

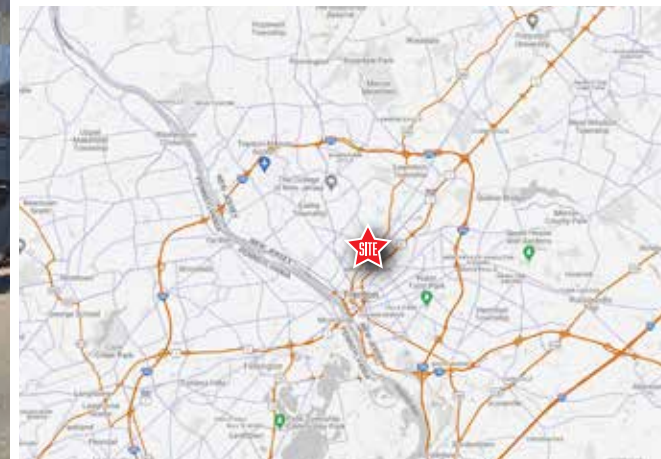
8,657 SF FREE-STANDING CORNER BLDG | FOR LEASE

Former Family Dollar | 1509 Princeton Ave | Ewing Twp NJ 08638 | Mercer County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | Ewing Twp NJ 08638 | Mercer County

8,657 SF
Ground Floor

16,988 SF
Parcel Size

IMMEDIATE
Availability

LEASE
Upon Request

PROPERTY INFORMATION

- Corner property at signalized intersection of N. Olden Ave & Princeton Ave
- Excellent visibility and access
- Approx 16-17 off street parking space available
- Excellent retail trade area: Save A Lot, Aldi, Shop Rite, Home Depot, Marshall's, Forman Mills, Planet Fitness, Harbor Freight
- Bus routes located directly in front of this property
- Ideal location for Retail, Automotive, Medical/Dental Uses

Demographics	.25 Mile	.5 Mile	1 Mile
Population	1,564	4,932	17,668
Average HH Income	\$63,353	\$74,164	\$80,119
Total Businesses	47	241	815
Number of Employees	288	3,401	10,385
Traffic Counts	Princeton Ave.: 9,726 VPD N Olden Ave.: 13,275 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION: STEVEN DEPETRIS
PLEASE CONTACT: 856-231-1010 X203
609-760-2543 CELL
SDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 111424

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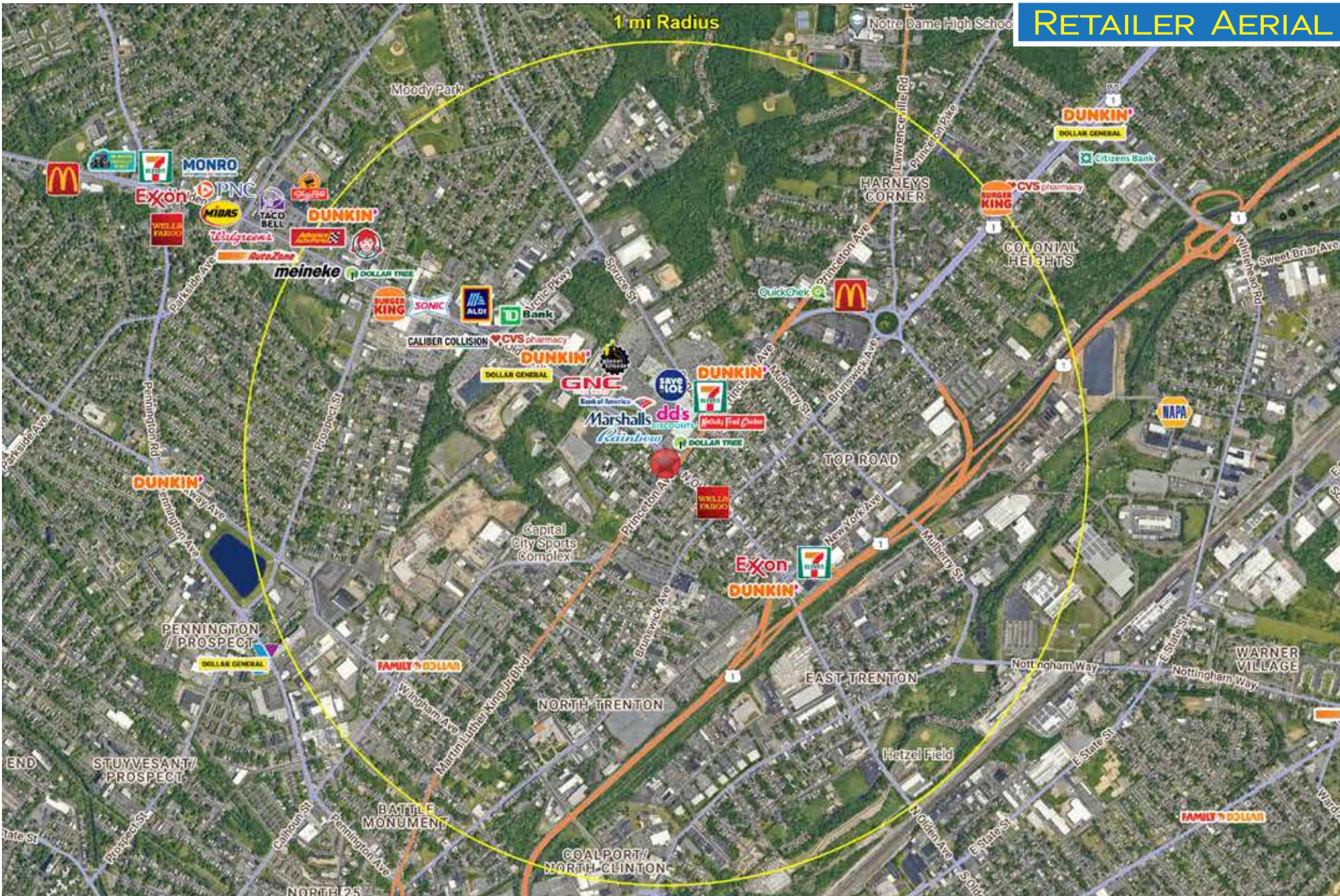
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RETAILER AERIAL



