

NASSAU PARK PAVILION

FOR LEASE

510 NASSAU PARK BLVD | PRINCETON, NJ 08540

PREMIER POWER CENTER
6,300 SF - 143,122 SF AVAILABLE

[VIEW PROPERTY](#) 



HIGHLIGHTS

- 1.1 Million SF Power Center anchored by best-in-class retailers, generating over 4.3 Million annual visits
- Strategically positioned in the heart of the Route 1 retail corridor, surrounded by 200,000+ people within a five-mile radius — including both daytime and residential populations (AHHI: \$218,189 in 5 miles)
- Traffic count exceeds 108,000 AADT at the intersection of Route 1 and Quaker Bridge Road

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,145	33,276	114,792
AVERAGE HH INCOME	\$177,577	\$213,099	\$218,189
DAYTIME EMPLOYEES	2,799	42,935	85,284

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2025 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE



**Soloff Realty &
Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM



EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

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IMAGES

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SITE PLAN

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SITE PLAN - PHASE ONE

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PHASE ONE

SPACE	TENANT	SF
2	PLANET FITNESS	28,028
3A	DOLLAR TREE	11,455
3B	BURN BOOT CAMP	4,504
3C	VISIONWORKS	3,046
4A/B	GODAVARI	4,535
4C	POKE BOWL	1,465
4D	NEW BALANCE	3,038
4E	WONDER NAILS	1,393
4F	COLD STONE CREAMERY	1,393
4G	MASA SUSHI BAR	2,672
4H	BANG COOKIES	1,507
5	GOLDFISH SWIM SCHOOL - PRINCETON	9,150
6	AVAILABLE	143,122
7	BEST BUY	58,420
8A	HOMEGOODS	27,040
8B	FIVE BELOW	8,123
9	PETSMART	23,124
12	AVAILABLE	6,300
14	THE VITAMIN SHOPPE	3,500
16-18	LOCAL INFUSION	2,063
20	WINGSTOP	1,325
22A	GREAT CLIPS	973
22B	TROPICAL SMOOTHIE CAFÉ	1,191
24	AVAILABLE - FORMER RESTAURANT	4,000
26	FITNESS SUPERSTORE	2,914
30	PARIS BAGUETTE	2,054
31	BLUESTONE LANE	2,215
32	JUST SALAD	2,301
33	MEZEH	2,301
UA	HOME DEPOT	108,566
UC	FLOOR & DECOR	136,940

US RT 1 SB



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SITE PLAN - PHASE TWO

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PHASE TWO		
SPACE	TENANT	SF
2	JOHNSON FITNESS & WELLNESS	3,600
4A	SPORT CLIPS	1,462
4B	HAND & STONE	2,519
6	FAMOUS FOOTWEAR	10,500
8	ULTA BEAUTY	10,625
10	DICK'S SPORTING GOODS	46,800
12	CHUCK E. CHEESE'S	10,125
14	PANERA BREAD	6,416
18	MICHAELS	23,972
20	WEGMANS FOOD MARKETS	117,457
22A	HOMESENSE	24,622
22B	T.J. MAXX	22,164
22C	BURLINGTON	37,846
UD	TARGET	126,227



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SITE PLAN - PHASE THREE

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PHASE THREE

SPACE	TENANT	SF
24	RAYMOUR & FLANIGAN	37,259
26A	CLUB CHAMPION	2,970
26B1	STRETCH ZONE	1,800
26B1A	SOLA SALON STUDIOS	6,120
26B2	AVAILABLE	12,000
26C	IVY REHAB	2,966
26D	CRUMBL COOKIES	2,059
26E	AMERICA'S BEST CONTACTS & EYEGLASSES	2,984
26F	ORANGETHEORY FITNESS	2,718
26G	T-MOBILE	1,767
26H	BUTTERFLY NAIL STUDIO	1,700
26J	PLAYA BOWLS	1,633
26K	THE GOOD FEET STORE	1,940



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LOW AERIAL

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HIGH AERIAL

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NASSAU PARK PAVILION



WINDSOR GREEN



CARNEGIE CENTER
OFFICE PARK
560 ACRE/19 BUILDINGS

MARKETFAIR



ROUTE 1
112,273 AADT

SQUARE AT WEST WINDSOR



MERCER ON ONE



SITE

HOBBY LOBBY

QUAKER BRIDGE MALL



QUAKER BRIDGE ROAD
36,018 AADT



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