

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



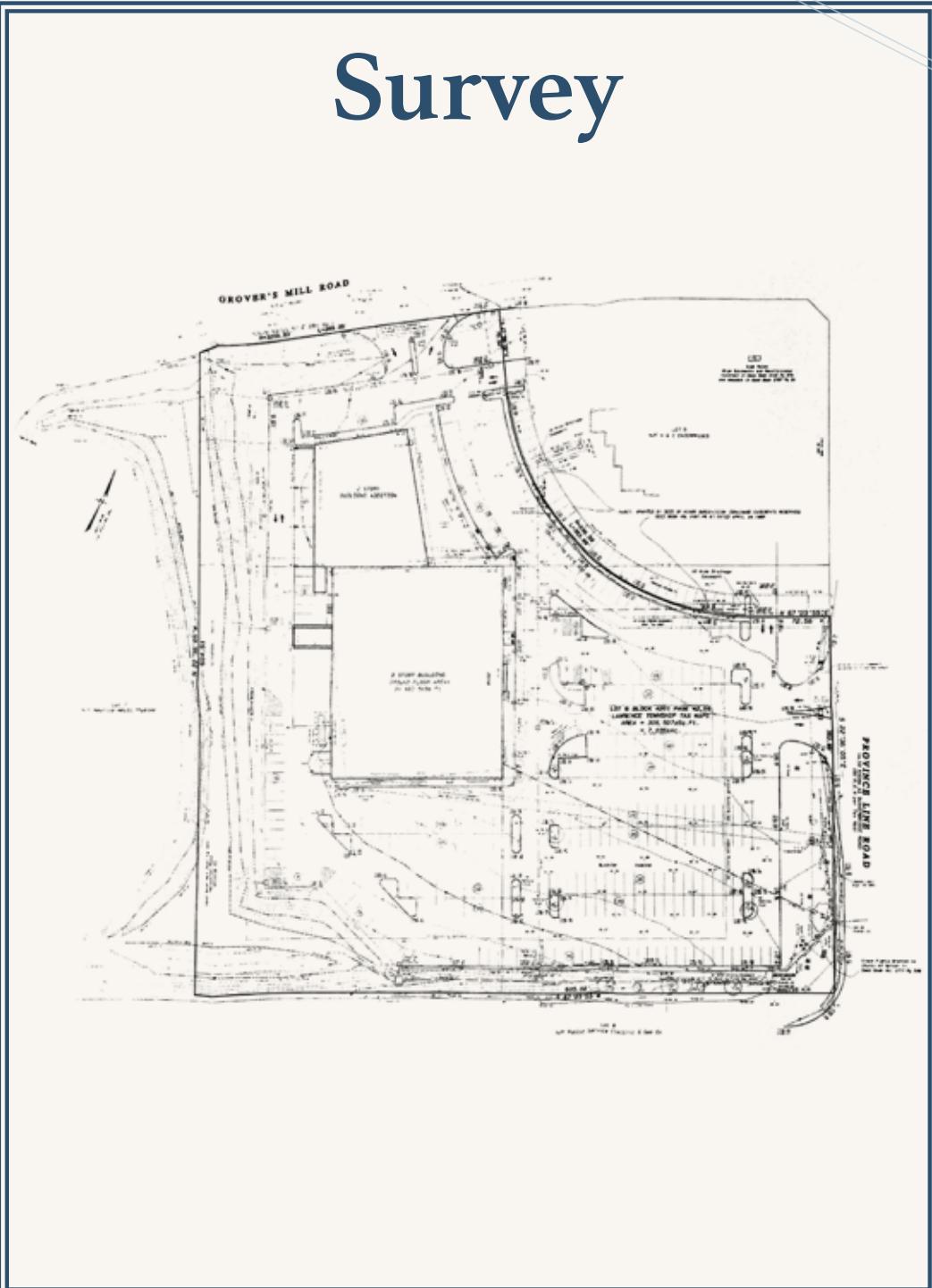
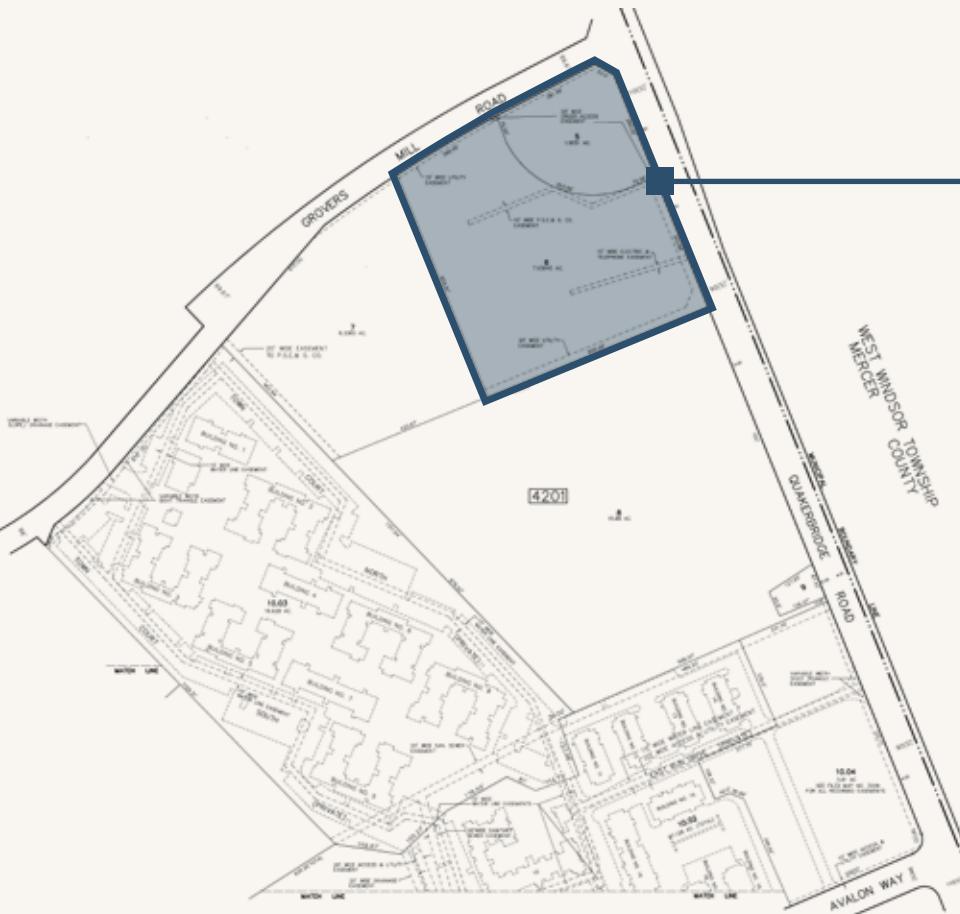
The Neighborhood