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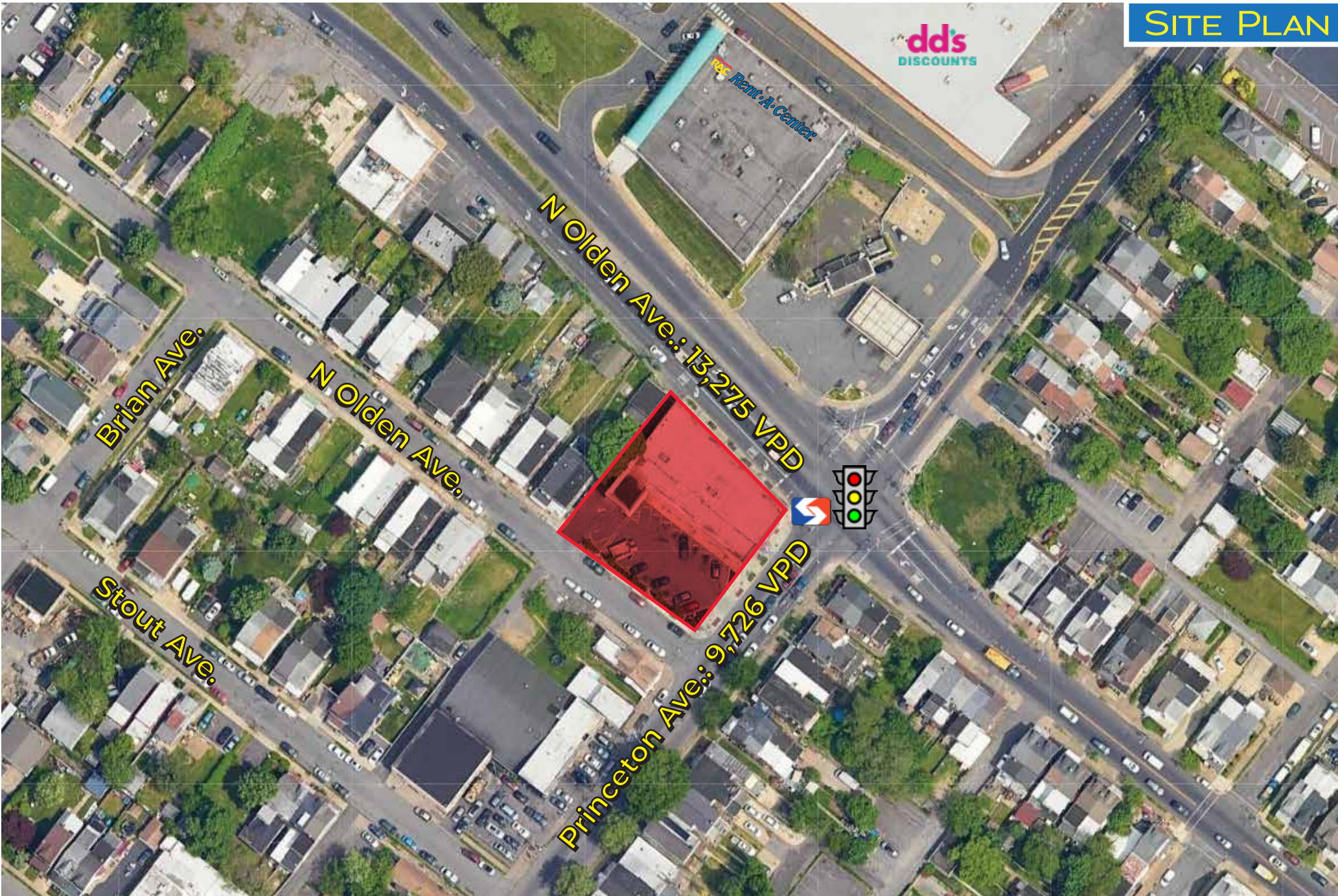
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SITE PLAN



