

LEASING DECK

RETAIL SPACE FOR LEASE  
AT THE MARKETPLACE  
ON ROUTE 27

3885 ROUTE 27  
PRINCETON, NJ

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**ASKING RENTS START AT  
\$25 PSF NNN**

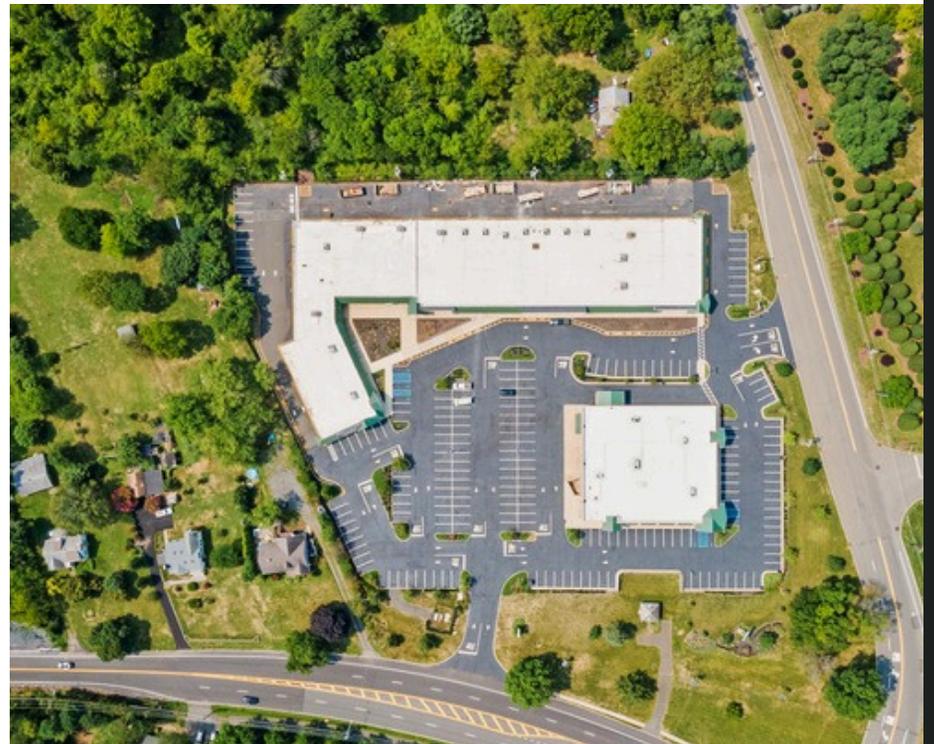
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PRENDAMANO REAL ESTATE

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EXCLUSIVE OFFERING MEMORANDUM

# THE OFFERING

<b>PROPERTY ADDRESS</b>	<b>3885 Route 27</b>
BLDG SIZE	54,961 SF
LOT SIZE	348,480 SF
NUMBER OF BUILDINGS	2
SPACES AVAILABLE	1,950 - 6,600 SF



INVESTMENT OVERVIEW

# PROPERTY SUMMARY

Welcome to the Marketplace at 3885 Route 27, a premier shopping center in Princeton, NJ, offering exceptional opportunity for businesses to establish themselves in one of the most sought-after locations in the state. Over the past two years, the center had undergone extensive upgrades, enhancing its visibility, accessibility, and overall appeal for both customers and employees. Improvements include a revamped parking lot, refreshed landscaping, updated facades, and interior renovations, creating a welcoming and vibrant environment.

With ample parking available, including a large front lot for customers and additional parking in the rear for employees, convenience is a priority. The site consists of two buildings, totaling 54,961 square feet, and is currently over 80% occupied. Only a few spaces remain, which will be delivered as vanilla box spaces to tenants. With some of the best demographics the state has to offer and a tremendous unmet retail demand, this location presents an unparalleled opportunity for tenants seeking to expand and maximize their business potential in a thriving market.

