



The Shoppes at Campus Town

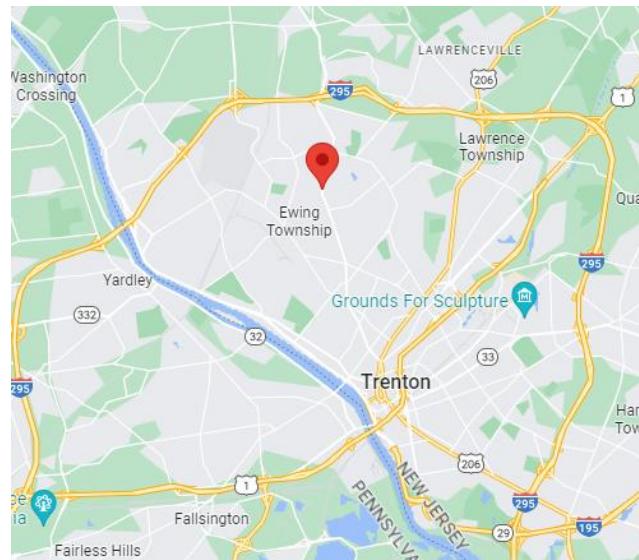
100-500 Campus Town Circle, Ewing, NJ 08638

First Floor Retail Units Available for Lease:

- **Building 100: 2,846 SF Restaurant Space**
- **Building 300: 1,693 SF Retail/Medical Space**
 - Suite 501: 2,620 SF Restaurant Space
 - Suite 503: 2,200 SF Shell Space
- **Building 400: Restaurant/Retail: 9,260 SF;**
Divisible to 2,443 SF & 6,817 SF
- **Building 500: 8,639 SF Retail Space;**
Divisible to 3,867 SF & 4,772 SF
- Upper floors provide private off-campus housing for TCNJ students with on-site management & maintenance
- The Shoppes at Campus Town is an 83,000 SF retail center located on the edge of TCNJ along Route 31
- Direct Access to TCNJ Campus with over 10,000 students, faculty members and staff
- Located less than one mile from Princeton South Corporate Park; Access to Capital Health Systems, Merrill Lynch, and Rider College

Rental Rate: \$26.00/SF NNN

plus all Operating Expenses, Utilities & Janitorial (est. \$10.67/SF)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

Gerard Fennelly, Matthew Kneis

The Shoppes at Campus Town
300 Main Boulevard East
Ewing, NJ 08638

For Lease

6,513 SF Retail Space

1,693 SF, 2,620 SF & 2,200 SF Units

Building 300



Demographics:	2 miles	5 miles	10 miles
2024 Population	35,111	209,203	517,993
2024 Households	12,921	76,184	192,054
Total Specified Consumer Spending	\$410.3M	\$2.4B	\$7B
Avg Household Income	\$96,714	\$101,468	\$122,567