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

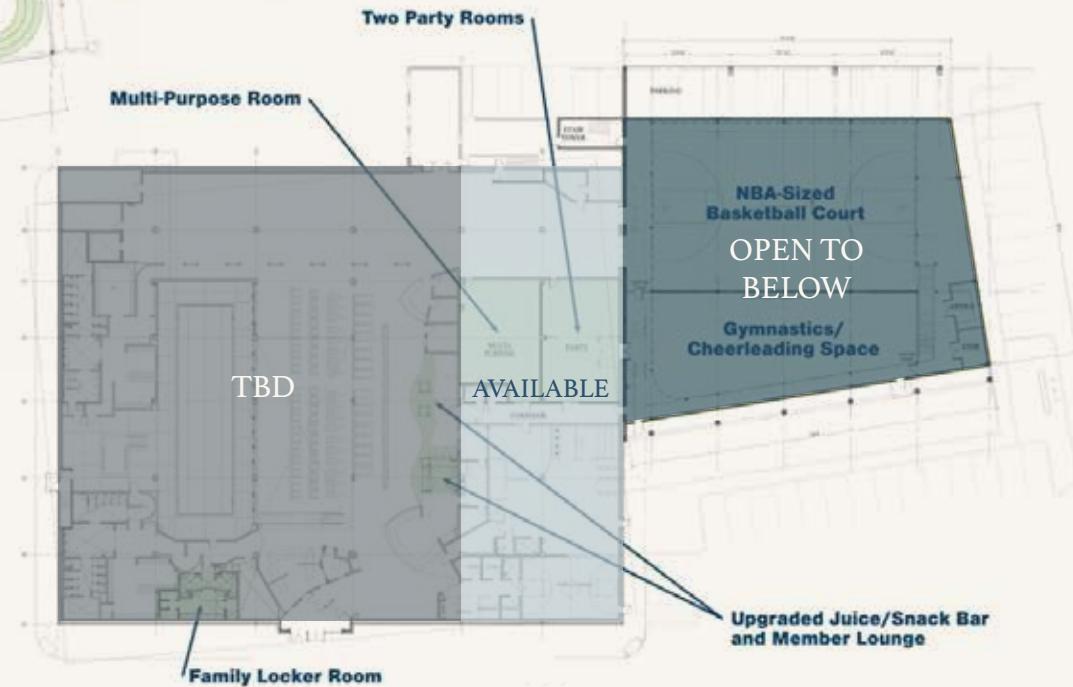


Floor Plans

FIRST FLOOR



SECOND FLOOR



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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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