**Route 27 Retails Include: CVS, Wells Fargo, TD Bank, Wawa, Stop N Shop, Walgreens, Dunkin Donuts**

## RECENTLY EXECUTED LEASES

- 22,000 SF Grocery Anchored Shopping Center
- 30 Minute HIT Fitness
- Fast Signs
- Marigold Academy
- Sets Hybrid Training
- Ahora Hair Salon
- Go-Physical Therapy
- Russian School of Mathematics





PROPERTY PHOTOS

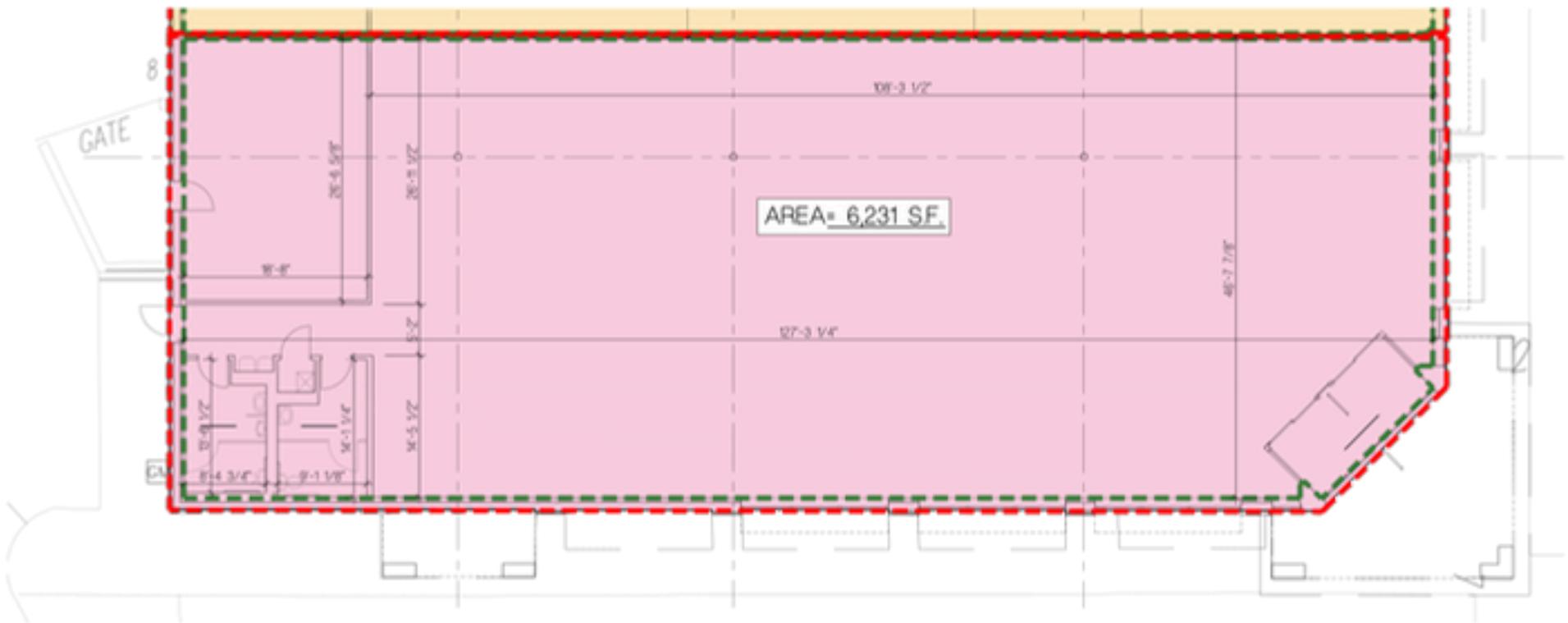




# PAD SITE SUBDIVISION - 6,500 +/- SF



# PAD SITE FLOOR PLAN



EXCLUSIVE OFFERING MEMORANDUM

# SUITE 110 & 120





# LOCATION SUMMARY



# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILE	5 MILE
17,990	134,957	332,694



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$172,583	\$160,620	\$147,313



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
5,677	47,561	117,843

# TRAFFIC MAP





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