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DEMOGRAPHICS

Population	.25 Mile	.5 Mile	1 Mile
Population (Est. 2024)	1,564	4,932	17,668
Projected Population (2029)	1,584	5,060	17,973
Projected Annual Growth (2024 to 2029)	0.3%	0.5%	0.3%

Daytime Population

Total Businesses (2024)	47	241	815
Number of Employees (2024)	288	3,401	10,385

Income

Average HH Income (Est. 2024)	\$63,353	\$74,164	\$80,119
Median HH Income (2024)	\$54,382	\$70,982	\$76,761

Households & Growth

Households	597	1,845	6,276
Projected HH (2029)	594	1,862	6,308
HH Growth with Children (2024 to 2029)	30.8%	32.6%	34.0%

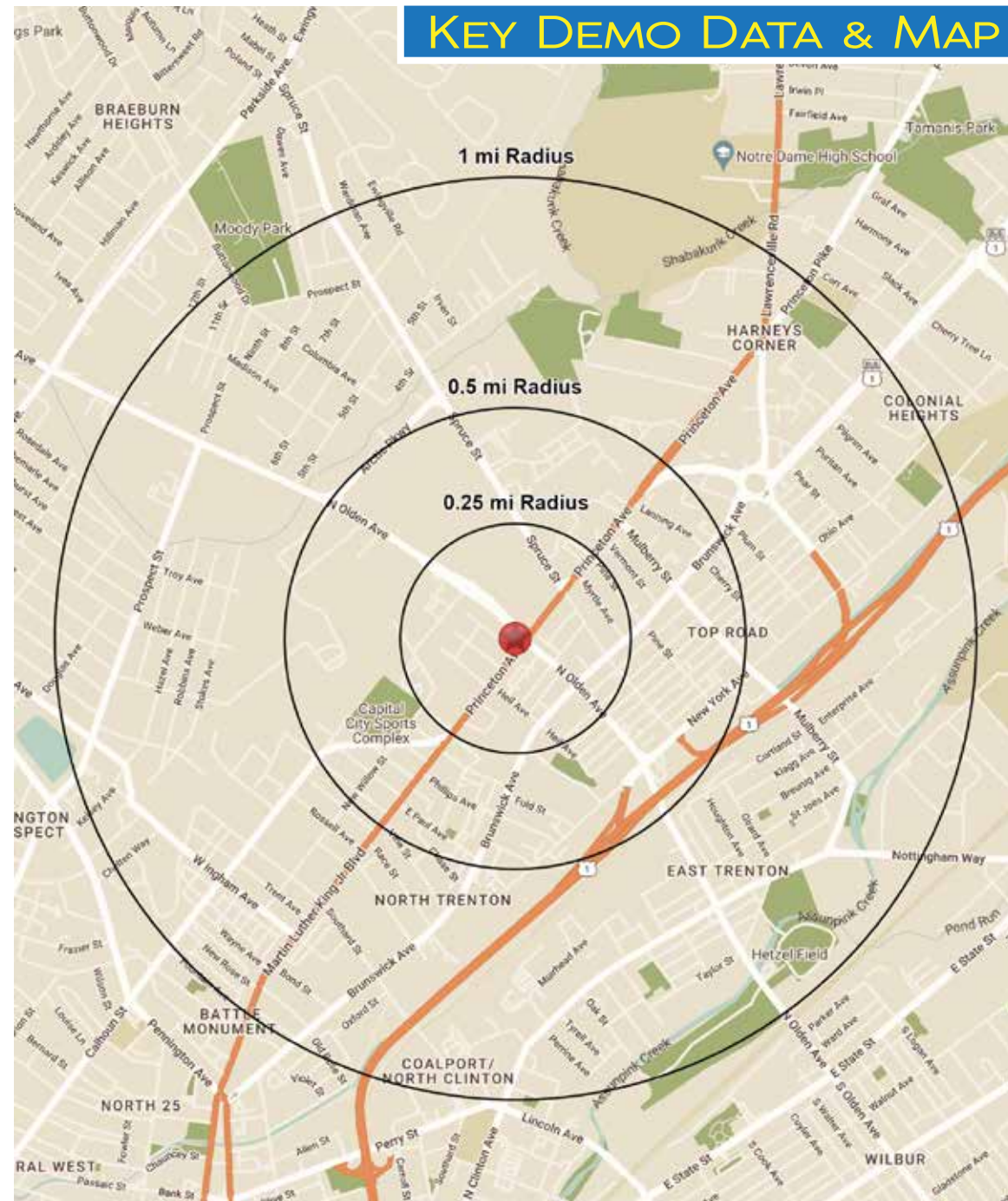
Education

High School Graduate	33.5%	31.8%	34.2%
Some College	33.5%	31.8%	34.2%
Bachelor Degree	14.7%	20.7%	17.3%
Graduate	8.8%	11.6%	11.9%

Traffic Counts: Princeton Ave.: 9,726 VPD • N Olden Ave.: 13,275 VPD

•Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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