

**AVAILABLE**  
+/- 2,782 SF

**AVAILABLE**  
+/- 3,150 SF  
w/ Drive-Thru  
Approved to be Built

**AVAILABLE**  
+/- 7,200 SF  
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**AVAILABLE**  
+/- 5,293 SF

**Kasia**  
MARKET

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MARKET

## 2311 Route 206

Montgomery (Belle Mead), New Jersey

### Availabilities

- +/- 2,782 SF
- +/- 3,150 SF w/ Drive-Thru Approved to be Built
- +/- 5,293 SF
- +/- 7,200 SF Approved to be Built

### Co-Tenants

**CVS**  
pharmacy

**Kasia**  
MARKET

**the**  
mango  
tree



**dogtopia.**

**PARIS BAGUETTE**

### Traffic Counts

- 25,722 VPD

### Demographics

Radius	Population	Total Daytime Population	Median Household Income	Households
1 Mile	5,158	3,612	\$200,001	1,810
3 Mile	24,225	20,498	\$200,001	8,157
5 Mile	66,330	58,314	\$179,273	23,255

### For Lease - Contact

Gary Krauss

Ph. 732-724-5974

gary@piersonre.com

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# 2311 Route 206

## Montgomery (Belle Mead), New Jersey

### Site Description

- +/- 86,960 SF regional shopping center with potential for an additional +/- 10,350 SF to be constructed, in the heart of the rapidly growing Montgomery/Belle Mead market
- Anchored by CVS and Kasia market, a high-end Asian market featuring fresh produce, a butcher shop, fresh/live seafood market, Korean cosmetics and prepared foods
- Two entrances to the center: full access on Route 206 and a second entrance at the signalized intersection at Belle Mead-Griggstown Road with back access to the residential housing nearby
- Adjacent to Pike Run homes with 500 houses/townhomes, Pike Run apartment complex with 800 units. Across Route 206 is the Country Club Estates with 148 homes and Meadows at Montgomery, an active 55+ community of 96 units.
- Part of the expanding Princeton sub-market with high incomes and a highly educated population, the site is approximately six miles from downtown Princeton

