

**Trenton
Transit
Center**

499 GREENWOOD

TRANSIT-ORIENTED DEVELOPMENT SITE

 499 Greenwood
Avenue

OVERVIEW

499 Greenwood is a premium development site across from the Trenton Transit Center consisting of 1.67 acres of land with a vacant 9,000sf building.

The property can be developed into a number of potential uses:

- Multi-family
- Commercial
- Hotel
- Cultural
- Educational colleges
- Other uses

The site can easily accommodate a six-story, first-class apartment building containing 150 units and parking for all residents that would take advantage of the transit-oriented location.

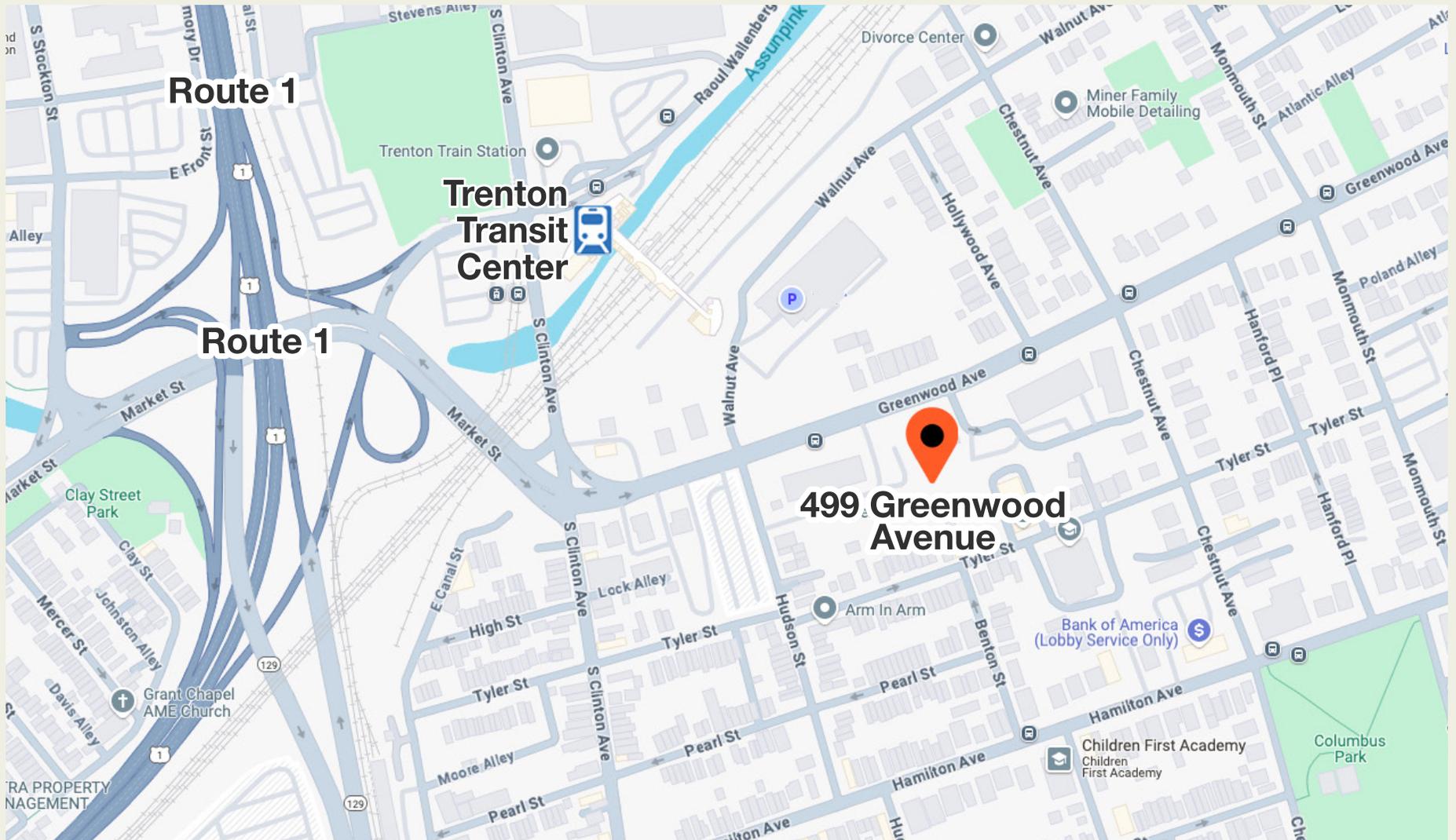
Trenton Transit Center

This rail hub is among the most active on the Northeast Corridor served by four distinct lines: AMTRAK, NJ Transit, SEPTA and the NJ Riverline. Commuters can easily access the labor markets of New York City, most of New Jersey and the Philadelphia region. Over \$100 million in infrastructure improvements have been made to the station in the past 10 years.



