



**2,027 -
8,390 SF**

Retail/Medical
Space Available

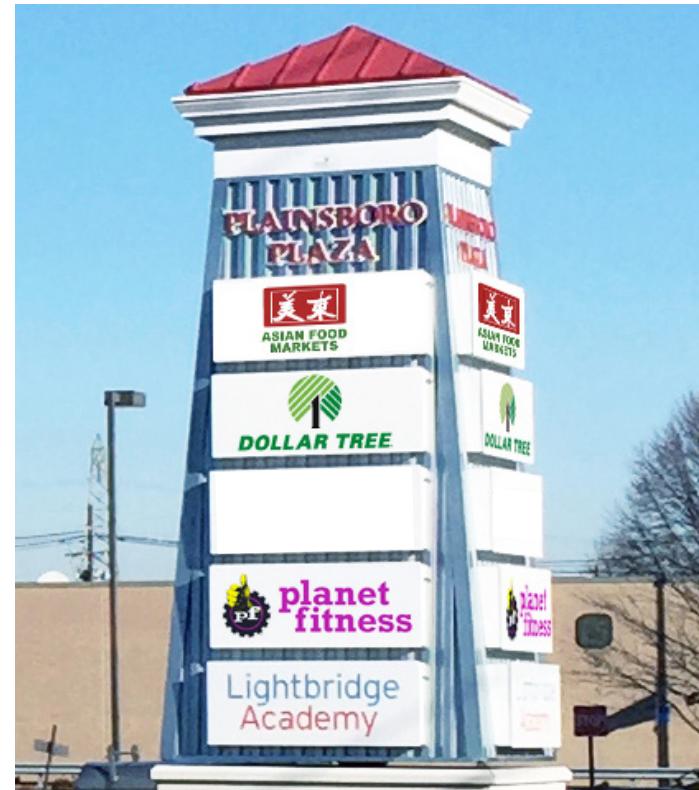
RETAIL/MEDICAL SPACE

PLAINSBORO PLAZA

10 Schalks Crossing at Scudders Mill Road

**MIDDLESEX COUNTY
PLAINSBORO | NEW JERSEY**

**Join #2 Busiest Neighborhood Center in 15 Mile Radius
36,000 Weekly Visits (according to Placer.ai Cell Phone Tracking)**



RIPCO
REAL ESTATE

SPACE DETAILS



SPACE AVAILABLE

2,010 - 8,390 SF

GLA

221,742 SF

ASKING RENT

Upon request

NNN

\$5.63 PSF (est.)

PARKING

955 Parking Spaces

CEILING HEIGHTS

Space 1B: 21' clear

POSSESSION

Immediate

CO-TENANTS

Asian Food Markets, Planet Fitness, Paris Baguette, Dollar Tree, UPS Store, Poke Bros, Dunkin', McDonald's, Lightbridge Academy, Fencing Academy, Sumi Ramen, Squash Tigers and more

