

RETAIL/MEDICAL/FITNESS/RESTAURANT SPACE

SOUTHFIELD COMMONS SHOPPING CENTER

295-335 Princeton - Hightstown Road at Southfield Road

McCAFFREY'S SUPERMARKET ANCHORED CENTER

WEST WINDSOR | NEW JERSEY

Seeking
Retail/Medical/
Food/Fitness Uses

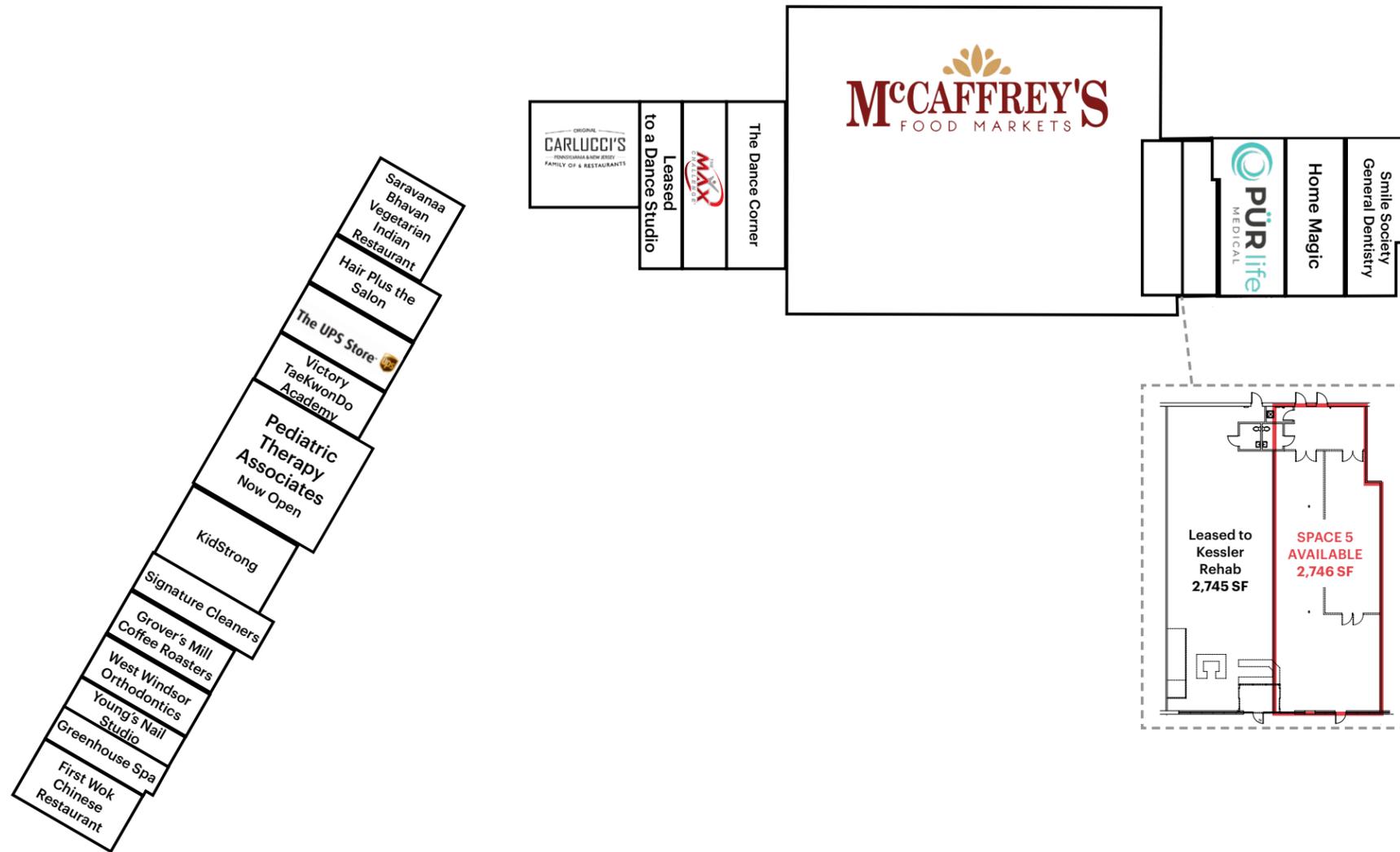
2,746 SF



Digital Image: Google Street View

RIPCO
REAL ESTATE

SITE PLAN & SPACE DETAILS



LOCATION

Southfield Commons Shopping Center
295-335 Princeton - Hightstown Road
at Southfield Road, West Windsor, NJ

AVAILABLE

Space 5 2,746 SF

GLA

94,583 SF

RENT

Upon Request

NNN

\$9.90 psf (est)

