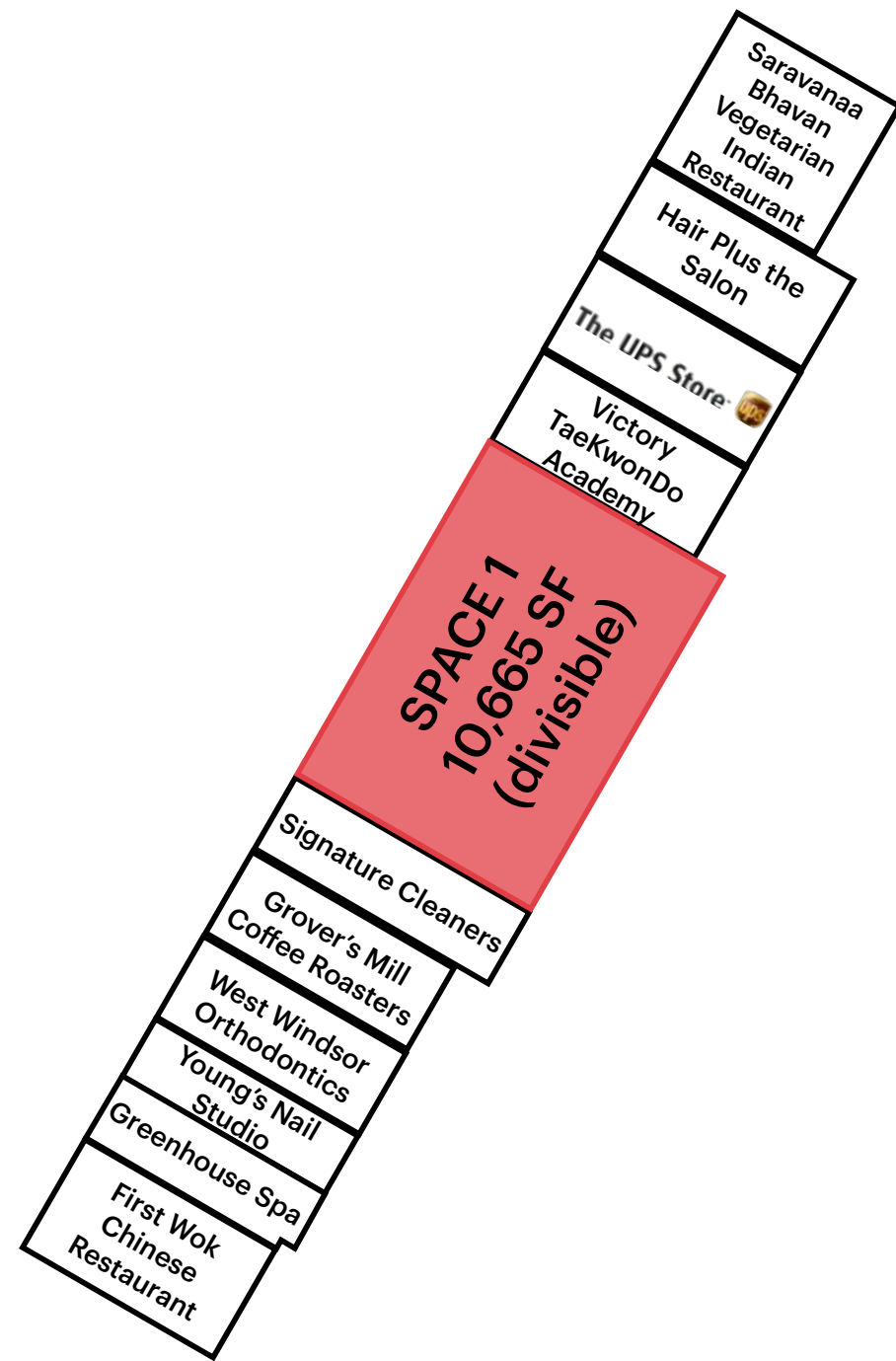
RESTAURANTS

Carlucci's Italian Grill, First Wok Chinese, Saravanaa Bhavan Vegetarian Indian Restaurant

