

4152
QUAKERBRIDGE ROAD
LAWERENCE TOWNSHIP, NEW JERSEY



FOR SALE

CBRE

The Opportunity

Maximize your retail presence! Available for the first time in 20 years, take advantage of a rare opportunity to own a freestanding anchor property. Located within the thriving Princeton, NJ retail corridor, this divisible 86,000 SF building boasts a prime position on nearly seven acres, on the ring road of the bustling Quakerbridge Mall (anchored by Macy's and JC Penney). This exceptional offering ensures unparalleled visibility and access.

- Freestanding large box for sale with various division plans
- Successful fitness center for over 20 years
- In the highly coveted Princeton trade area
- Zoning: HC (Highway Commercial)
- Parking: 5:1
- Traffic Counts: 30,390 VPD on Quakerbridge Rd.
- Taxes: \$239,413.44



Ideally Situated



Ideally Situated



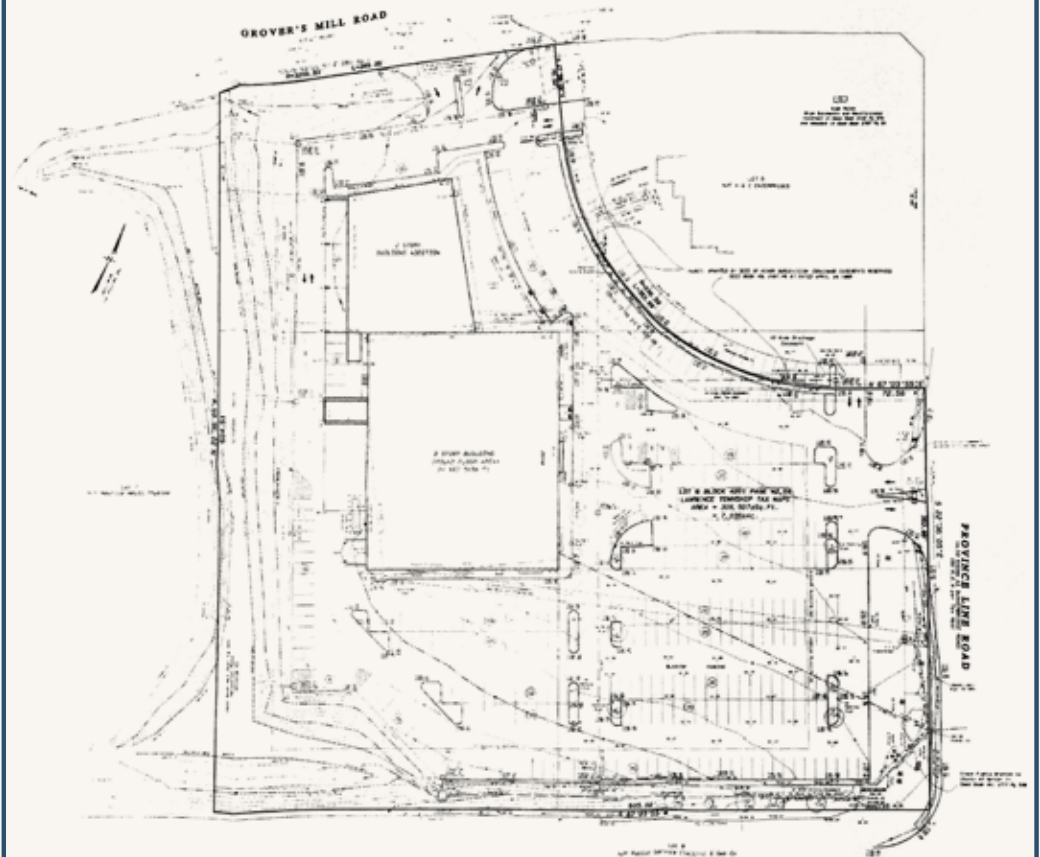
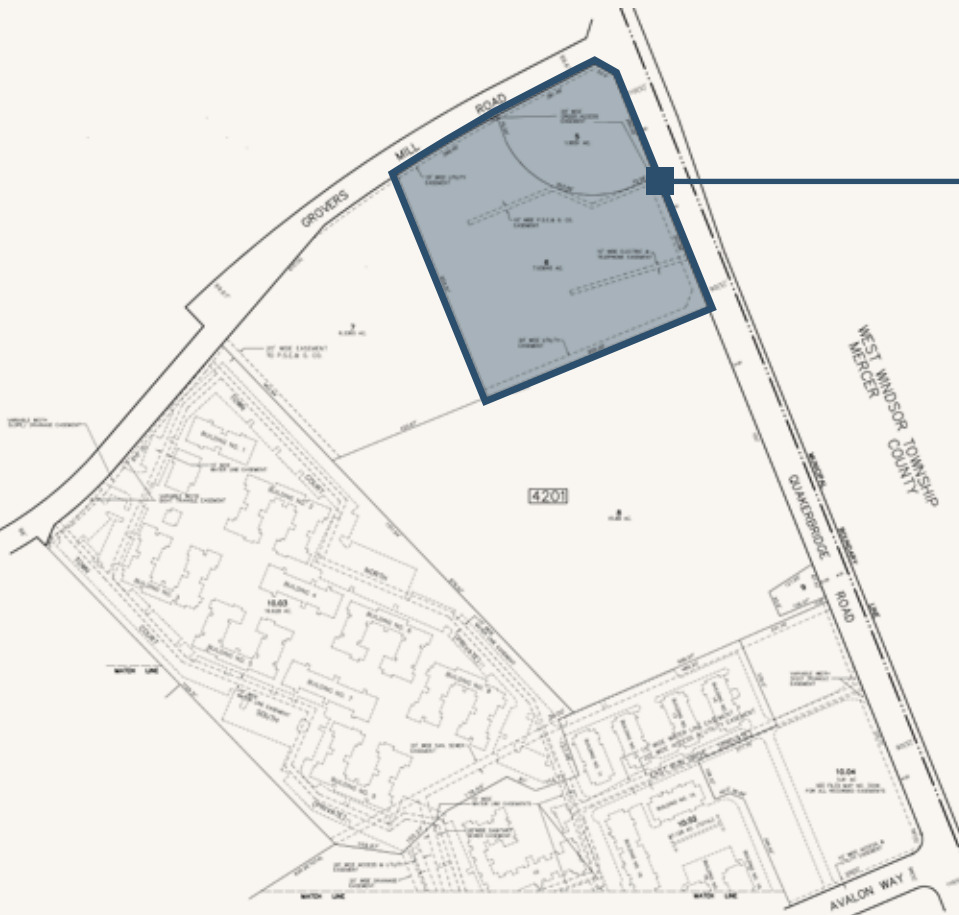
The Neighborhood



