



The Shoppes at Campus Town

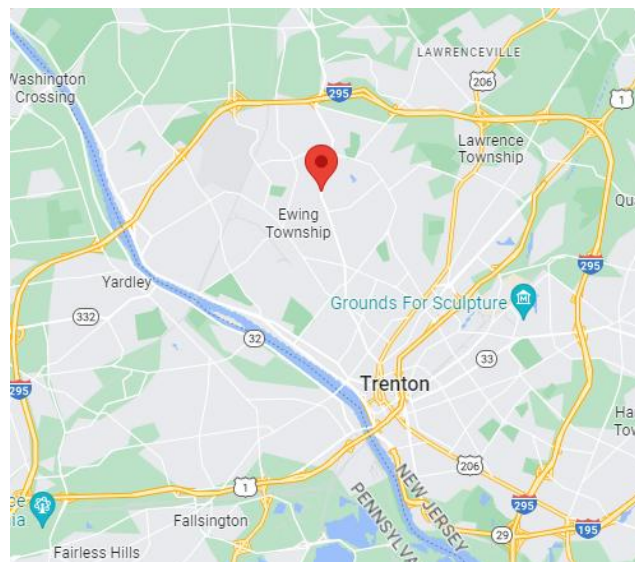
100-500 Campus Town Circle, Ewing, NJ 08638

First Floor Retail Units Available for Lease:

- **Building 100: 2,900 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)



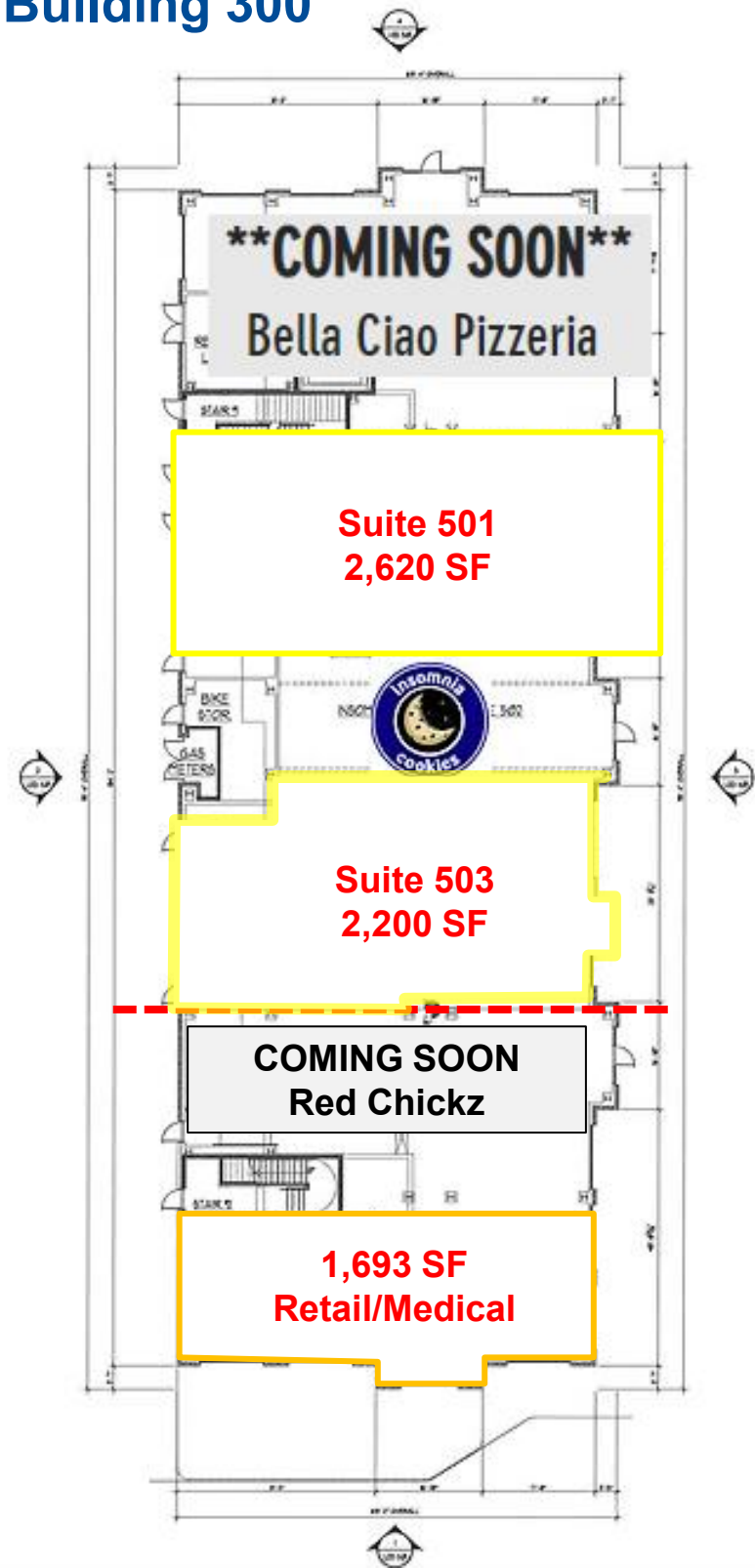
For more information:

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



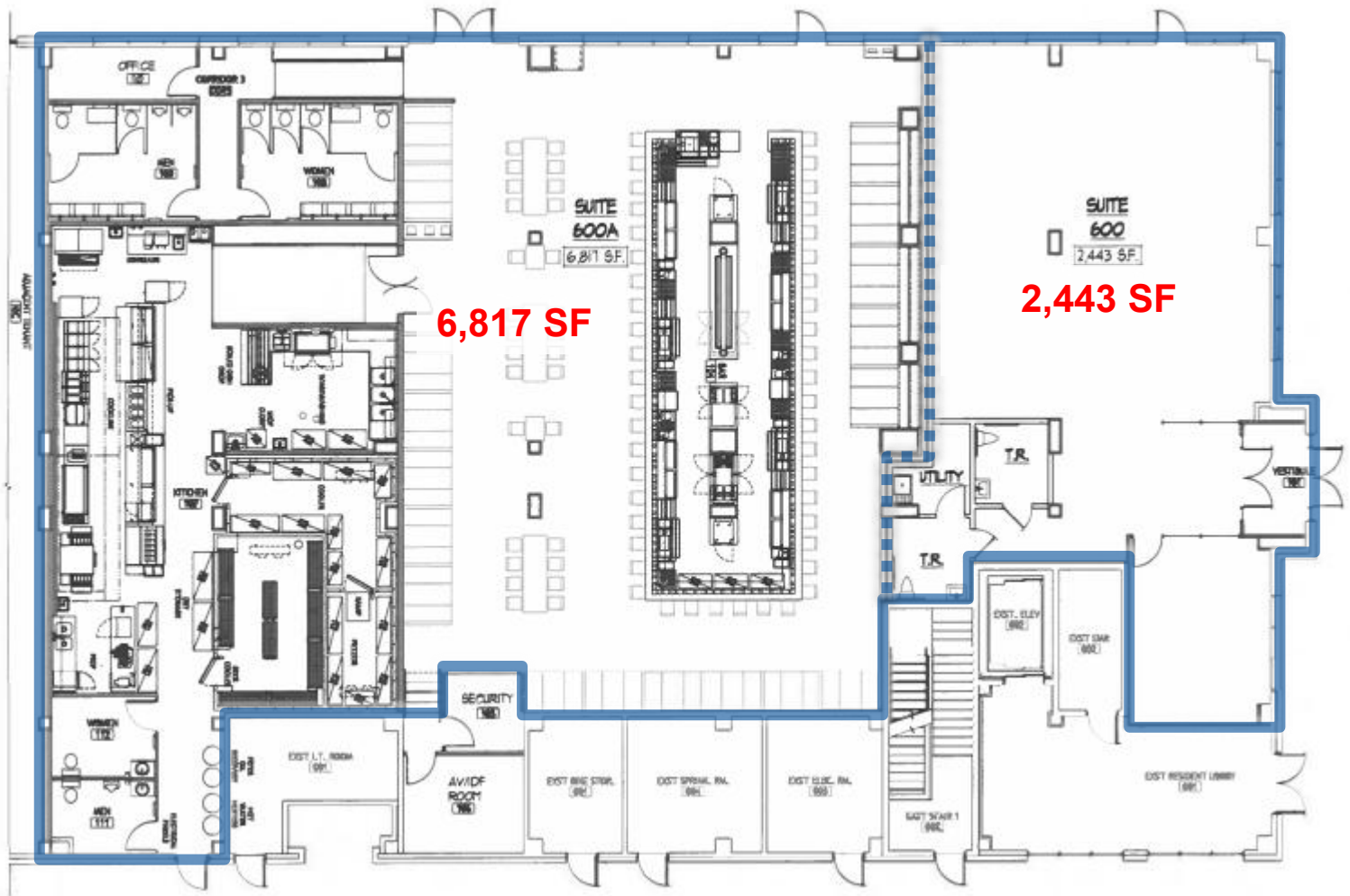
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Ewing, NJ 08638