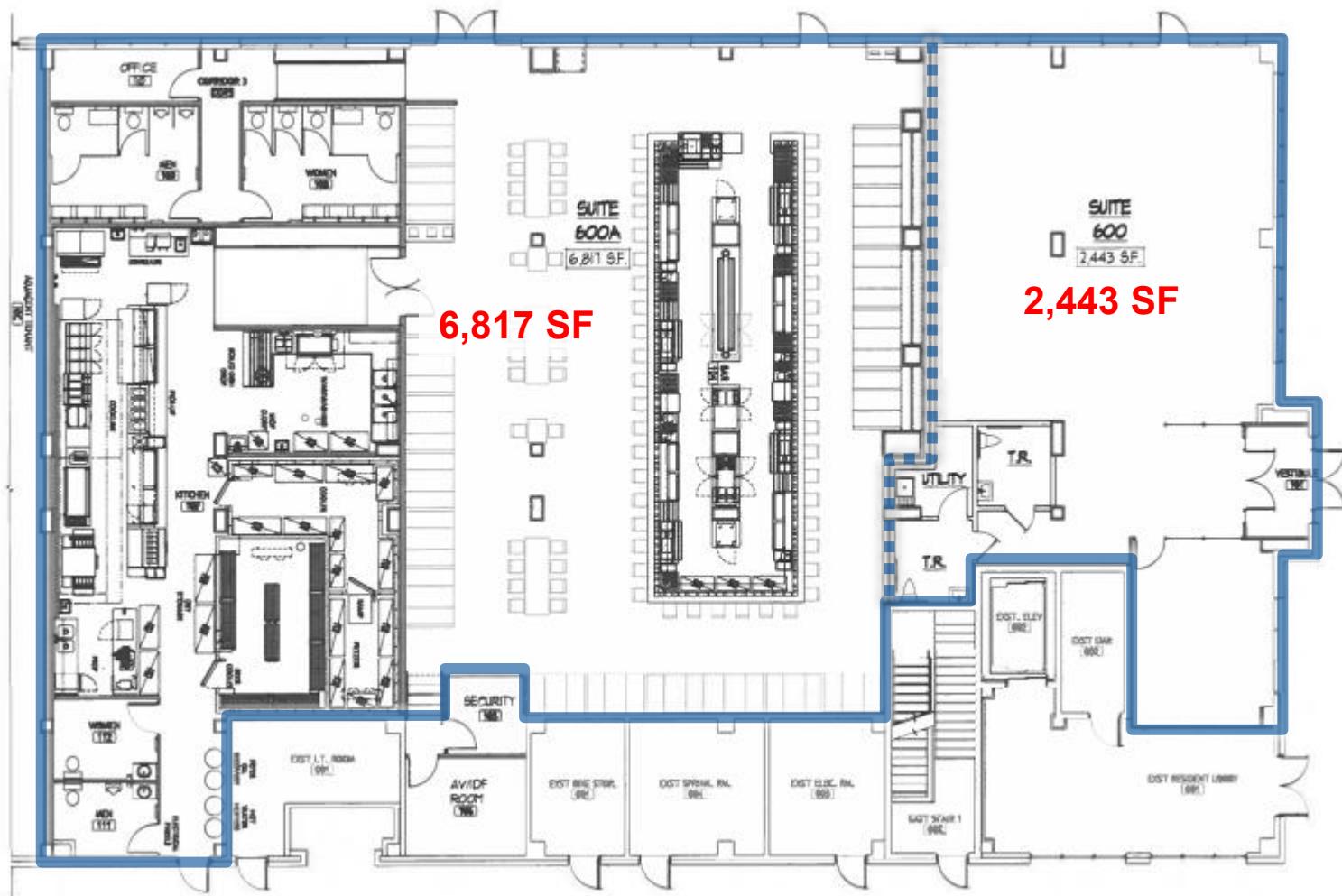


The Shoppes at Campus Town
400 Main Boulevard East
Ewing, NJ 08638

For Lease

9,260 SF Restaurant Space
Divisible to 6,817 SF & 2,443 SF

Building 400



The Shoppes at Campus Town

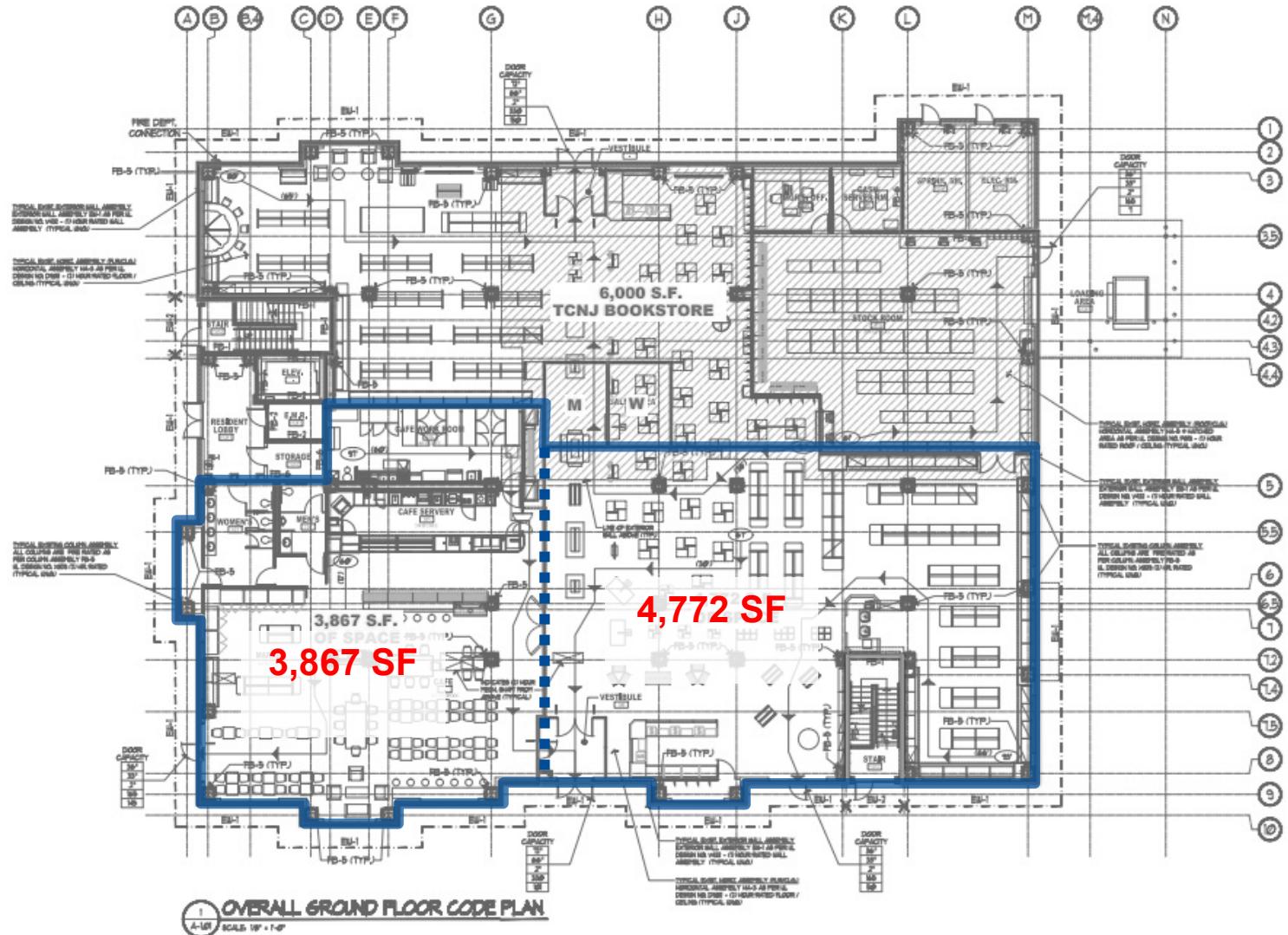
500 Main Boulevard East
Ewing, NJ 08638

For Lease

8,639 SF Retail Space

Divisible to 3,867 SF & 4,772 SF

Building 500



The logo for Fennelly Associates, featuring the company name in a large, bold, blue sans-serif font. Below the main name, the word "ASSOCIATES" is written in a smaller, all-caps, blue sans-serif font. At the bottom, the text "COMMERCIAL REAL ESTATE SERVICES" is displayed in a smaller, italicized, blue sans-serif font.