SITE LOCATION

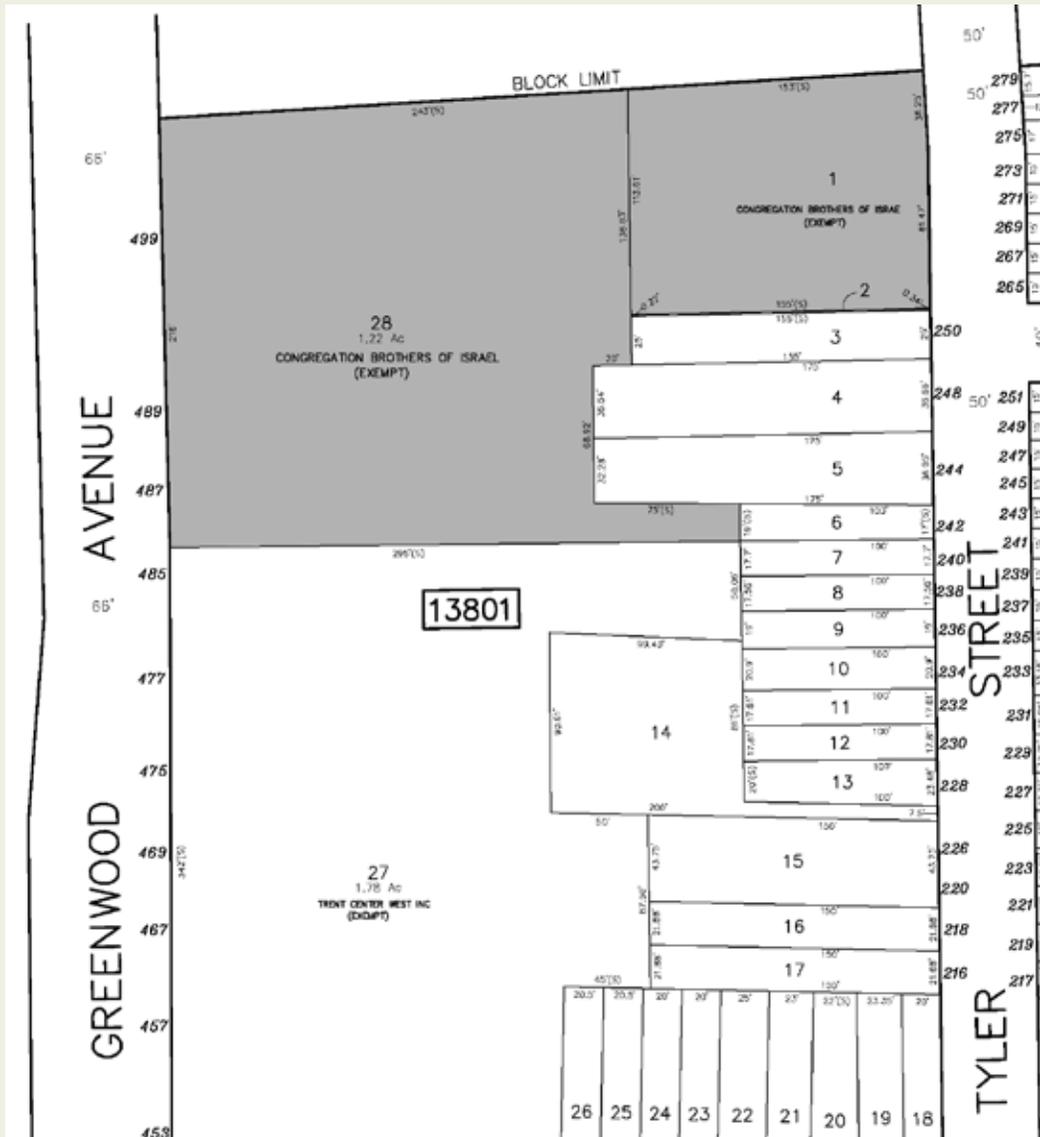
SITE LOCATION MAP



AERIAL



PROPERTY INFORMATION



LOCATION	TRENTON, NJ
ADDRESS	499 GREENWOOD AVENUE TRENTON, NJ 08609
BLOCK	13801
LOTS	1, 28
ZONE	TOD-2
PERMITTED USES	AMUSEMENT FACILITY - INDOOR, OFFICE, PERSONAL SERVICE ESTABLISHMENT, RESEARCH & DEVELOPMENT, RETAIL GOODS ESTABLISHMENT, RETAIL SALES OF ALCOHOL, SOCIAL SERVICE CENTER, EATING & DINING ESTABLISHMENT, EDUCATIONAL FACILITY, FINANCIAL INSTITUTION, MEDICAL/DENTAL OFFICE/CLINIC, MICRO-PRODUCTION OF ALCOHOL, COMMUNITY CENTER, DAY CARE CENTER, MULTI-FAMILY



PRINCETON PROPERTY PARTNERS

Where you want to be

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