



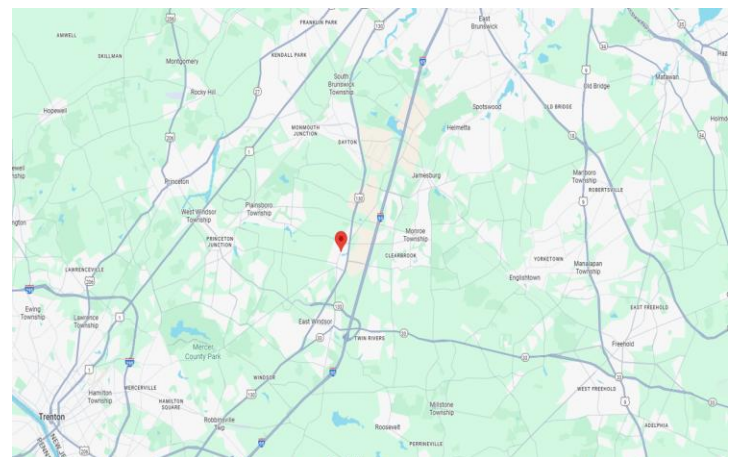
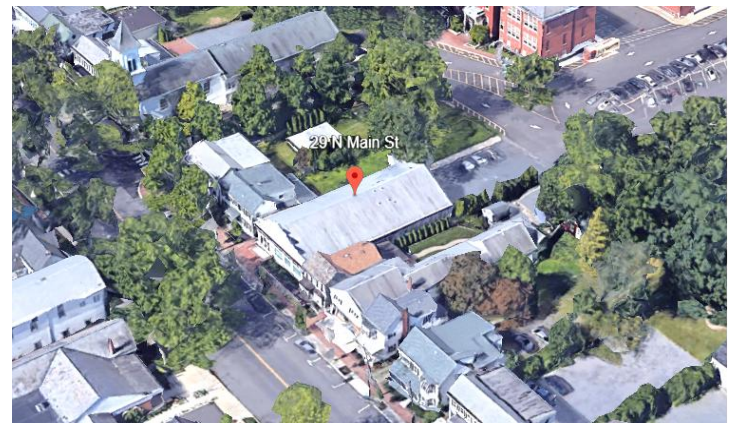
29 North Main Street

Cranbury Township, NJ 08512

4,975 SF Available for Sale

- Modern flexible two open studios, abundant windows & natural light, reception area
- 55.84 ft of main street frontage with large storefront.
- Building Dimensions: 49.6'ft x 100.6'ft
- Parking: 8 spaces | parking lot: 60'ft x 52'ft
- Zoning VC (Village Commercial) supports retail, food service, and personal services
- Lot size: 9,761 SF
- Lot depth: 175' ft
- Roof recently replaced in October 2023
- New HVAC installed in 2015
- New air purification system installed in 2020
- Power: 400 amps 208 3W
- Taxes: \$6,419.00 per year (2025 Assessment)
- Operating Expenses (*Total Yearly*):
Water: \$303.41; Sewer: \$225.84; HVAC Maintenance: \$3,114.00; Electric & Gas: \$9,126.93.
- Location: 1.mi to US-130; 2.6 mi to NJ Turnpike Exit 8A. Downtown Princeton 5 mi.