Princeton, NJ boasts a retail market characterized by a blend of upscale and everyday offerings, catering to a diverse demographic that includes affluent residents, students, and tourists. The downtown area features a mix of national chains, independent boutiques, and specialty stores, often complemented by restaurants and cafes that contribute to a vibrant pedestrian experience. Retail in Princeton benefits from its strong economy, high educational attainment, and cultural attractions. The market has a focus on providing a curated and convenient shopping experience that reflects the town's sophisticated character.

- Total population: 696,893
- 2024-2029 Annual Pop. Growth: 0.02%
- Median Household Income: \$103,873
- Average Household Income: \$146,215
- Average Disposable Income: \$102,436
- Median Age: 39.7

Survey

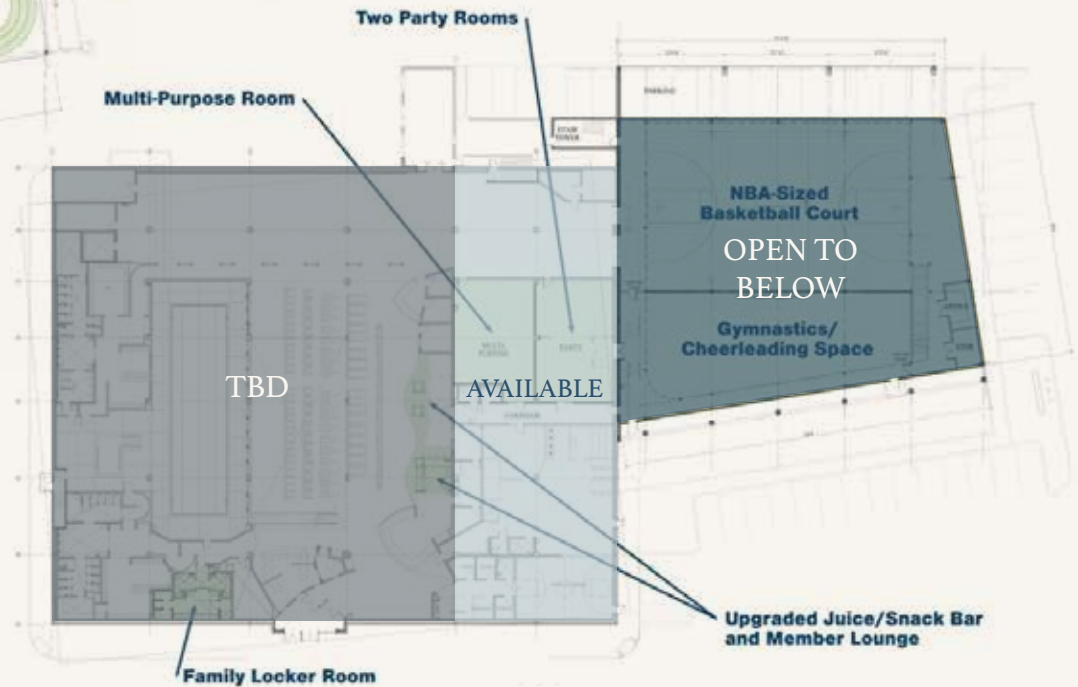


Floor Plans

FIRST FLOOR



SECOND FLOOR



A large, white, stylized diamond graphic is centered in the upper half of the image. It contains the address "4152 QUAKERBRIDGE ROAD" and "LAWRENCE TOWNSHIP, NEW JERSEY" in a serif font.

4152

QUAKERBRIDGE ROAD

LAWRENCE TOWNSHIP, NEW JERSEY

**20,000 SF
2nd Floor Space
Available**

**RWJ Barnabas
Health**

**Retail Entry
to 2nd Floor**

**Retail
Tenant**

**Retail
Tenant**

CONTACTS

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