

# 343 Princeton Hightstown Rd

East Windsor, NJ 08512



Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Brand new ±6,604 SF professional office/medical property for sale. Can be delivered turnkey or in shell form. European-inspired exterior boasting brick and sleek black metal accents with many high end premium features.

### PROPERTY HIGHLIGHTS

- High-end new construction property for sale or lease
- Zoned for medical/office use (urgent care, plastic surgery, dentistry, lawyers, CPA, etc.)
- Can be delivered build-to-suit or as a vanilla shell (buildout allowance will be provided)
- 2-story elevator, free standing property
- 33 parking spaces
- Located near 749 newly-constructed residential housing units in the area
- Building signage available
- Owner financing available
- Lease to purchase option available

### LOCATION DESCRIPTION

Well positioned on a heavily traveled throughfare near the intersection of Old Trenton Road. Route 1 and Princeton are only minutes to the west, while Route 130 and the Jersey Shore are to the east. Direct access to the NJ Turnpike via the Route 133 bypass is one block from the property. Princeton Hospital 13 minutes away (6.9 miles).

### OFFERING SUMMARY

SALE PRICE:	Please contact for pricing
LOT SIZE:	±35,700 SF
BUILDING SIZE:	±6,604 SF

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 Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com



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MEDICAL/GENERAL OFFICE FOR SALE

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## ADDITIONAL PHOTOS



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## INTERIOR RENDERINGS



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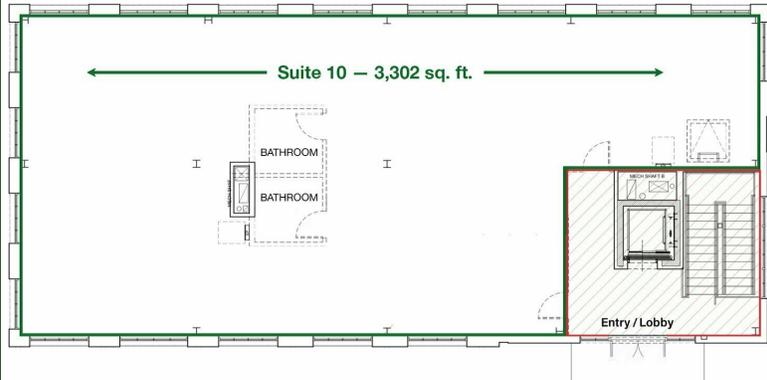
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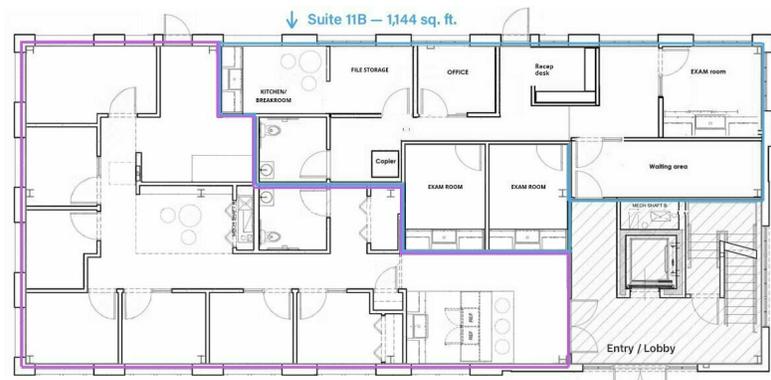
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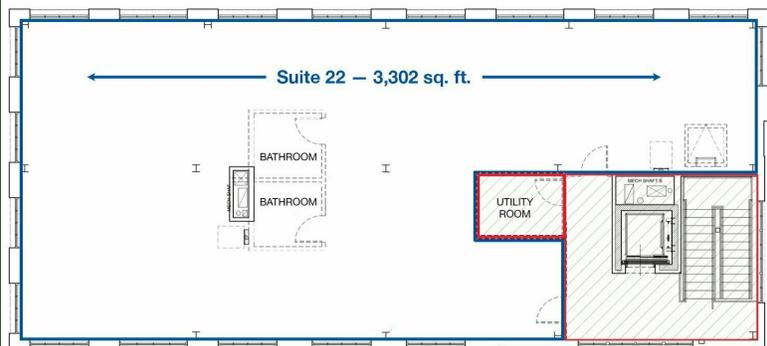
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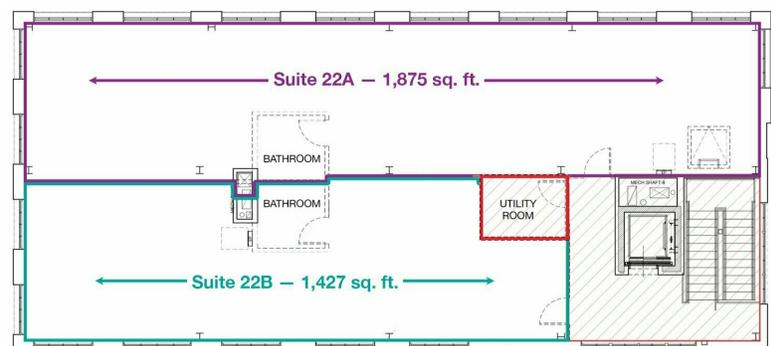
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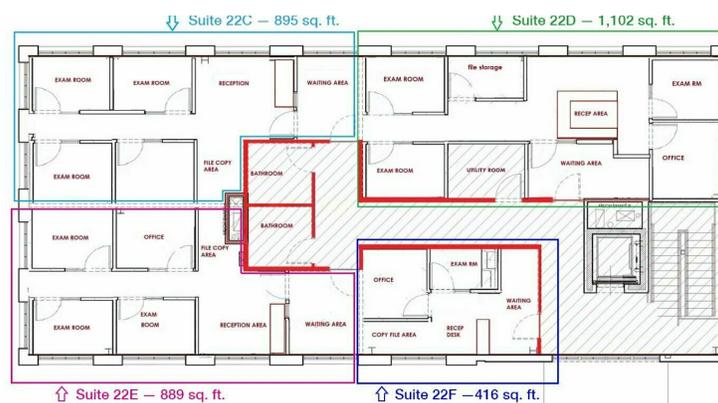
FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