Sale Price \$1,250,000.00



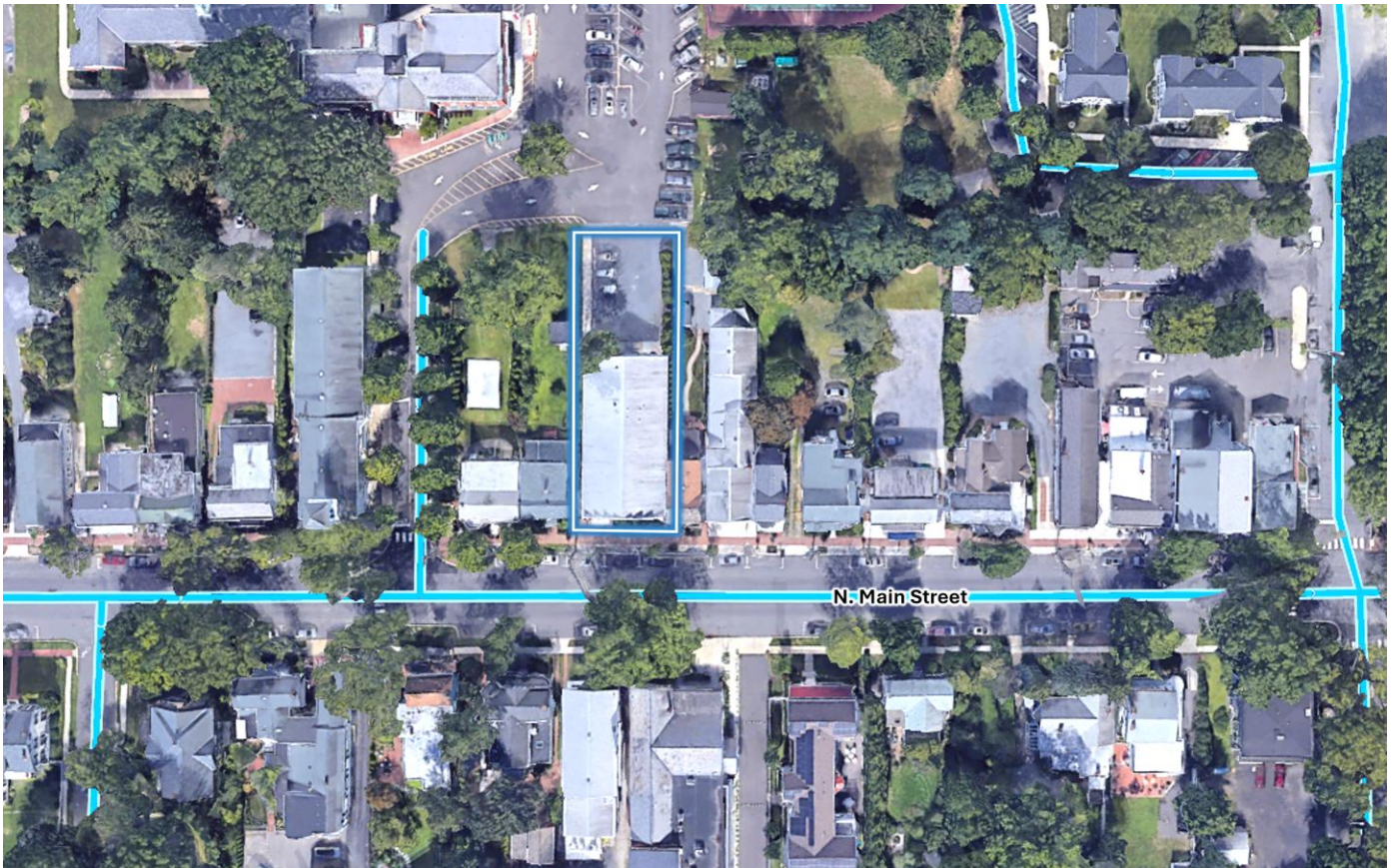
For more information:

Gerard J. Fennelly | Harrison P. Westfall

29 North Main Street

Cranbury Township, NJ 08512

For Sale
4,975 SF Retail Space



- ✓ In the heart of Cranbury's Historic Village on North Main Street.
- ✓ Pedestrian-oriented environment favored by local retailers and services.
- ✓ Walkable small-town core with cafés, boutiques, services, and daily needs.
- ✓ Short walk to Brainerd Lake and Village Park fields, trails, and green space.
- ✓ Preserved 18th–19th-century streetscape with consistent historic character.
- ✓ Active civic calendar and Main Street events that support steady foot traffic.
- ✓ Close to Princeton-area research, education, and professional employment centers.
- ✓ Next to Cranbury Elementary and Middle School