For Lease

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

Building 400



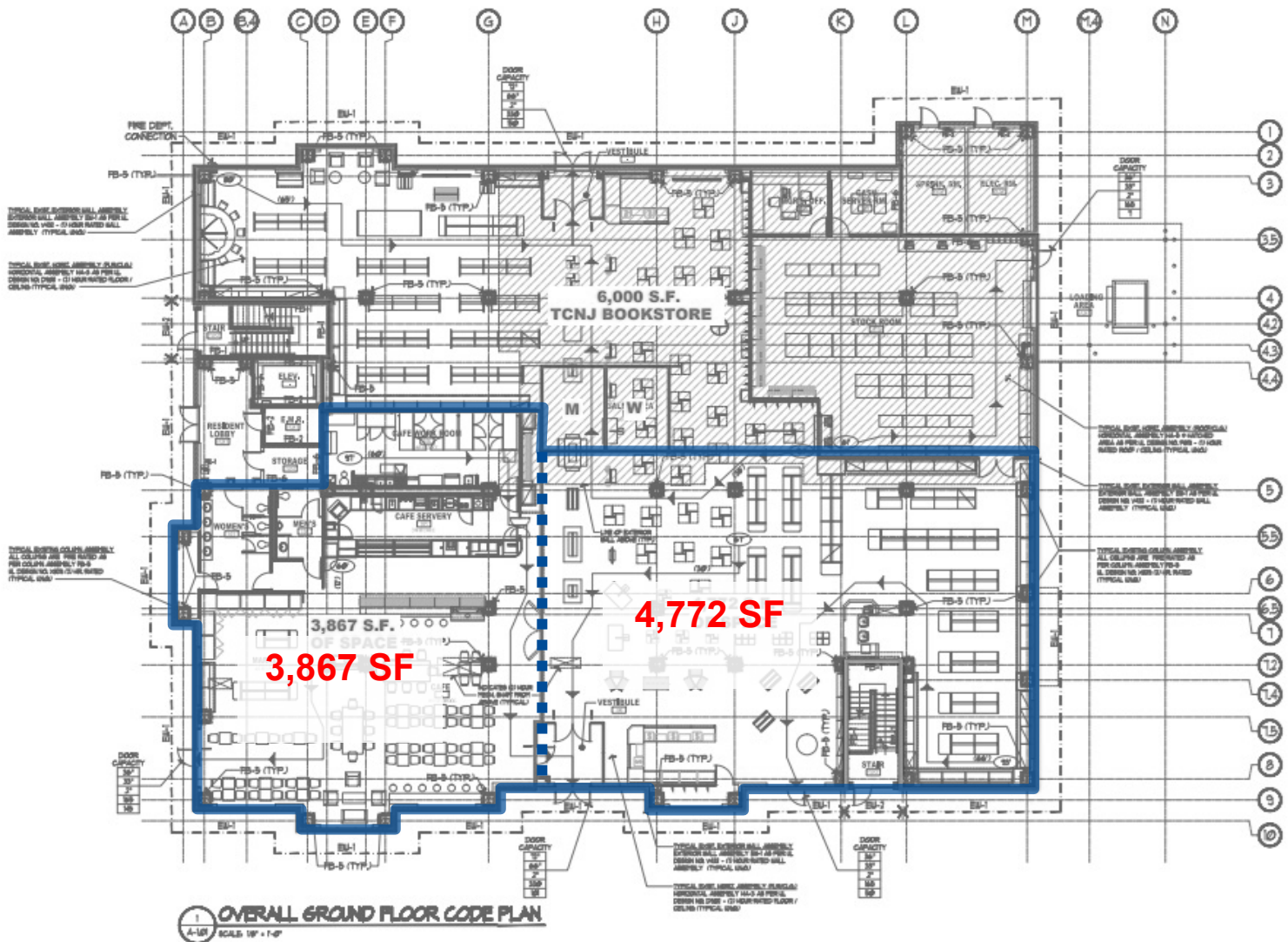
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Ewing, NJ 08638