COMMENTS

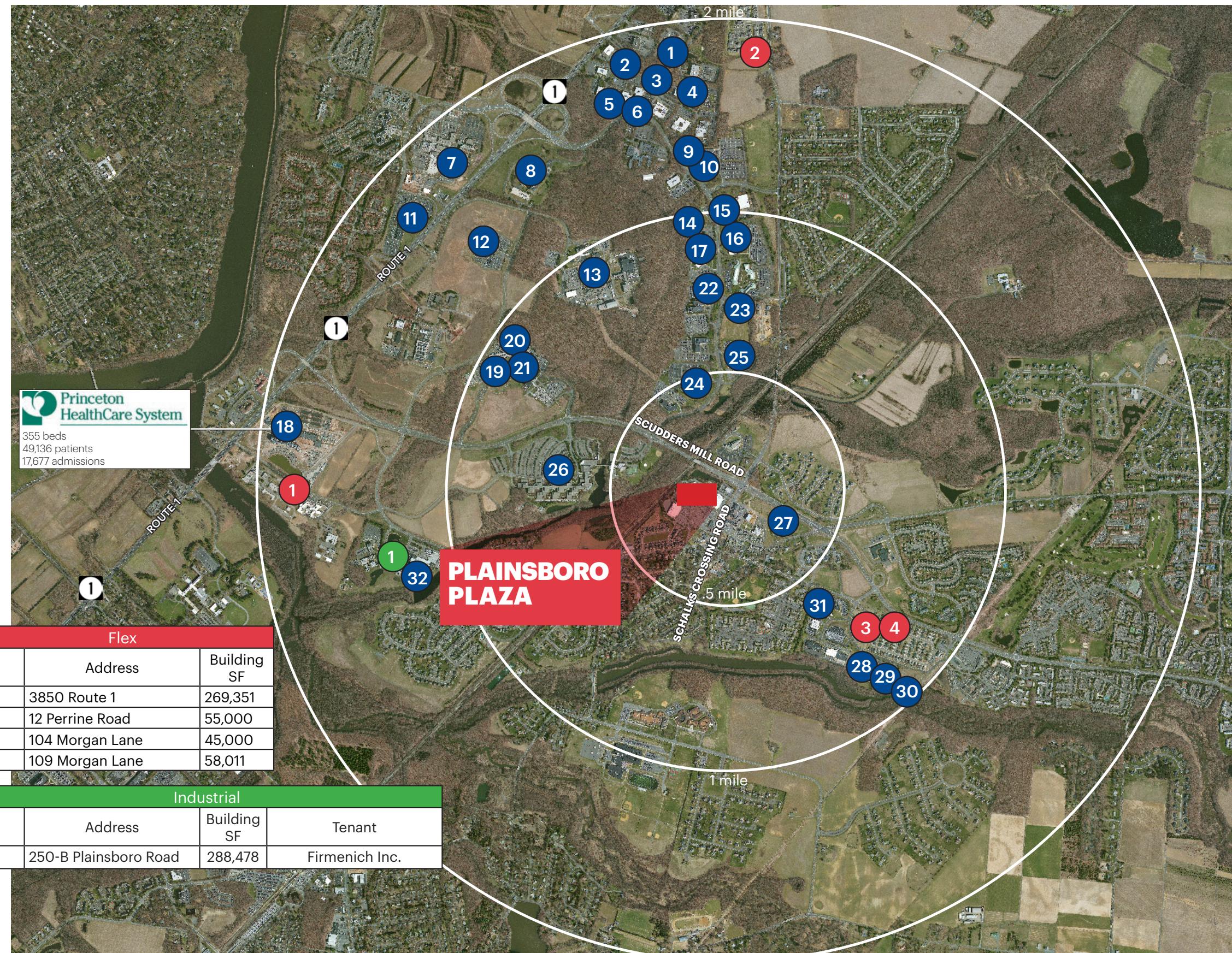
- Grocery anchor (Asian Food Markets)
- Large, growing daytime pop with proximity to major corporations such as: Princeton Medical Center, Bristol-Meyers Squibb, Nova Nordisk
- Premier retail space in the Township's largest shopping center

Unit	Tenant	SF
101	BCB Indus American Bank	4,550
201	Supercuts	1,533
301A	Art Nails	1,655
301B	Dunkin Donuts	1,457
301C	Poke Bros	1,693
501A	UPS	1,185
501B	Plainsboro Flowers	1,185
601	Paris Baguette	2,436
701	McDonalds	3,857
1A	Asian Food Markets	43,152
1B	Gravity Vault	17,500
5	Available	8,030
26	Championship Martial Arts	2,600
2	Allied Vision	3,400
21	Math Genie	2,011
20	Code Wiz	1,000
14	Pepper House	3,000
3	Plainsboro Bagels	1,600
23	Available	2,027
24	Available	6,363
Can be combined for up to 8,390 SF		
27	Fencing Academy	5,449
12	Eden Autism Services	13,578
11	Ranes Dental	2,600
8	Kung Fu Tea	1,600
13	Lotus Garden	3,600
19	Romeo's	4,380
16	Sumi Ramen	2,350
4	Chetna Salon	1,650
7	Klean King Dry Cleaners	2,000
15	Shuu Café	1,963
10	Pho Today	3,000
6	Plainsboro Liquors	5,000
100A	Lightbridge Academy	10,675
100Ai	Squash Tigers	9,011
100B	Planet Fitness	20,267
100C	Dollar Tree	8,757
PAD	Chase Bank	3,478
PAD	CVS	12,150