COMMENTS

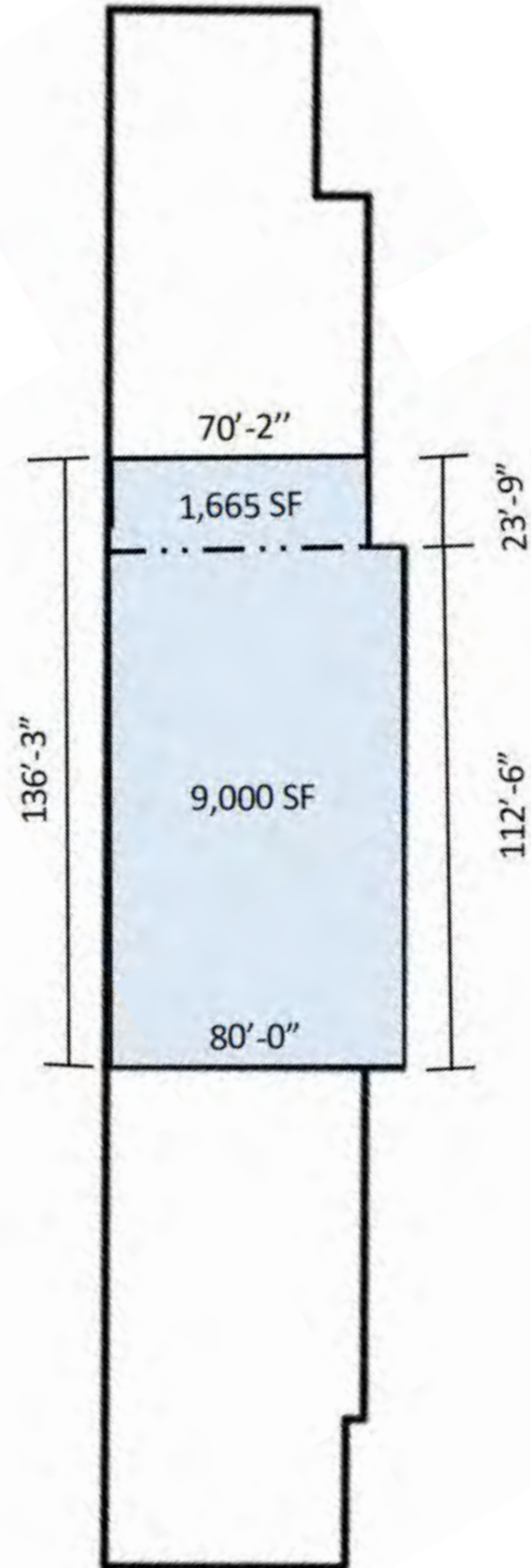
Anchored by McCaffrey's Supermarket & Wine & Spirits
Traffic light intersection
High Incomes: Median Household Income: \$139,814 in a 3 mile radius
College Degree: Approximately 3/4 of population age 25 and older within a 3 mile radius

SITE PLAN

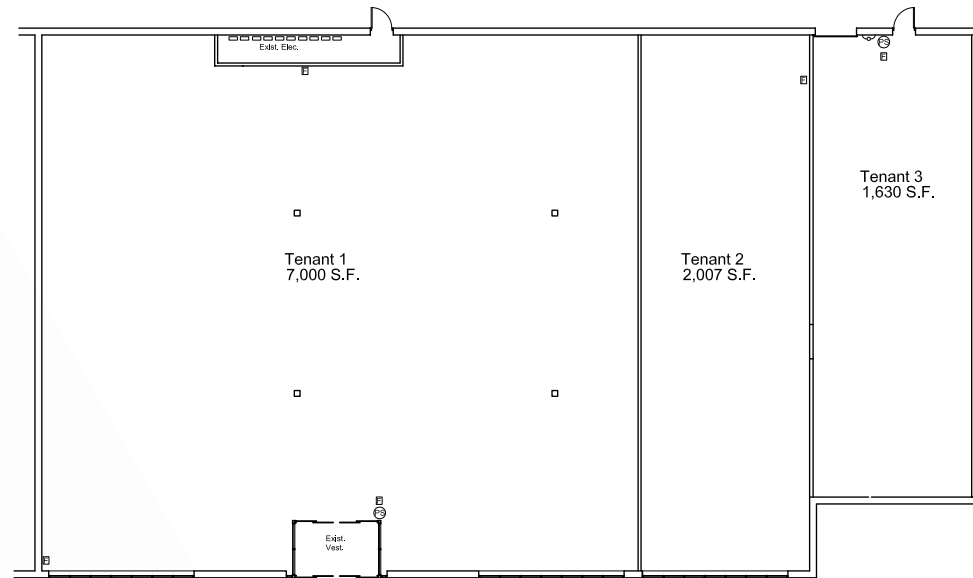


SPACE DETAILS

SPACE PLAN - SPACE 1 - CONCEPT 1 10,665 SF (divisible)



