



East Windsor, NJ

Mercer County

Royal Plaza

a foundation for nearly 100 years



Location: 1/4 mile south of Princeton-Hightstown Road
510 U.S. Highway 130, East Windsor, NJ

Description: Neighborhood Strip Center

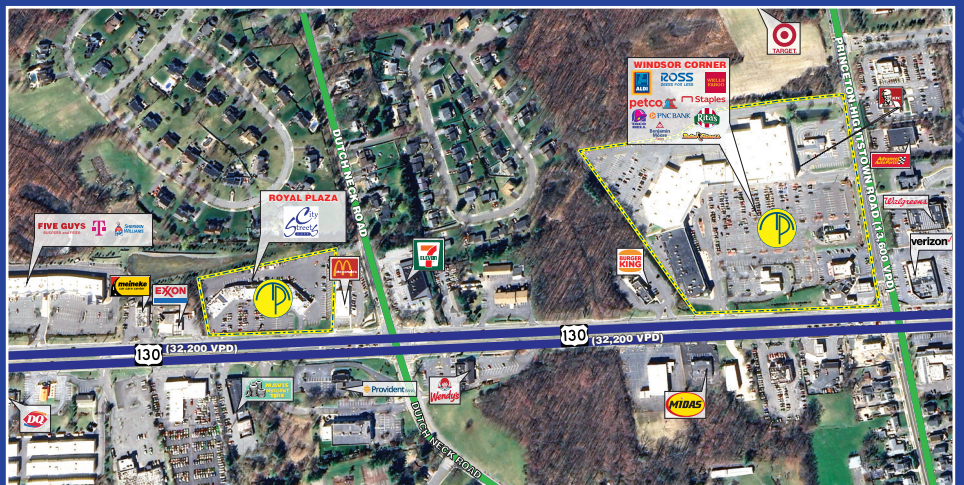
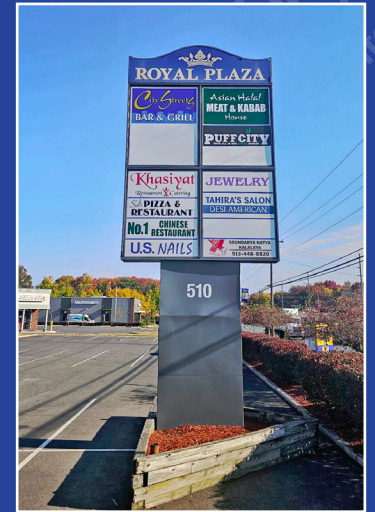
Major Tenants: City Streets Cafe

GLA: 25,870 sf ±

Parking: 178 spaces

Demographics:

2024	1 Mile	3 Miles	5 Miles
Population	9,095	38,308	90,600
Average HH Income	\$92,869	\$106,112	\$126,245
Total HH	3,488	14,373	33,372
Median Age	40.7	41.5	41.8



