

#### **Retail for Lease - Contact**

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#### **Availabilities**

**Ground Floor Retail** • +/- 1,522 - 3,847 SF

• +/- 4,157 SF

#### Market Activators









### **Market Co-Tenants**



















### **Site Description**

- The project includes 859 residential units with approximately 18,000 SF of recently constructed retail space - the residential component will consist of 574 apartments & condos, 150 townhomes and 135 senior housing units, with Montessori Kids Universe Daycare signing a lease to join the project
- Princeton Junction Train Station is directly adjacent, serving both NJ Transit's Northeast Corridor, as well as select Amtrak services with over 123,000 annual Amtrak riders and over 4,000 average weekday commuters. The station provides for approximately 4,500 parking spaces.
- The community offers transit-oriented living just a mile from the heart of Carnegie Center, containing over 2.3M SF of first-class office space
- Easily accessible market in close proximity to Routes 295, 195, 1 and the New Jersey Turnpike
- Rare pylon sign availability along Washington Road that is dedicated to retail tenants

### **Demographics**

Radius	Population	<b>Total Daytime Population</b>	Median HH Income	Median Age
1 Mile	8,652	6,861	\$155,758	38.4
3 Mile	38,286	59,916	\$174,468	39.4
5 Mile	121,818	167,664	\$147,037	39.9







# SITE PLAN



**W** SQUARED

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### MARKET AERIAL



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# FUTURE MARKET LOCATION

### **Immediate Surrounding Area**

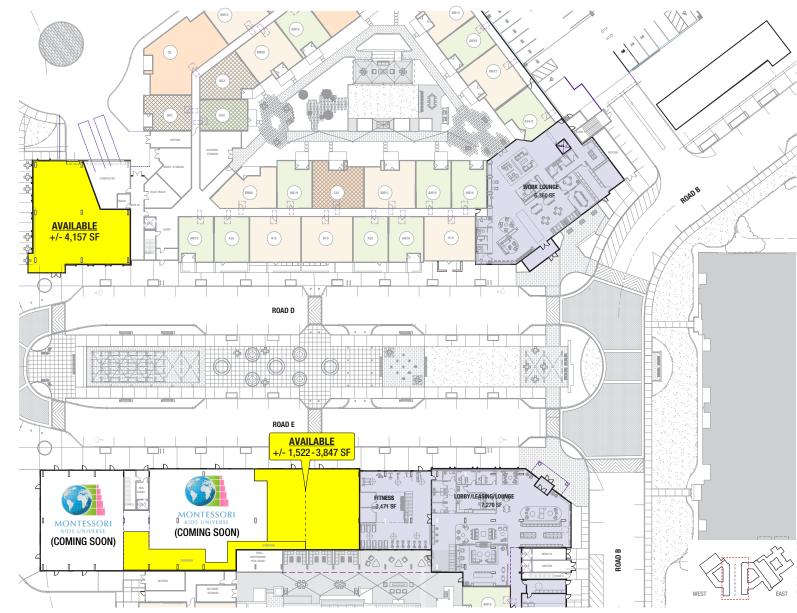


### **State Map**





### LEASING PLAN



KEY

AVAILABLE RETAIL

NON-RESIDENTIAL

(LEASING/AMENITY)

STUDIO UNIT

1 BED UNIT

2 BED UNIT

3 BED UNIT

AFFORDABLE UNIT

**W** SQUARED



## LIVE VIEW









**W** SQUARED

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### 500 AVALON SQUARE

### CONTACT

West Windsor, New Jersey



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