SECOND FLOOR

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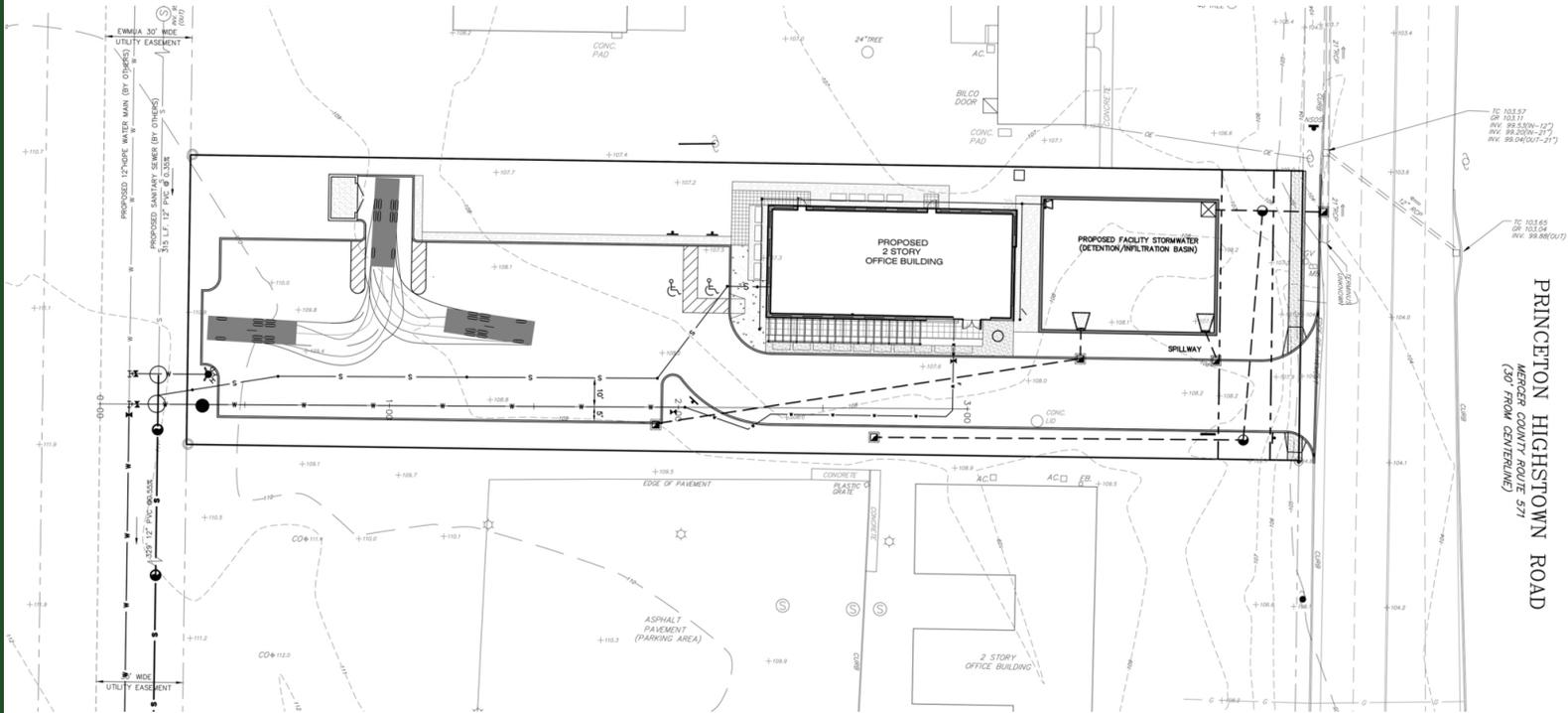


