

INTERSECTION OF
PRINCETON PIKE & EXECUTIVE PARK PLAZA ROAD

Lawrenceville, New Jersey

EXECUTIVE PARK PLAZA ROAD

COVERED PAVILION
WITH OUTDOOR SEATING

PRINCETON PIKE

[CANVAS]
RETAIL

Retail for Lease - Contact

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COVERED PAVILION CONNECTED TO RETAIL CORNER

DETAILS

Availabilities

Ground Floor Retail

- +/- 16,232 SF

Market Co-Tenants



Site Description

- CANVAS, a mixed-use redevelopment project transforming Princeton Pike Office Park that will feature approximately 16,000 square feet of community-centric retail space and 204 rental apartments, creating a "live, work, play" environment
- The project stands out as a unique retail development strategically positioned within a cluster of Class A office parks, including Princeton Pike Corporate Center and Lawrenceville Executive Park, which boast an occupancy rate of approximately 85%
- Offers multiple retail configurations, including spaces with outdoor seating covered patios and a boardwalk, which will serve as a walking promenade
- Rear access to Executive Park Plaza Road from Franklin Corner Road
- Approximately 1.36 MM square feet of corporate office space within the market including Bristol Myers Squibb that houses over 1,000 employees
- Within a 5-mile radius, the area features a variety of residential properties, medical facilities, office buildings and educational businesses
- Convenient access to and from Exit 68 on Interstate 295 (94,650 VPD) with easy access to Route 1 and Route 206
- Extremely dense market with over +/- 174,000 workday and +/- 207,000 residential population within a 5-mile radius
- Lawrenceville is a growing market with population growth and retail market expansion