PYLON SIGNAGE

Pylon signage available

PARKING

750 spaces; ratio of 8.39/1,000 SF

ANCHOR TENANT

McCaffrey's Supermarket & Wine & Spirits

CO-TENANTS

Santander Bank, The Dance Corner, Hair Plus the Salon, Victory TaeKwonDo Academy, Young's Nail Studio and Day Spa, The UPS Store, Signature Cleaners, Grover's Mill Coffee Roasters, West Windsor Orthodontics, Green House Spa and Acupuncture, Max Challenge Fitness, Smile Society General Dentistry, Home Magic, KidStrong, PÜR LIFE Medical, Kessler Rehab (coming soon), Pediatric Therapy Associates

RESTAURANTS AT CENTER

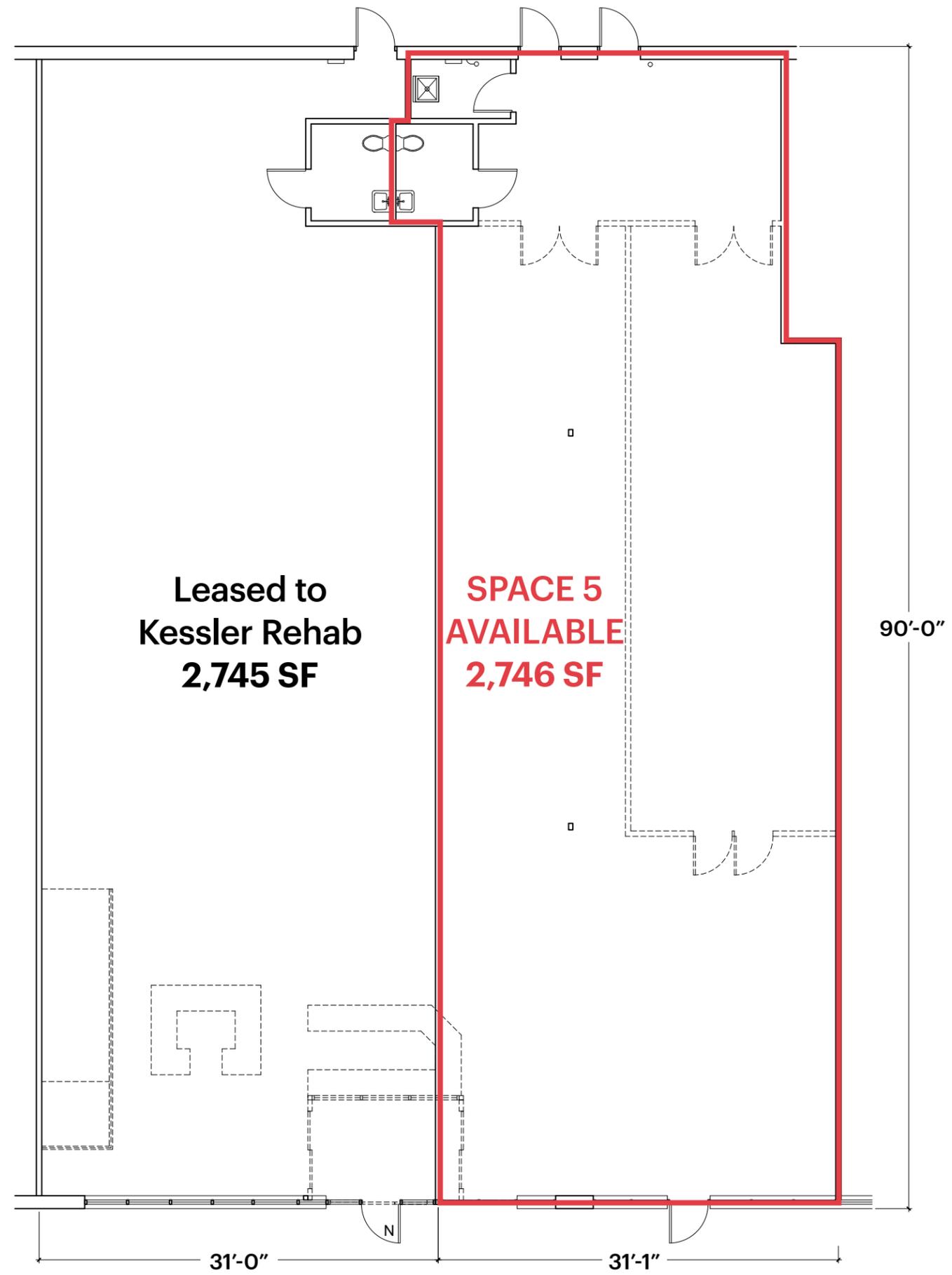
Carlucci's Italian Grill, First Wok Chinese, Saravanaa Bhavan Vegetarian Indian Restaurant

ATTRIBUTES

- Anchored by McCaffrey's Supermarket
- Traffic light intersection
- High Incomes: Average Household Income: \$196,178 in a 3 mile radius
- College Degree: Approximately 3/4 of population age 25 and older within a 3 mile radius