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## SITE PLAN



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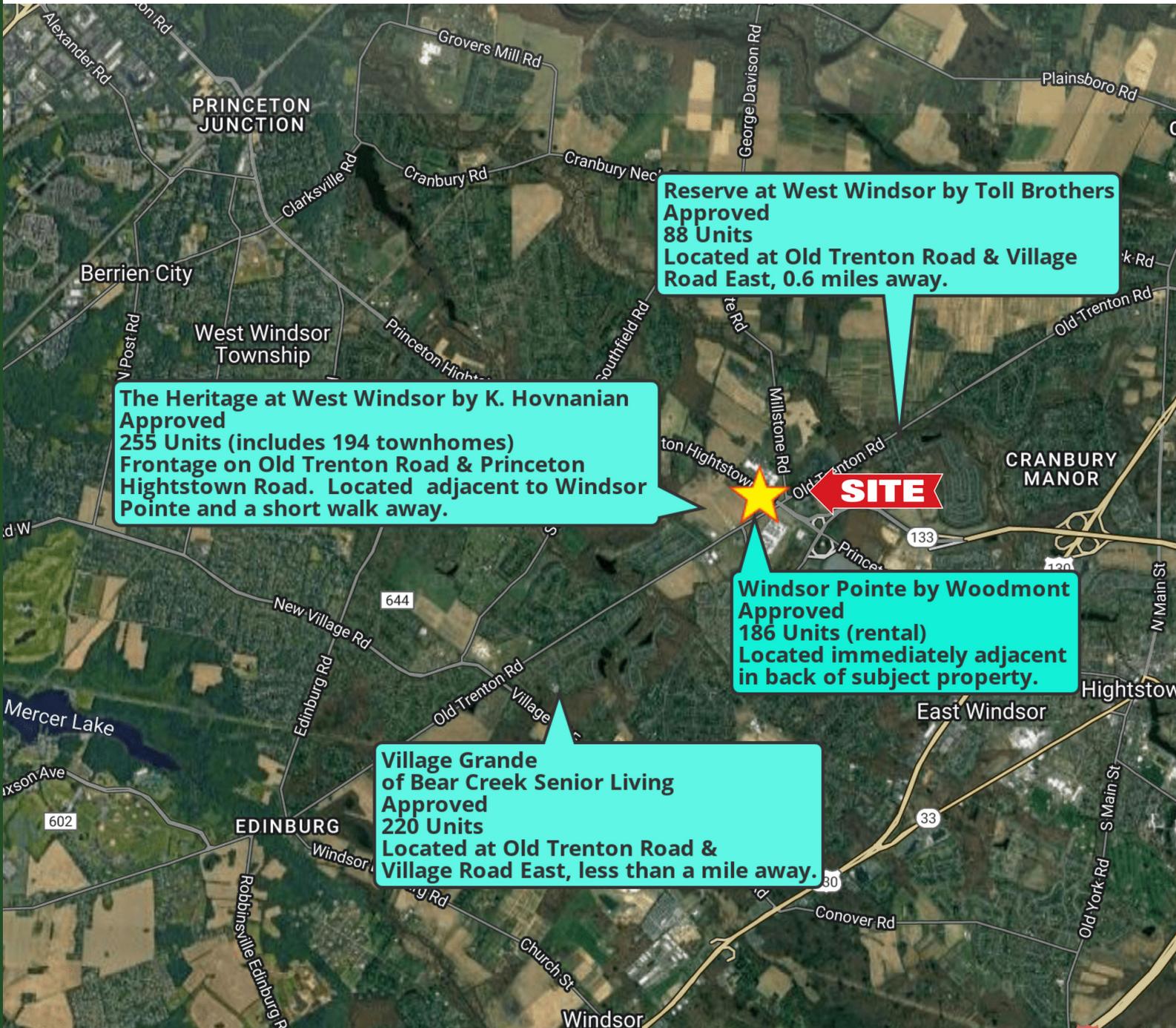