### Market Aerial



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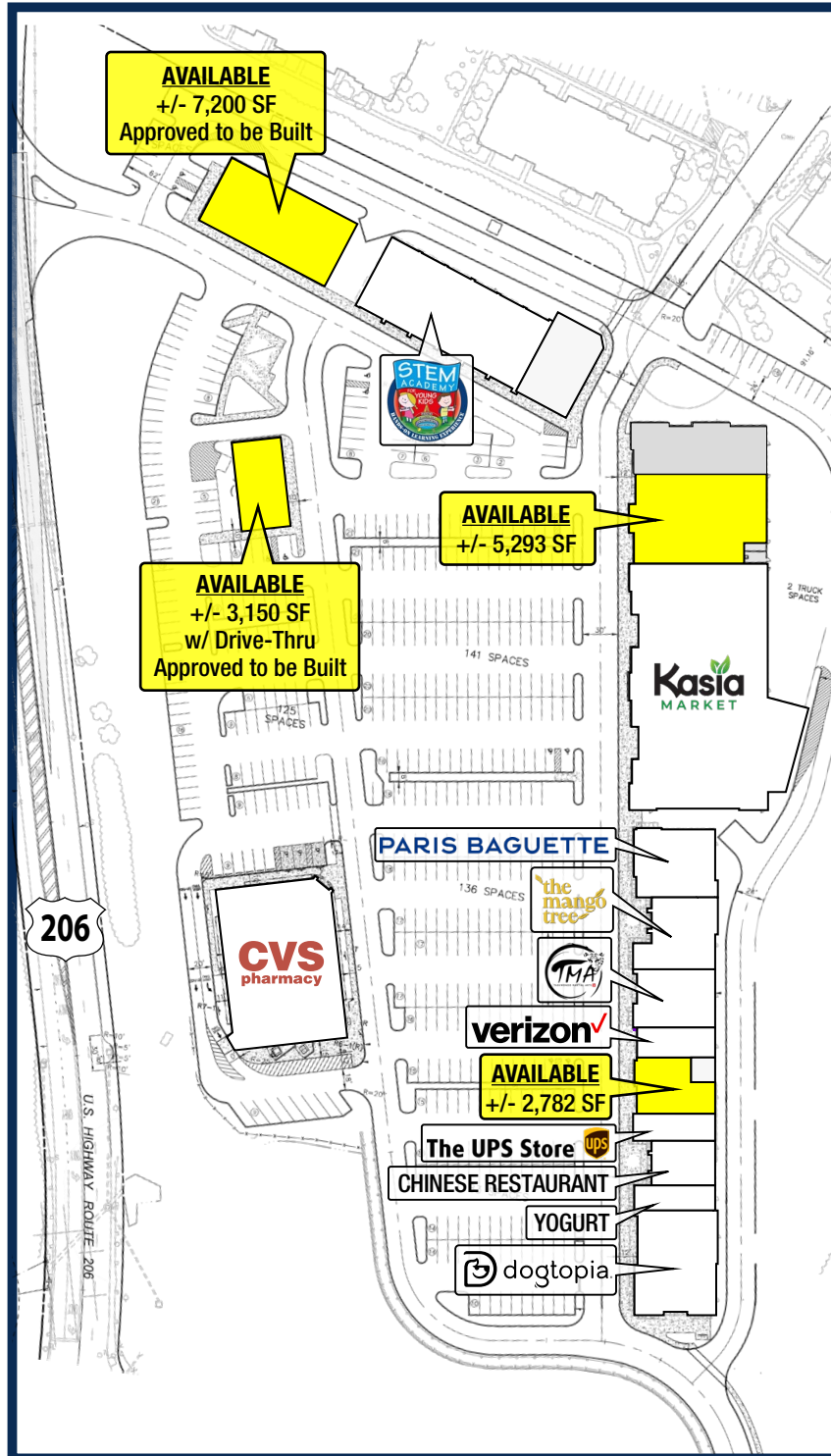
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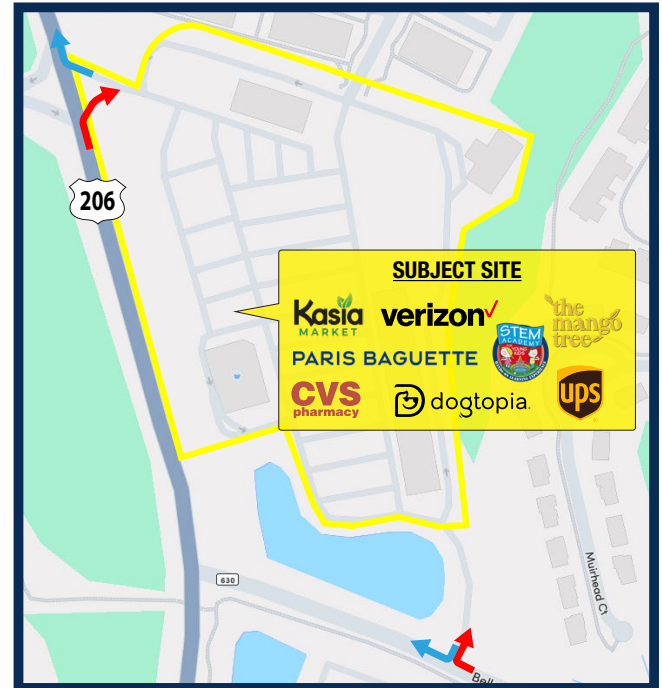
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Montgomery (Belle Mead), New Jersey

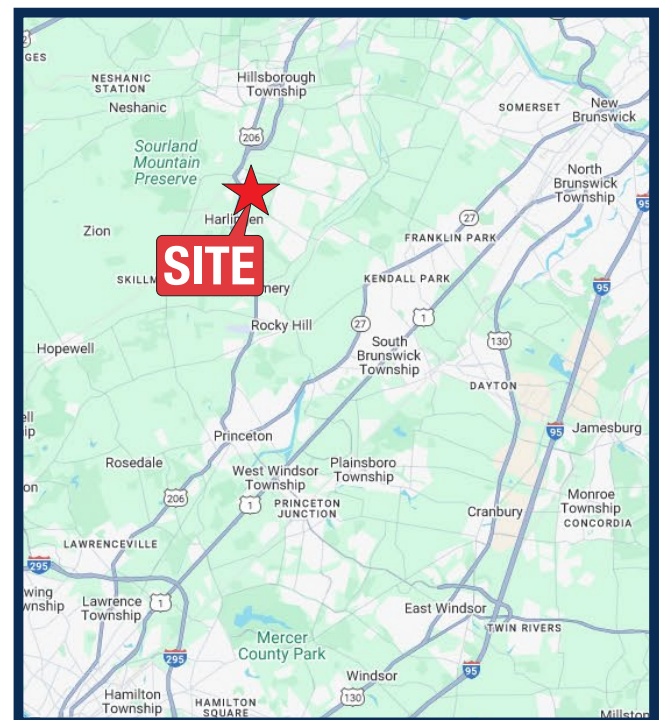
## Site Plan



## Access Points



## State Map



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