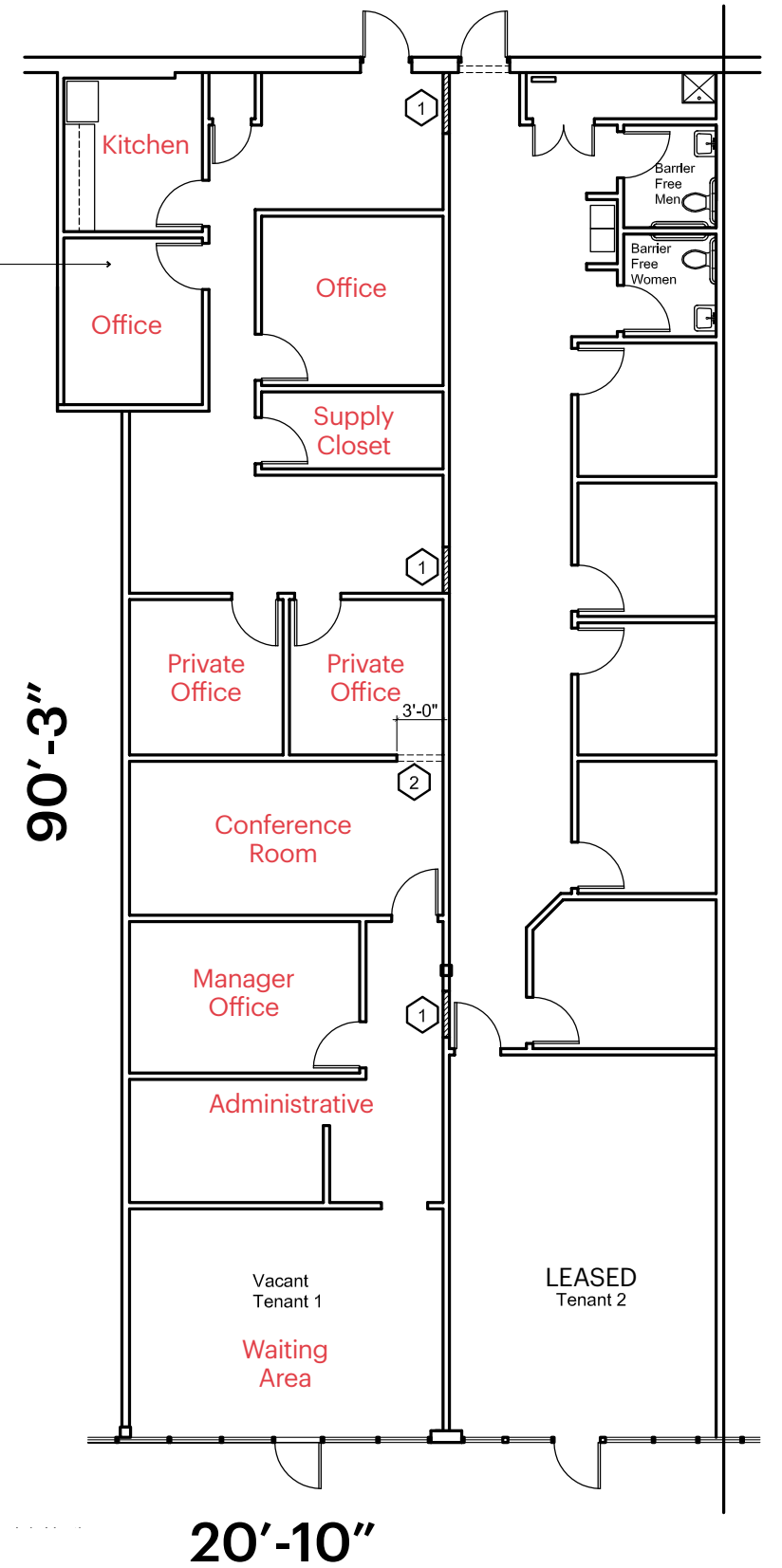
SPACE PLAN - SPACE 1 - CONCEPT 2 10,665 SF (divisible)



Floor Plan
Scale: 1/8" = 1'-0"

