



FOR SALE: 4,700 SF Former PNC Bank w/ Drive Thru

620 NJ-33 | East Windsor, NJ 08520

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC





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EXECUTIVE SUMMARY

This former PNC Bank offers a unique opportunity with 4,700 square feet of space, including three drive-thru lanes. Situated just off Exit 8 of the New Jersey Turnpike (Interstate 95), the property boasts exceptional accessibility and visibility, making it ideal for a variety of commercial or service uses.

ASKING PRICE

» **\$1,400,000**

KEY HIGHLIGHTS

- » **Address:** 620 NJ-33, East Windsor, NJ 08520
- » **Block:** 20.07
- » **Lot:** 564
- » **Lot Size:** 1.34 Ac.
- » **Building Size:** 4,700 SF
- » **Building Type:** Retail Bank
- » **Year Built:** 1971
- » **Zoning:** PUD (Planned Unit Development)

TRAFFIC COUNTS

- » **AADT:** 30,052 Vehicles pass the site daily on Franklin Street (Route 33)

DEMOGRAPHICS

- » **Population:** East Windsor has a population of about 29,758, with a median age of 41.3
- » **Incomes:** The median household income in East Windsor is \$103,656, with 61.6% of homes owner-occupied and a median home value of \$378,000
- » **Growth:** Route 33 in East Windsor and neighboring Monroe Township is experiencing significant growth, with new residential communities, commercial developments, and infrastructure projects underway.

