

⚡ SUBURBAN SQUARE

25 SCOTCH ROAD | EWING, NJ 08628 | MERCER COUNTY



EWING
TOWN CENTER

MIXED-USE DEVELOPMENT

±1,182 Residential Units
±109,102 SF Retail Space
±12,600 SF Office Space
±10,107 SF Amenities Space



TRENTON
MERCER
AIRPORT

FLIGHTSERV
FBO

295

Rita's

FIRST BANK
Personal Bankers Real Relationships

SITE

SUBURBAN SQUARE

Credit Union
of New Jersey
The Freedom to prosper

Wawa

CVS

Parkway Ave ±18,766 VPD

±8,340 SF
AVAILABLE

DOLLAR GENERAL

capitalehealth

FIVE GUYS

Coming
Spring 2026

Scotch Rd ±10,544 VPD

DOLLAR TREE

For Lease: ±8,340 SF AVAILABLE

JOIN:

CVS

DOLLAR GENERAL



(Coming Spring 2026)

FIVE GUYS



capitalehealth

PENNMARK

1000 Germantown Pike, Suite A-2 | Plymouth Meeting, PA 19462
www.pennmark.com | Call or Text: 267-326-3709

JUSTIN BARTHOLOMEW
justin@pennmark.com

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PROPERTY OVERVIEW

Suburban Square is a 79,000-square-foot neighborhood center offering a diverse mix of retail and office spaces. Situated at the prominent corner of Scotch Road and Parkway Avenue, the center boasts excellent visibility with over 18,000 vehicles per day and is just minutes from I-95. With 704 parking spaces and proximity to over 2,000 residential dwellings, Suburban Square presents an ideal location for businesses seeking a vibrant and accessible setting. Join CVS, Dollar General, Five Guys, Starbucks (coming spring of 2026), Capital Health and more!

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	6,556	204,802	537,061
TOTAL EMPLOYEES	5,720	99,148	267,936
AVERAGE HHI	\$81,893	\$106,597	\$122,745
TOTAL HOUSEHOLDS	2,736	73,648	197,991





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±109,102 SF Retail Space
±12,600 SF Office Space
±10,107 SF Amenities Space

#	TENANT	SIZE
1A	CVS Pharmacy	17,645
1B	Body Language Dance Studio	5,850
1C	Five Guys	3,331
2	Budo Karate	1,785
3-4	Dollar General	6,500
5	Affordable Care, LLC	2,850
6A	JD Barbershop	750
6B	Delaware Valley Family Eyecare	2,000
7	Crown Fried Chicken	1,900
8	Captain Laundry	1,900
9-10	Villa Rosa Restaurant	3,975
11-12	East Sushi Restaurant	3,325
13	LA Perfection Nails	1,424
14-15	Capital Health	23,022
1320	AVAILABLE	8,340
PAD	Starbucks (Coming Spring of 2026)	2,160

RESIDENTIAL & MARKET



EWING TOWN CENTER

MIXED-USE DEVELOPMENT

±1,182 Residential Units
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±12,600 SF Office Space
±10,107 SF Amenities Space

Enterprise Office Park
4 Buildings: ±114,000 SF
500+ Employees

Gardens at Birmingham
48 Apartment Units

Heritage Court
392 Apartments
(Under Expansion)

Housing Development
210 Homes

Woodbrook House
96 Apartments

Silvia St

Parkway Ave ±18,766 VPD

Scotch Rd ±10,544 VPD



Suburban Square is ideally situated at the high-traffic intersection of Scotch Road and Parkway Avenue, offering excellent visibility and accessibility in the heart of Ewing Township, NJ. Located directly across from Ewing Town Center—a transformative mixed-use development featuring over 1,100 residential units and 109,000+ square feet of retail—Suburban Square is poised to benefit from the area's significant growth in both residential density and consumer activity. With close proximity to major employers, I-295, and Trenton-Mercer Airport, this center is a premier retail destination in a rapidly evolving live-work-play environment.