MARKET AERIAL

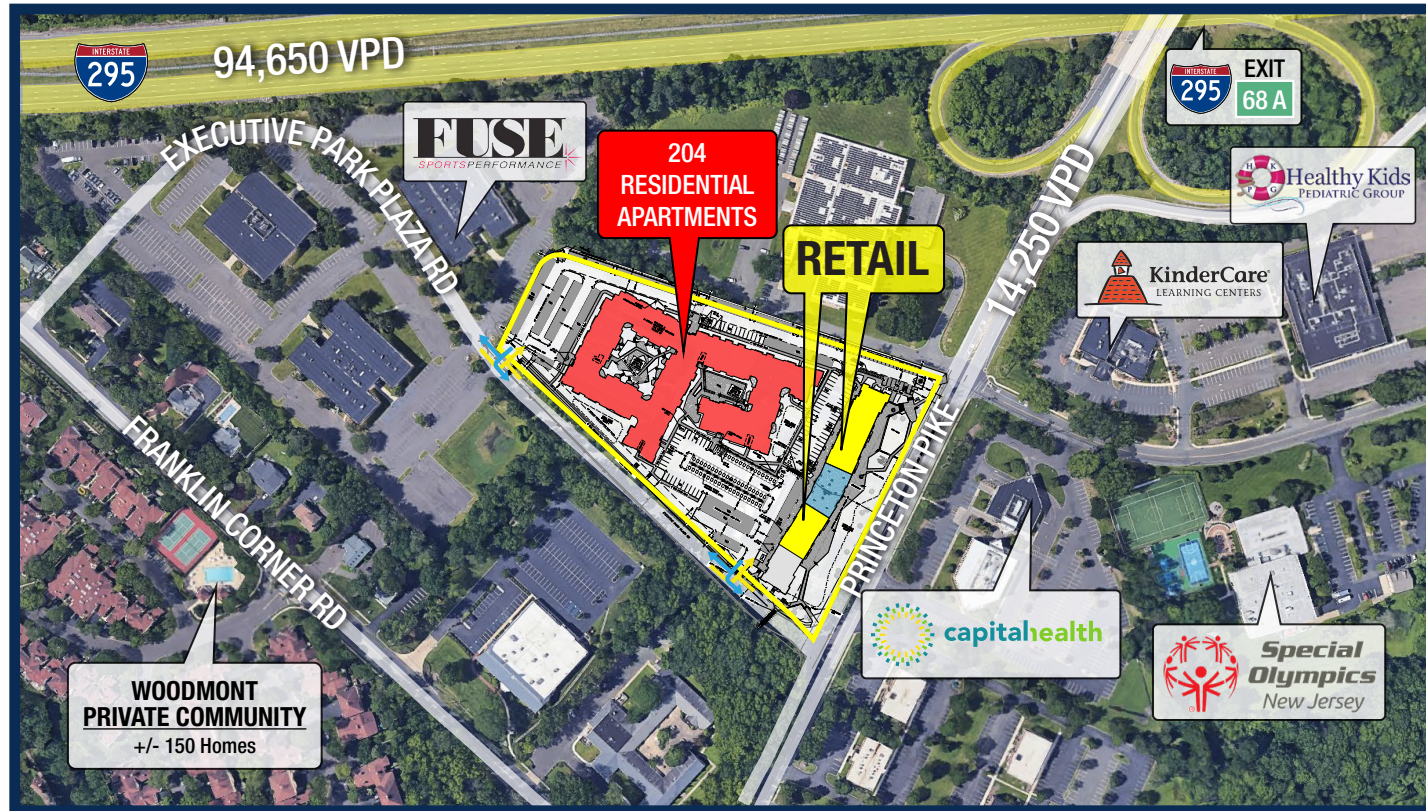


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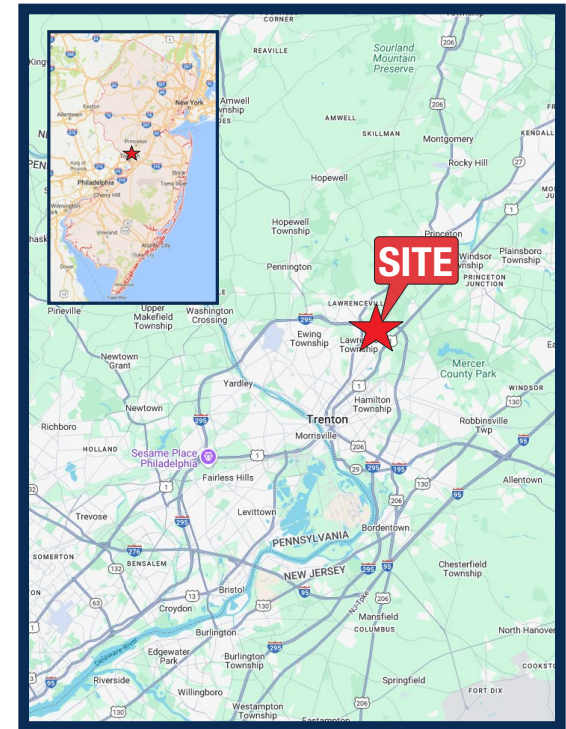
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FUTURE MARKET LOCATION

Immediate Surrounding Area



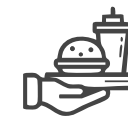
State Map



Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
3 Mile	42,601	55,981	\$125,916	41.9
5 Mile	174,562	207,527	\$95,309	39.0
7 Mile	340,284	389,397	\$95,545	39.2