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## HOUSING DEVELOPMENTS



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MEDICAL/GENERAL OFFICE FOR SALE

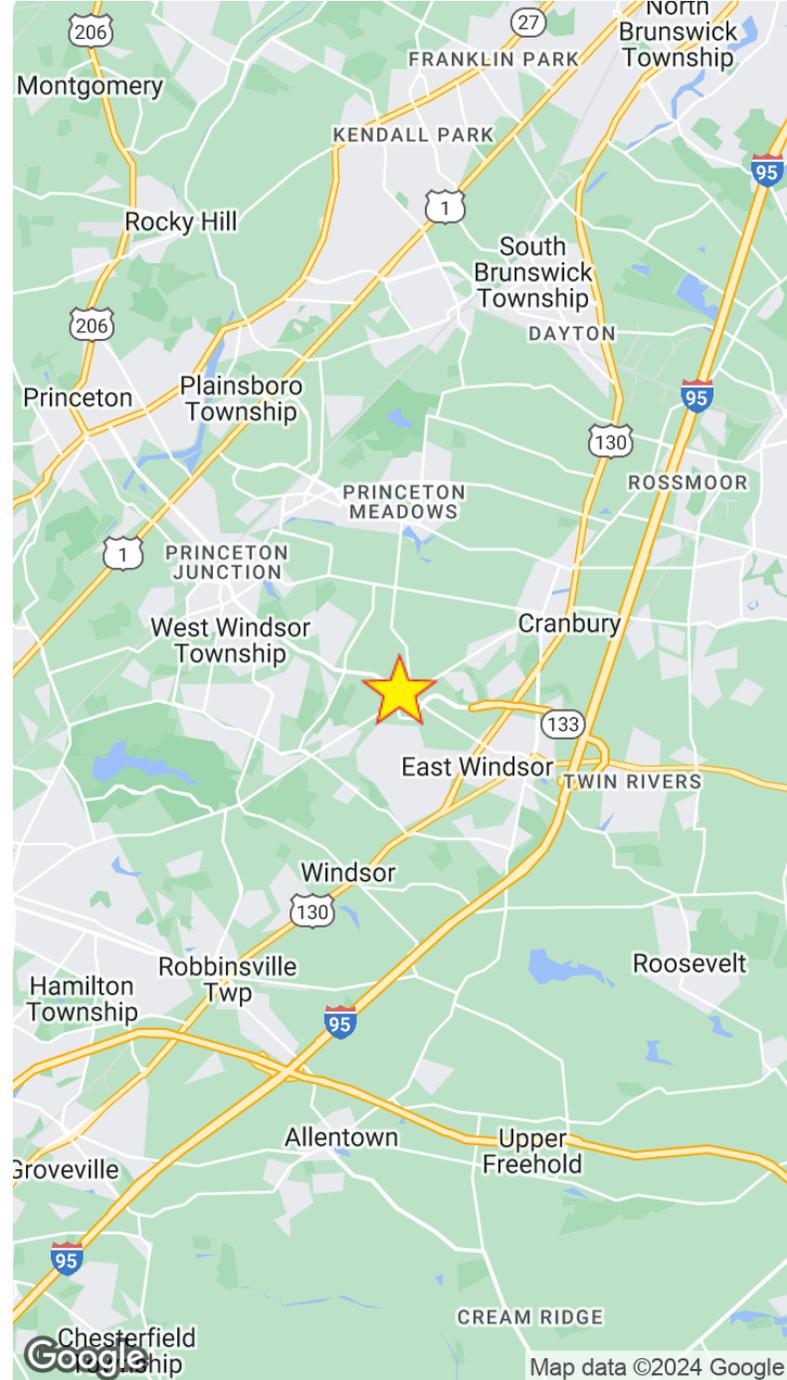
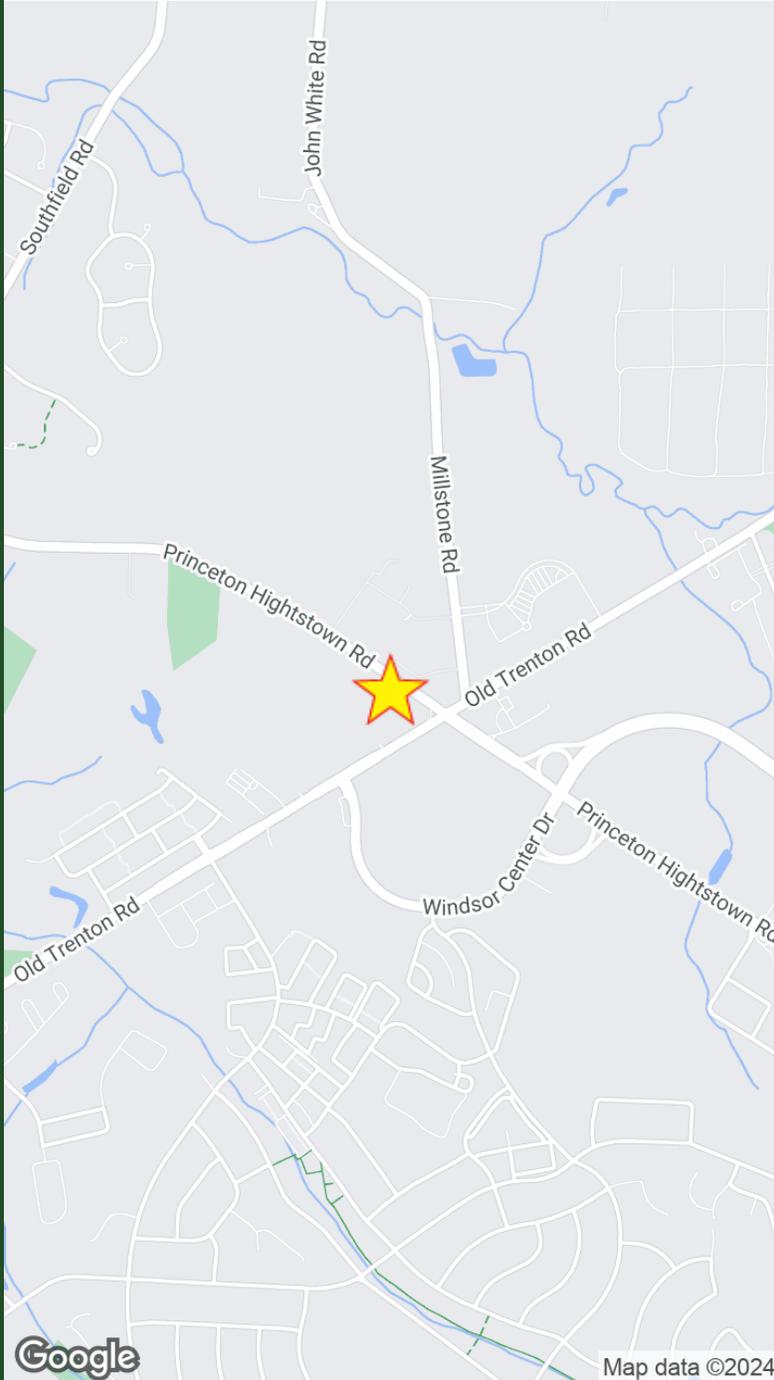
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## LOCATION MAP