OBlique Aerial



STRONG DAYTIME POPULATION

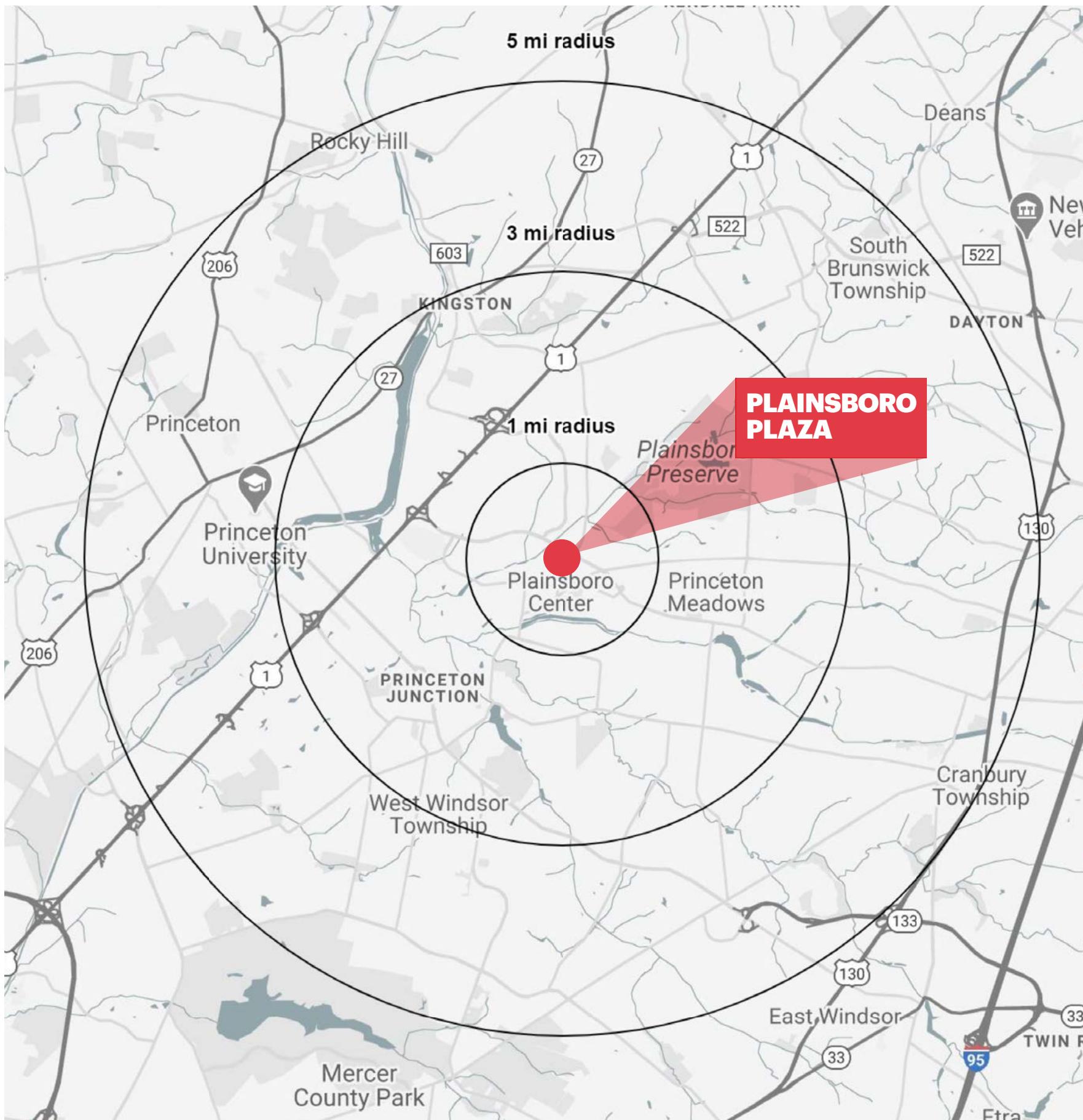


Office			
	Address	Building SF	Tenant
1	5 Independence Way	113,376	American Eagle Systems, CORE Consulting
2	1 Independence Way	112,900	Kinetix Trading Solutions
3	3 Independence Way	121,300	Netelixir, Inc.
4	4 Independence Way	138,000	Macleod Pharma
5	105 College Road East	78,475	Drinker Biddle & Reath, LLP
6	107 College Road East	80,000	Braggo Diagnostics
7	Forrestal Village	385,163	Tall-Creff, AARP, AIG, Randstad North America, APEX, 3COM
8	50 College Road East	190,000	Robert Wood Johnson Foundation
9	4 Research Way	148,072	SES World Skies
10	2 Research Way	136,858	Princeton Consultants, Inc., Petrone Associates
11	100 College Road West	154,101	Alcor Acquisitions
12	1100 Campus Road	166,991	Novo Nordisk
13	100 Stellarator Road	225,000	Princeton Plaza Physics Lab
14	500 College Road East	158,235	Deloitte, PNC Bank
15	555 College Road East	225,407	Munich Reinsurance America, Inc.
16	685 College Road East	93,963	Munich Reinsurance America, Inc.
17	600 College Road East	209,950	State St. Financial, Equus Capital
18	5 Plainsboro Road	140,000	Princeton Healthcare Systems
19	777 Scudders Mill Rd-B1	231,108	Bristol Meyers Squibb
20	777 Scudders Mill Rd-B2	201,728	Siemens
21	777 Scudders Mill Rd-B3	224,572	Princeton Hospital
22	650 College Road East	168,000	RCN Telecom, Sills Cummins & Gross