Target Uses



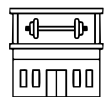
Sit Down or
Fast-Casual
Restaurants



Personal
Services

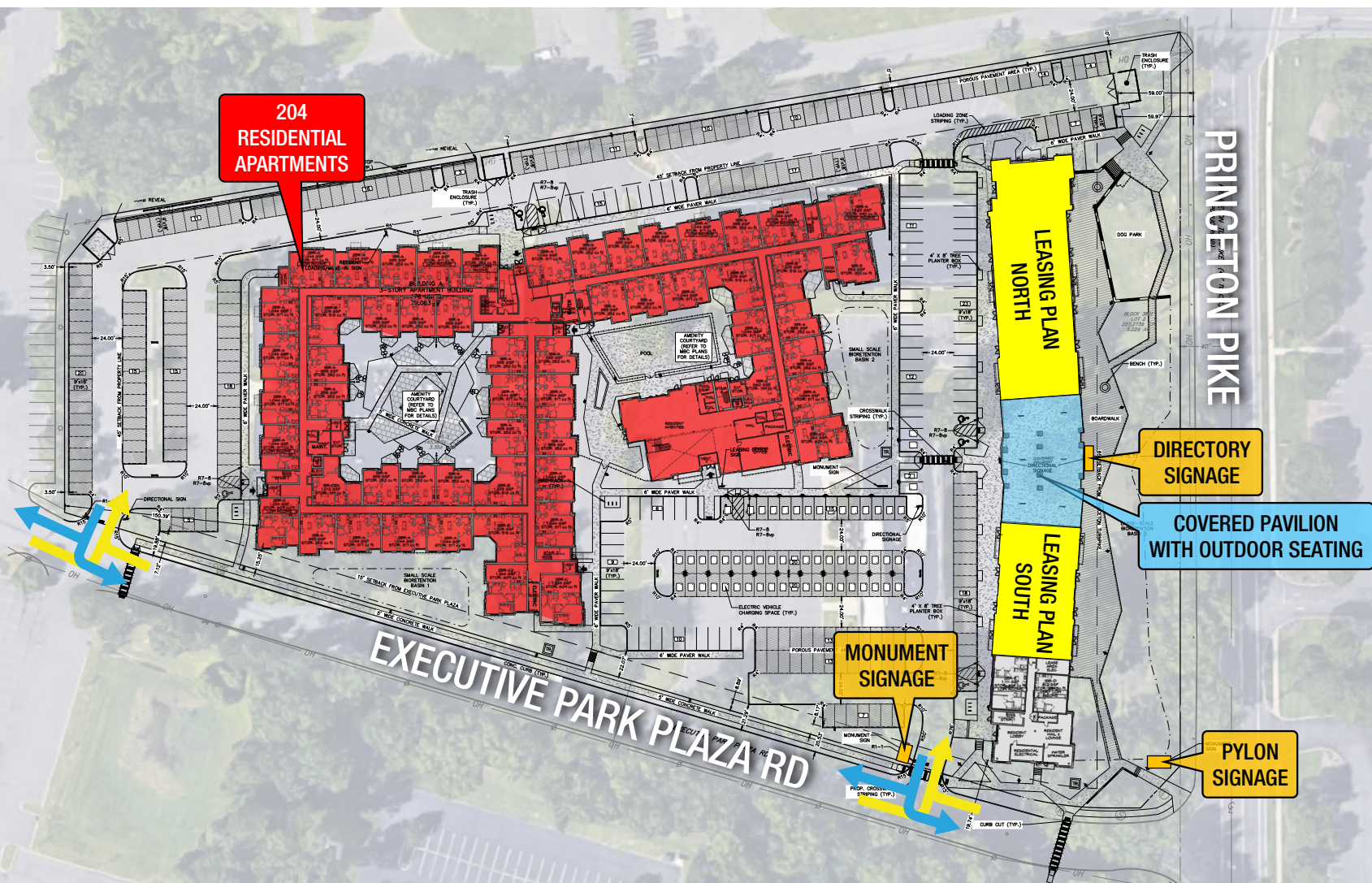


Retail
Business



Health Clubs /
Spa

SITE PLAN



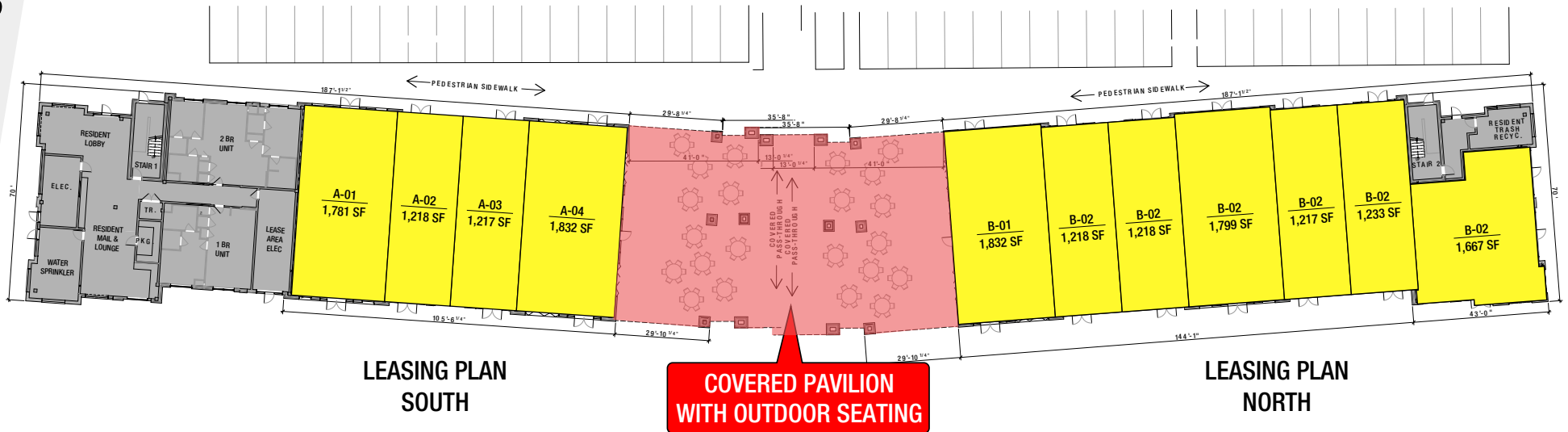
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LEASING PLAN

EXECUTIVE PARK PLAZA

↑
TO APARTMENTS



LEASING PLAN
SOUTH

LEASING PLAN
NORTH

PRINCETON PIKE

PROMENADE VIEW



OUTDOOR-FOCUSED RETAIL: Features spaces that seamlessly connect to a landscaped walking promenade with boardwalk-style pathways, complemented by outdoor patio areas strategically positioned for retail businesses.

PEDESTRIAN-CENTRIC DESIGN: Prioritizes foot traffic, with spacious sidewalks, thoughtfully curated storefronts and convenient pedestrian-friendly connections to nearby office parks and residential neighborhoods

COMMUNITY-ENGAGEMENT: Provides a shared space creating a social atmosphere within Class A offices, medical facilities and residential neighborhoods



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