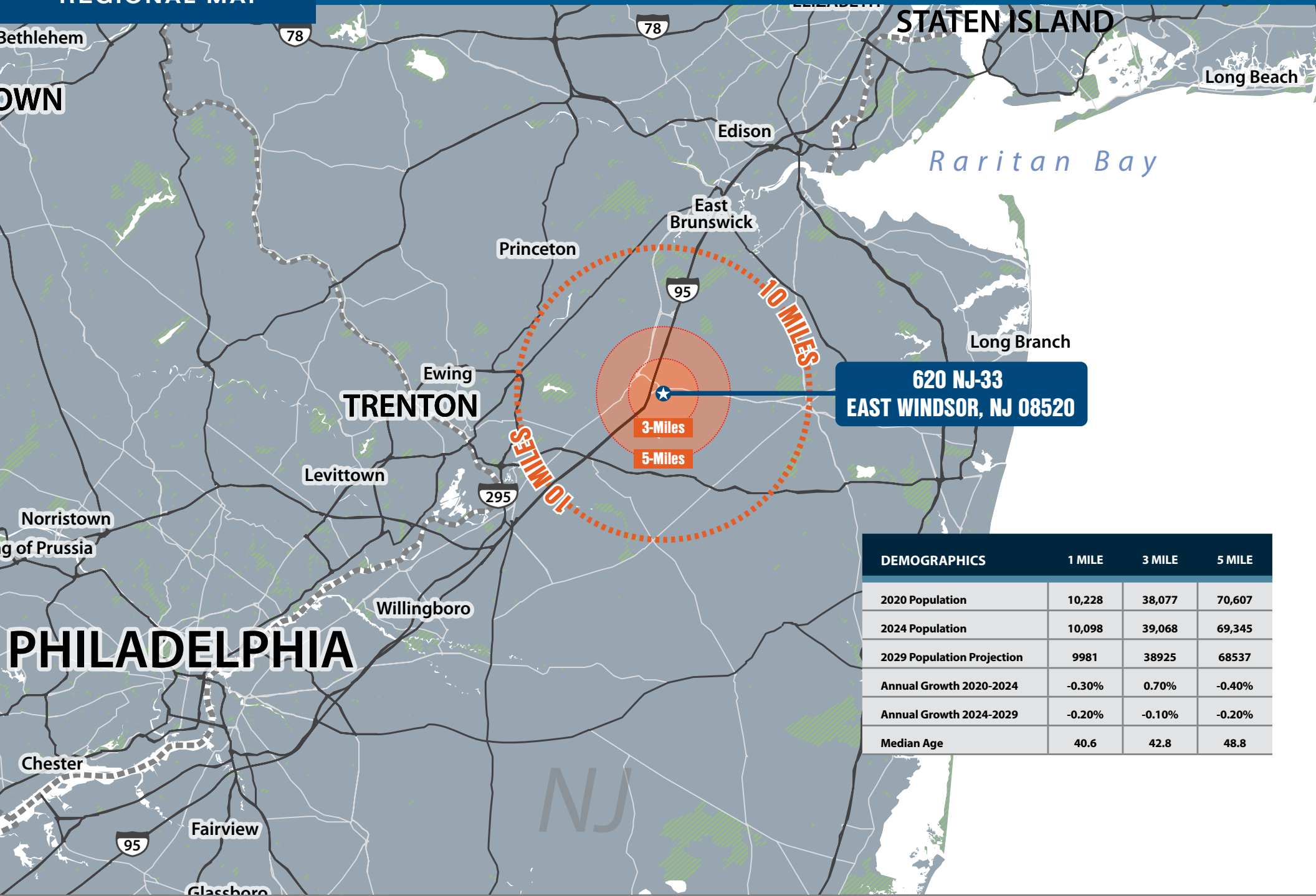


MARKET AERIAL



620 NJ-33, EAST WINDSOR, NJ 08520

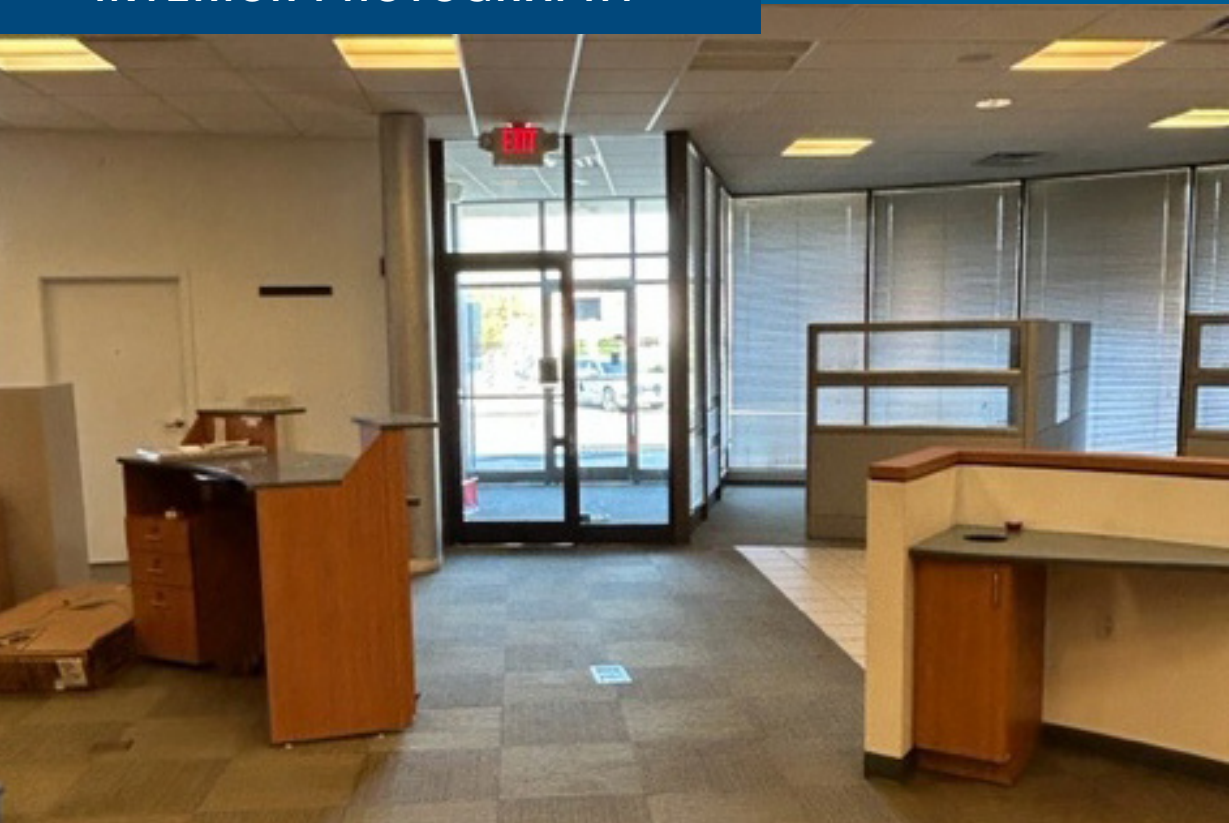
REGIONAL MAP

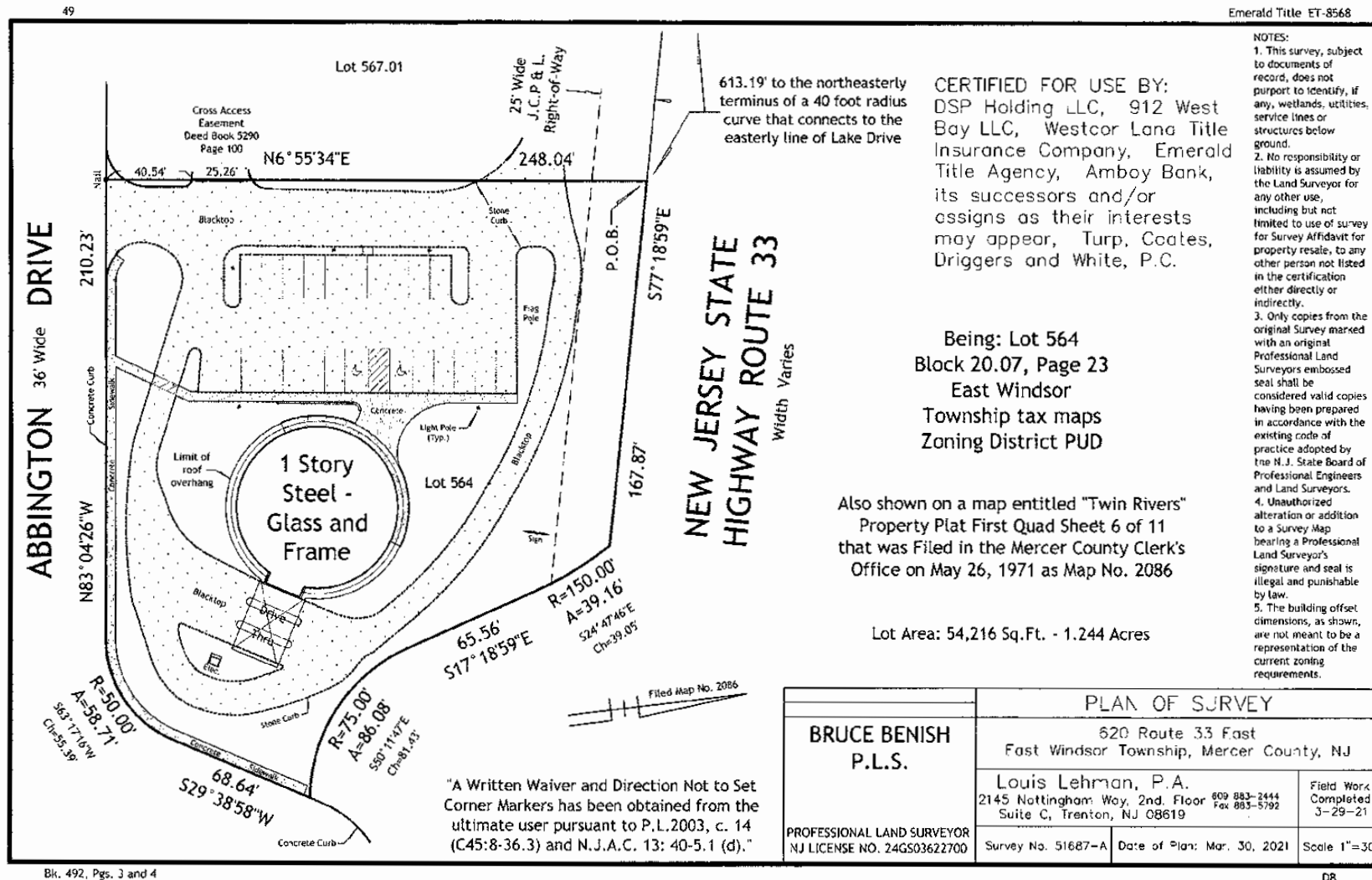


**620 NJ-33
EAST WINDSOR, NJ 08520**

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|--------|--------|--------|
| 2020 Population | 10,228 | 38,077 | 70,607 |
| 2024 Population | 10,098 | 39,068 | 69,345 |
| 2029 Population Projection | 9981 | 38925 | 68537 |
| Annual Growth 2020-2024 | -0.30% | 0.70% | -0.40% |
| Annual Growth 2024-2029 | -0.20% | -0.10% | -0.20% |
| Median Age | 40.6 | 42.8 | 48.8 |

INTERIOR PHOTOGRAPHY





DISCLAIMER

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