fnelly@fnelly.com

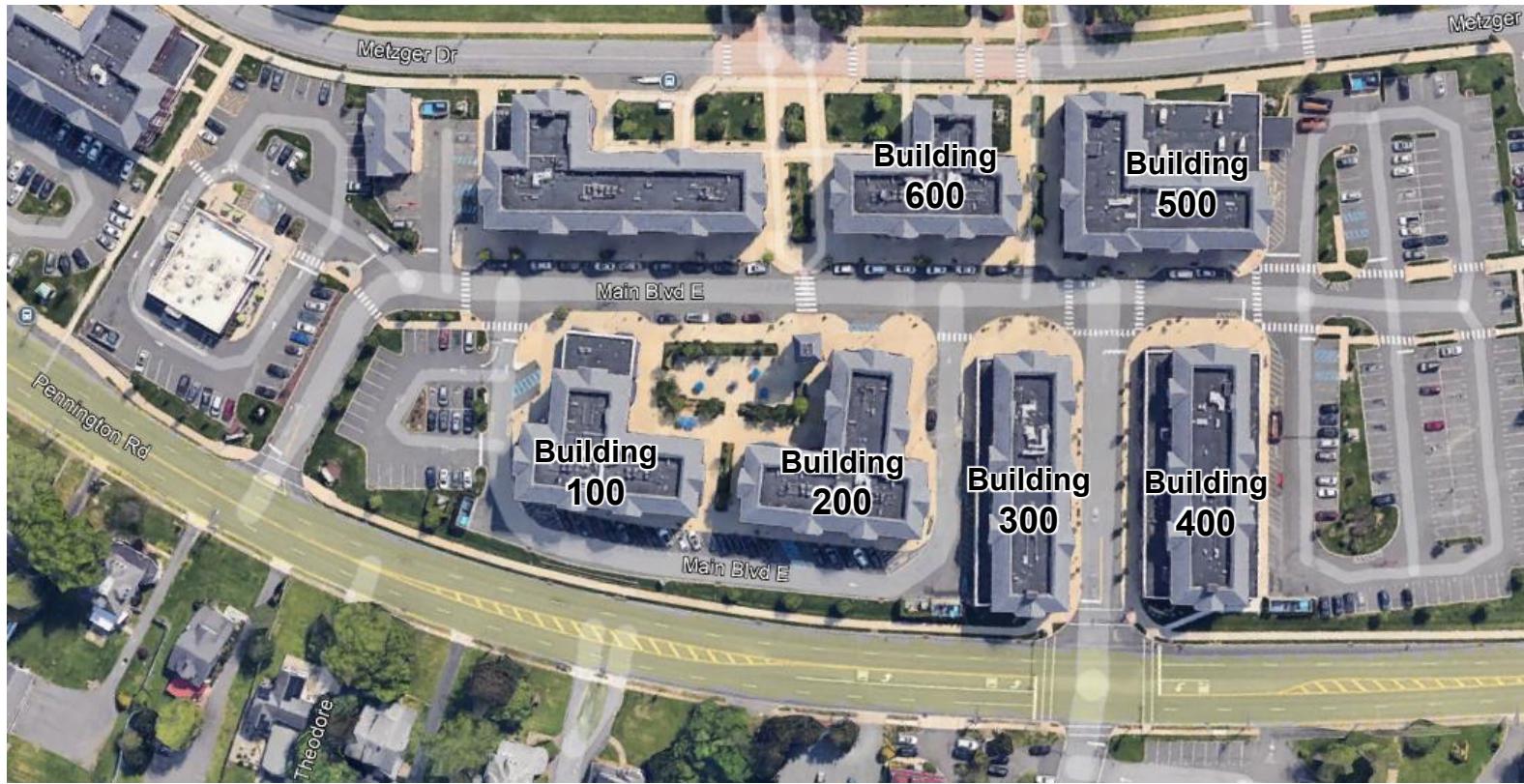
www.fnelly.com

609 520 0061

For Lease

Retail and Medical Space

The Shoppes at Campus Town
100-500 Campus Town Circle
Ewing, NJ 08638



Panera – **900 Lion Road, Campus Town**

InFocus Urgent Care – **Building 100, suite 100**

Blazin J - **Building 100, suite 101** – Leaving 1/1/26

Hair Worx – **Building 100, suite 102**

Crepes & Churros of France - **Building 100, Suite 103A**

Lady and the Shallot - just opened - **Building 100, suite 103B**

Building 100, suite 104 – vacant 2,846 sf restaurant space

Redberry Yogurt - **Building 200, suite 200A**

CAVI Center for Integrated Wellness – **Building 200, suite 200B**

Spencer Savings Bank – **Building 200, suite 201**

EmPower Yoga, **Building 200, suite 202**

Polished Nail Spa – **Building 200, suite 203**

Verizon – **Building 200, suite 204**

Bella Ciao Pizzeria - **Building 300, suite 500**

Building 300, suite 501 – vacant 2,620 sf

Insomnia Cookies - **Building 300, suite 502**

Building 300, suite 503 – vacant 2,200 sf

Red Chickz (just signed) - **Building 300 suite 504**

Building 300, suite 505 – vacant 1,693 sf

Building 400, suite 600 – vacant 2,443 sf

Building 400, suite 600A – vacant 6,817 sf

Miller Keystone Blood Center – **Building 400, suite 601**

Laced by VC – **Building 400, suite 602**

Jersey Mikes - **Building 400, suite 603**

Barnes & Noble/TCNJ Bookstore w/ Starbucks –

Building 500 all (until 8/2026)

Building 500, 3,867 vacant as of 8/2026

Building 500, 4,772 vacant as of 8/2026

Teamalaya - **Building 600, suite 301**

Mexican Mariachi - **Building 600, suite 302**

Yummy Asian Cuisine - **Building 600, suite 303**

Frutta Bowls - **Building 600, suite 304**