23	755 College Road East	99,881	Siemens Hearing Instruments, Inc.
24	750 College Road East	100,000	Princeton University
25	700 College Road East	179,607	Credit Suisse Bank
26	800 Scudders Mill Road	770,000	Novo Nordisk
27	11 Schalks Crossing Road	125,000	1st Constitution Bank
28	313 Enterprise Road	43,459	Rudner Real Estate, Integra Life Sciences Corporation
29	311 Enterprise Road	29,500	Mathematica Research, PA Consulting
30	315 Enterprise Road	29,500	Mathematics Research, PA Consulting
31	101-103 Morgan Lane	127,000	Integra Life Sciences Corporation
32	250 Plainsboro Road	58,000	Firmenich Inc.

SITE PHOTOS



HIGH INCOMES & EDUCATION LEVELS



1 MILE RADIUS

POPULATION

4,141

HOUSEHOLDS

1,689

MEDIAN AGE

38.9

COLLEGE GRADUATES (Bachelor's +)

86.1%

TOTAL BUSINESSES

250

TOTAL EMPLOYEES

11,811

AVERAGE HOUSEHOLD INCOME

\$181,162

3 MILE RADIUS

POPULATION

41,232

HOUSEHOLDS

15,581

MEDIAN AGE

39.3

COLLEGE GRADUATES (Bachelor's +)

81.5%

TOTAL BUSINESSES

1,957

TOTAL EMPLOYEES

49,582

AVERAGE HOUSEHOLD INCOME

\$204,804

5 MILE RADIUS

POPULATION

119,668

HOUSEHOLDS

42,997

MEDIAN AGE

38.7

COLLEGE GRADUATES (Bachelor's +)

77.9%

TOTAL BUSINESSES

4,797

TOTAL EMPLOYEES

104,444

AVERAGE HOUSEHOLD INCOME

\$199,741

*2023 estimates

CONTACT EXCLUSIVE AGENTS

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