Large Studio Room



Reception Area



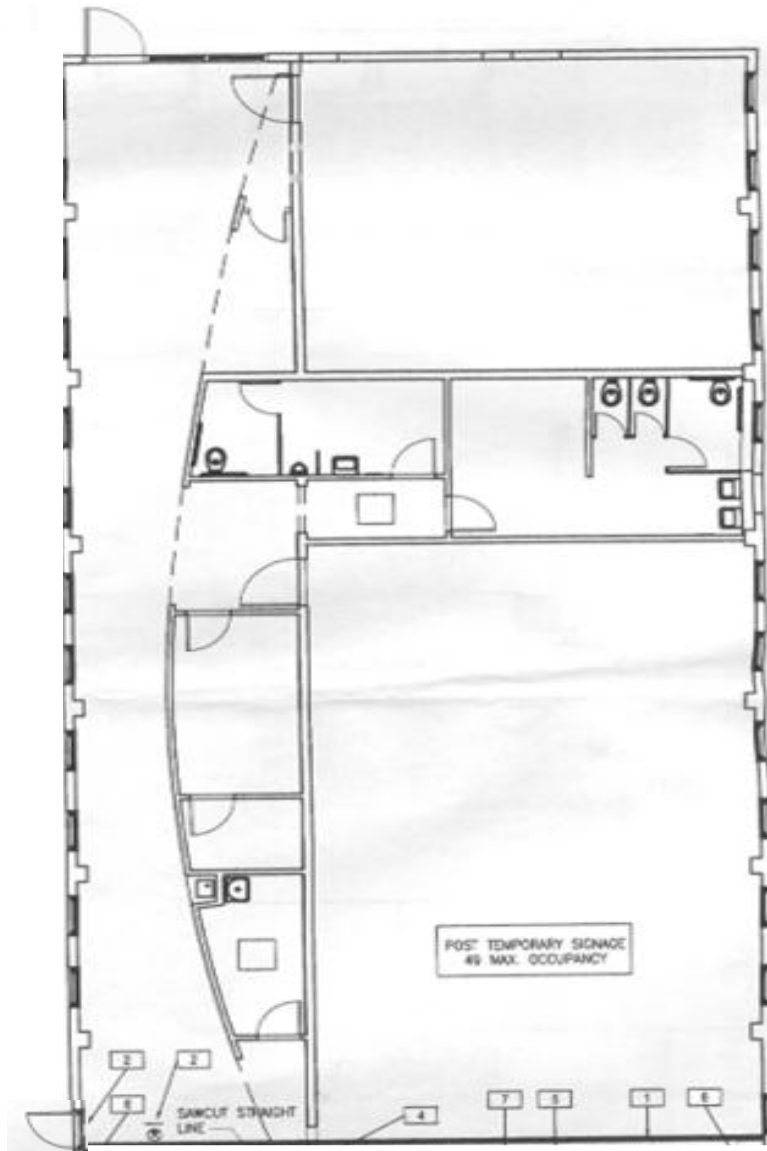
Rear lot & Entrance

29 North Main Street

Cranbury Township, NJ 08512

For Sale
4,975 SF Retail Space

Floor Plan



<<< NORTH MAIN STREET >>>

Permitted uses

A. Permitted Uses. In the VC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

1. Detached single-family dwelling.
2. Two-family dwellings.
3. Retail and service establishments, as listed below, as well as all uses substantially similar to them:
 - a. Clothing, personal furnishings and accessories, and shoe stores.
 - b. Music and bookstores.
 - c. Stationery stores.
 - d. Antiques stores.
 - e. Camera and photographic supply stores.
 - f. Gift, novelty and souvenir stores.
 - g. Jewelry and watch stores.
 - h. Luggage and leather goods stores.
 - i. Stores selling sporting and recreational goods and supplies.
 - j. Furniture and home furnishing stores.
 - k. Drapery and curtain stores.
 - l. Florists.
 - m. Retail bakery store.
 - n. Grocery stores, fruit and vegetable markets, candy, nut and confectionery stores, meat and fish stores.
 - o. Beauty shops or barbershops, and nail salons.
 - p. Laundry and dry-cleaning pickup or drop-off centers.
 - q. Travel agencies.
 - r. Art galleries.
 - s. Pharmacies.
 - t. Tailors.
 - u. Establishments selling and servicing electronic goods and appliances.
4. Offices for professional services, commercial, business and government.
5. Banks, financial institutions, insurance and real estate offices, but not drive-through banks.
6. Funeral homes.
7. Restaurants, excluding drive-through restaurants.
8. Clubs, lodges and fraternal organizations.
9. Dwelling units within mixed-use buildings.
10. Places of worship, subject to the requirements of § [150-11B](#).
11. Child-care centers, subject to the requirements of § [150-13A](#).
12. Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.
13. Accessory uses & accessory buildings customarily incidental to the above uses and located on the same lot.
14. Outdoor dining as an accessory use in conjunction with a permitted restaurant, subject to the requirements of § [150-39](#).

B. Prohibited uses. In the VC Zone, the following uses are prohibited:

1. Any drive-through or drive-in uses or service, whether a principal or accessory use.
2. Any automobile service, sales, leasing or rental.
3. The sale of any product or service by outdoor vending machine.
4. The performance of any service except within enclosed buildings, with the exception of outdoor dining per § [150-19A\(14\)](#).

C. Area and bulk regulations.

1. Minimum lot area: 6,500 square feet.
2. Minimum lot width: 40 feet.
3. Minimum front yard depth: the lesser of 45 feet or the average setback of existing buildings on the same side of the street within 200 feet on each side of the lot.