For Lease

8,639 SF Retail Space

Divisible to 3,867 SF & 4,772 SF

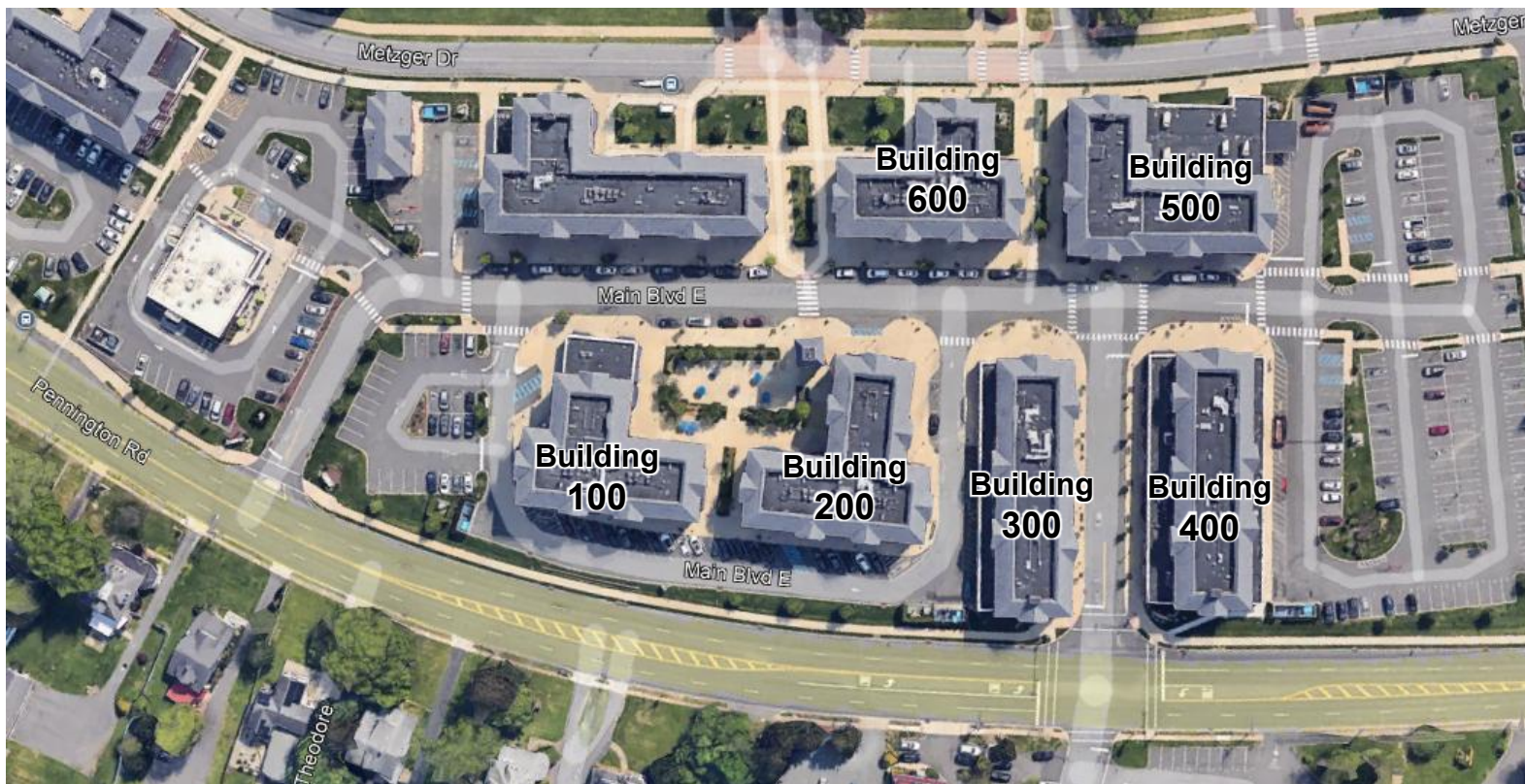
Building 500



For Lease

Retail and Medical Space

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100-500 Campus Town Circle
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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 2,900 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