MILBROOK PROPERTIES LTD.
CHARLES HIRSCH, PRESIDENT
CHIRSCH@MILBROOKPROPERTIES.COM
T (516) 869-1240
F (516) 869-8576

42 BAYVIEW AVENUE, MANHASSET, NY 11030
WWW.MILBROOKPROPERTIES.COM

East Windsor, NJ

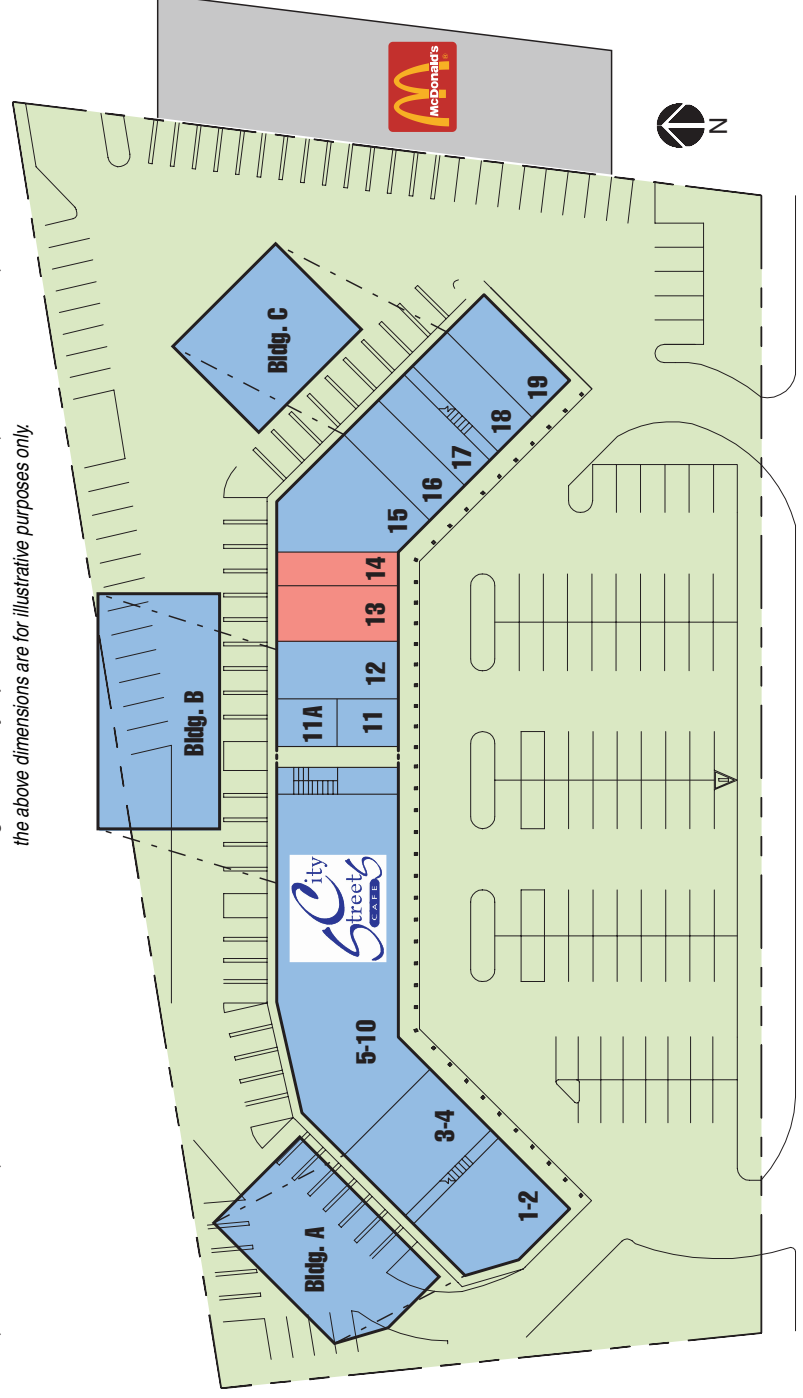
Mercer County

Royal Plaza



Store	Tenant	Dimensions	Size	Store	Tenant	Dimensions	Size
1-2.	Indian Kabob Meat Market	(43'-6" x 50'-0" irr.)	2,000 sf	16.	Beauty Salon	(20'-0" x 50'-0")	1,000 sf
3-4.	Indian Rest.	(35'-6" x 50'-0")	2,000 sf	17.	Chinese Restaurant	(15'-3" x 50'-0")	1,000 sf
5-10.	City Streets Cafe	(136'-6" x 50'-0" irr.)	7,350 sf	18.	U.S. Nails	(20'-3" x 50'-0")	1,000 sf
11A.	City Streets Cafe	(20'-0" x 25'-0")	500 sf	19.	Pizzeria	(21'-8" x 50'-0")	1,000 sf
11.	Jewelry	(20'-0" x 25'-0")	500 sf				
12.	Dance Studio	(20'-0" x 50'-0")	1,010 sf				
13.	Available	(20'-0" x 50'-0")	1,010 sf				
14.	Available	(20'-0" x 50'-0")	1,000 sf				
15.	Smoke Zone	(30'-0" x 50'-0" irr.)	1,850 sf				
					<u>Second Floor Office Space</u>		
					Bldg A. – Offices	(28'-9" x 40'-0" irr.)	1,527 sf
					Bldg B. – Offices	(28'-9" x 78'-9" irr.)	4,495 sf
					Bldg C. – Day Spa	(28'-9" x 39'-3" irr.)	1,430 sf

the above dimensions are for illustrative purposes only.



For information contact:

Charles Hirsch
President

Milbrook Properties Ltd.

42 Bayview Avenue
Manhasset, NY 11030

Email: chirsch@milbrookproperties.com

Tel: (516) 869-1240

Fax: (516) 869-8576

US Route 130