SPACE PLAN - SPACE 2 1,982 SF

Future toilet room locations to be determined upon design of new tenant suite



MARKET AERIAL



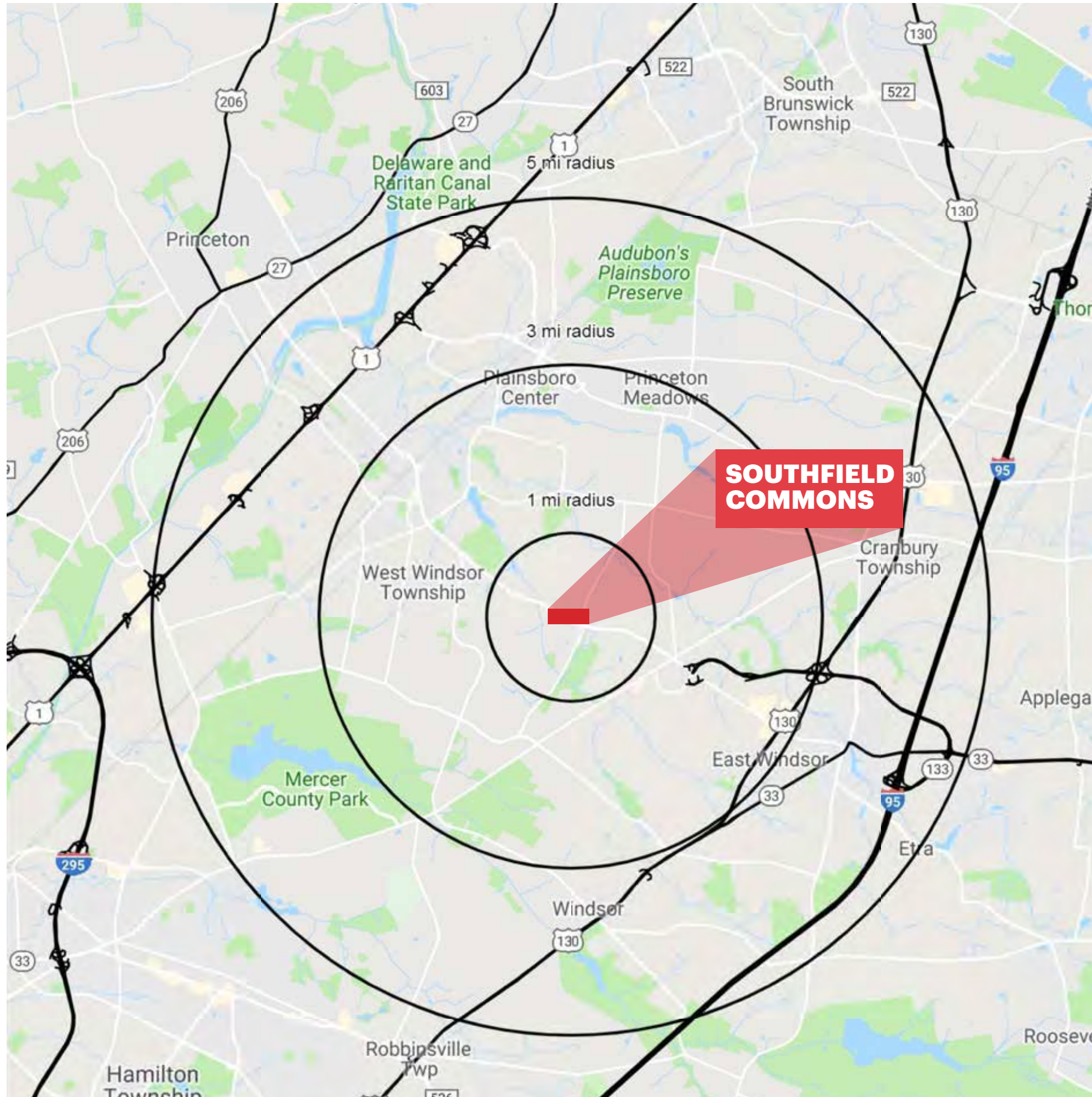
CENTER PHOTOS



PYLON SIGNAGE



AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION

44,175

HOUSEHOLDS

16,915

MEDIAN AGE

41.2

AVERAGE HOUSEHOLD INCOME

\$156,886

TOTAL BUSINESSES

1,375

TOTAL EMPLOYEES

17,295

DAYTIME POPULATION

29,545

5 MILE RADIUS

POPULATION

94,734

HOUSEHOLDS

36,309

MEDIAN AGE

39.1

AVERAGE HOUSEHOLD INCOME

\$162,371

TOTAL BUSINESSES

4,094

TOTAL EMPLOYEES

137,377

DAYTIME POPULATION

162,170

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.