* Fitness uses will require a waiver from Max Challenge

SPACE 5 - FLOOR PLAN

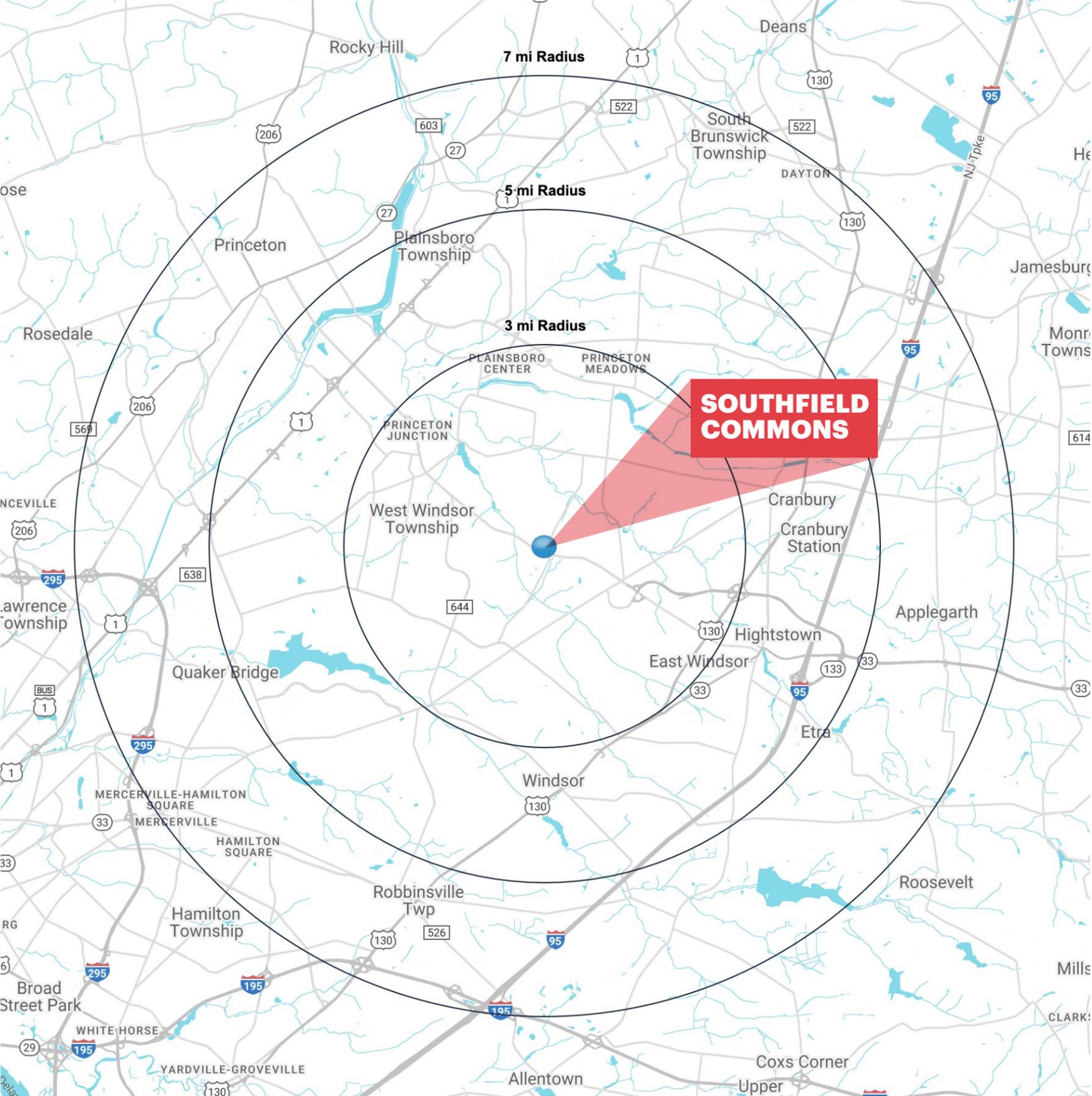


CENTER PHOTOS



Digital Image: Google Street View

DEMOGRAPHICS



3 MILE RADIUS

POPULATION
47,813
HOUSEHOLDS
18,516
MEDIAN AGE
41.4
AVERAGE HOUSEHOLD INCOME
\$196,178

TOTAL BUSINESSES

1,312
TOTAL EMPLOYEES
22,666
DAYTIME POPULATION
44,147

5 MILE RADIUS

POPULATION
96,799
HOUSEHOLDS
36,126
MEDIAN AGE
41.0
AVERAGE HOUSEHOLD INCOME
\$200,536

TOTAL BUSINESSES

3,969
TOTAL EMPLOYEES
87,263
DAYTIME POPULATION
129,780

7 MILE RADIUS

POPULATION
207,136
HOUSEHOLDS
77,485
MEDIAN AGE
42.4
AVERAGE HOUSEHOLD INCOME
\$191,035

TOTAL BUSINESSES

9,084
TOTAL EMPLOYEES
170,548
DAYTIME POPULATION
264,353

*2024 estimates

CONTACT EXCLUSIVE AGENT

DEBORAH STONE

dstone@ripconj.com

201.914.4406

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.