

FREESTANDING BUILDING

50 Princeton Hightstown Road
East Windsor, Mercer County, NJ 08520

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- Existing building: 5,384± SF (1.05 AC)
- Total property size: 2.97 AC
- Landlord seeking Lease, Ground Lease, or Build-to-suit
- Join KFC
- Property enjoys convenient access to Route 130 via Lanning Blvd, Princeton Hightstown Road, and access easements
- 73 parking spaces

DETAILS

- Centrally located in the East Windsor retail market
- Nearby tenants include Target, Aldi, Panera Bread, Taco Bell, Walgreen’s, TJ Maxx, Burlington, and more
- Princeton Hightstown Road serves as an access point to and from I-95 and the town of Princeton
- East Windsor municipal building and Windsor Corporate Park nearby

CONTACT

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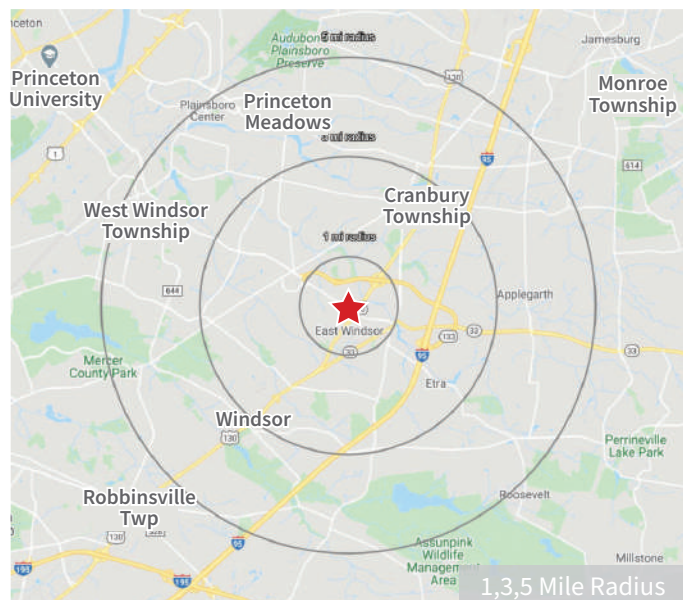
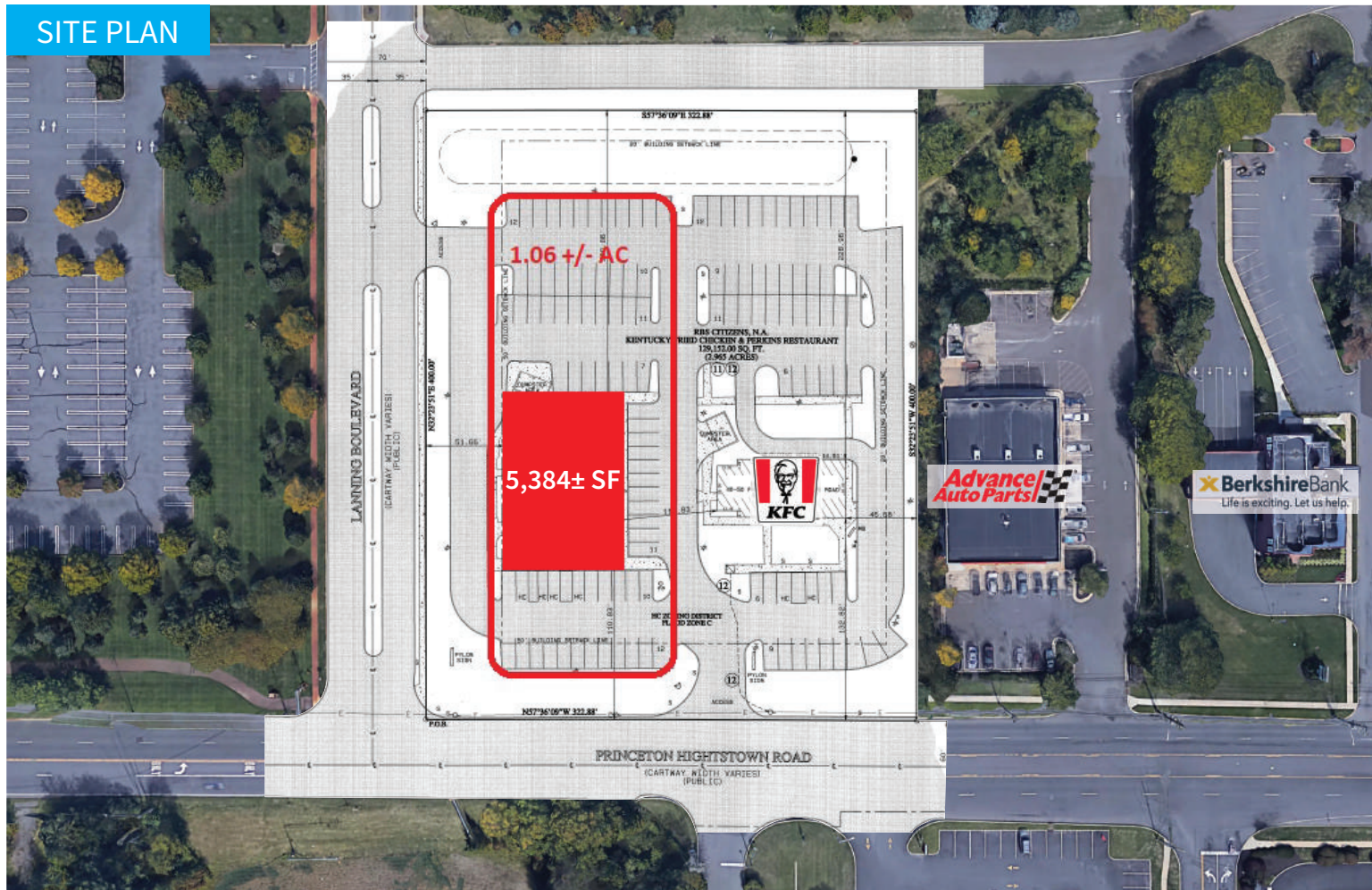
The right space. The right move.

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SITE PLAN



Demographics

	1 Mile	3 Miles	5 Miles
Population	8,078	39,073	88,261
Average HHI	\$109,441	\$129,768	\$151,132
Adj Daytime Demos (16 yrs+)	8,390	26,387	56,048

Demographic Data Source: Applied Geographic Solutions, 2020 (REGIS)



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EAST WINDSOR MARKET AERIAL

50 Princeton Hightstown Rd | Mercer County, NJ



East Windsor Village

- TARGET
- PATEL BROTHERS
- AT&T
- KOHL'S
- TJ-MAXX
- HAND-STONE
- TD Bank
- SUPERCUTS
- SKECHERS
- COLD STONE
- PEARLE OOVISION

SITE

Town Center Plaza

- Picture Show
- Movie Theater
- Shogun
- FRIDAYS
- petvalu

Windsor Center

- Staples
- ROSS
- ALDI
- TACO BELL
- PNC
- WELLS FARGO
- Retro Fitness

CHASE

- Panera
- Walgreens
- Berkshire Bank
- PAPA JOHN'S

DUNKIN'

7-ELEVEN

Wendys

McDonald's

Mavis

Wawa

THE HOME DEPOT

THE LEARNING EXPERTS

GOLD'S GYM

Walmart

DUNKIN'

KIDDIE ACADEMY

Aerial Source: Google Earth Pro Traffic Count Source: DVRPC ('17, '18, '19) & NJ DOT ('19)

Compliments of:

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