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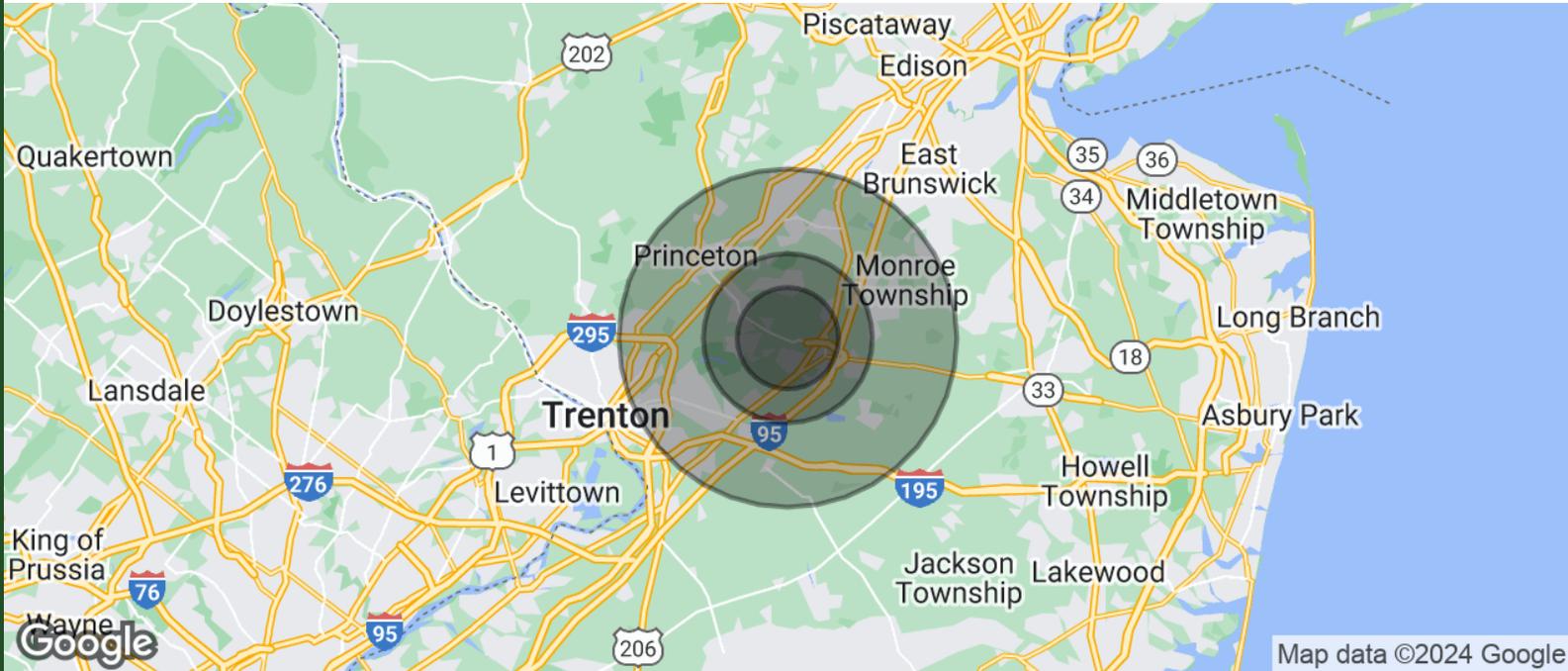
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## DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	45,125	97,156	368,908
AVERAGE AGE	42	40	43
AVERAGE AGE (MALE)	41	40	42
AVERAGE AGE (FEMALE)	42	41	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	16,708	34,989	137,592
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$186,464	\$195,284	\$173,905
AVERAGE HOUSE VALUE	\$554,206	\$633,671	\$584,935

Demographics data derived from AlphaMap

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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