



The Shoppes at Campus Town

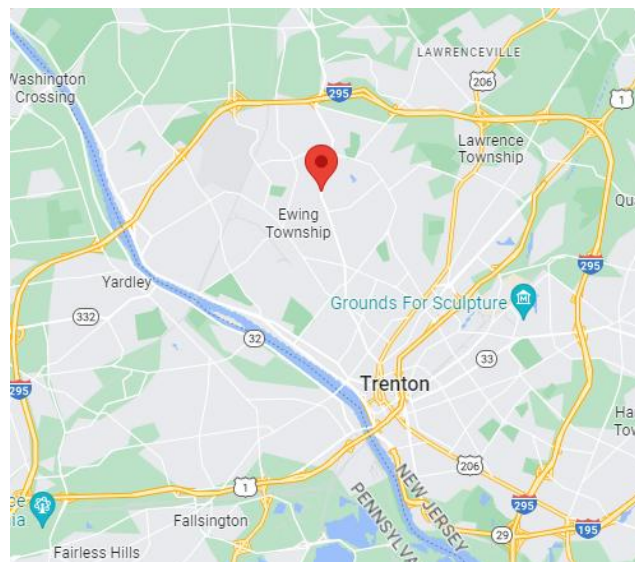
100-500 Campus Town Circle, Ewing, NJ 08638

First Floor Retail Units Available for Lease:

- **Building 100: 2,800 SF Restaurant Space**
- **Building 300: 1,693 SF Retail/Medical Space**
 - **Suite 502: 2,620 SF Restaurant Space**
 - **Suite 503-504: 4,036 SF Shell Space; Divisible to 2,200 SF & 1,836 SF Units**
- **Building 400: Restaurant/Retail: 9,260 SF; Divisible to 2,443 SF & 6,817 SF**
- **Building 500: 8,639 SF Retail Space; Divisible to 3,867 SF & 4,772 SF**
- Upper floors provide private off-campus housing for TCNJ students with on-site management & maintenance
- The Shoppes at Campus Town is an 83,000 SF retail center located on the edge of TCNJ along Route 31
- Direct Access to TCNJ Campus with over 10,000 students, faculty members and staff
- Located less than one mile from Princeton South Corporate Park; Access to Capital Health Systems, Merrill Lynch, and Rider College

Rental Rate: \$26.00/SF NNN

plus all Operating Expenses, Utilities & Janitorial (est. \$10.67/SF)



For more information:

Gerard Fennelly

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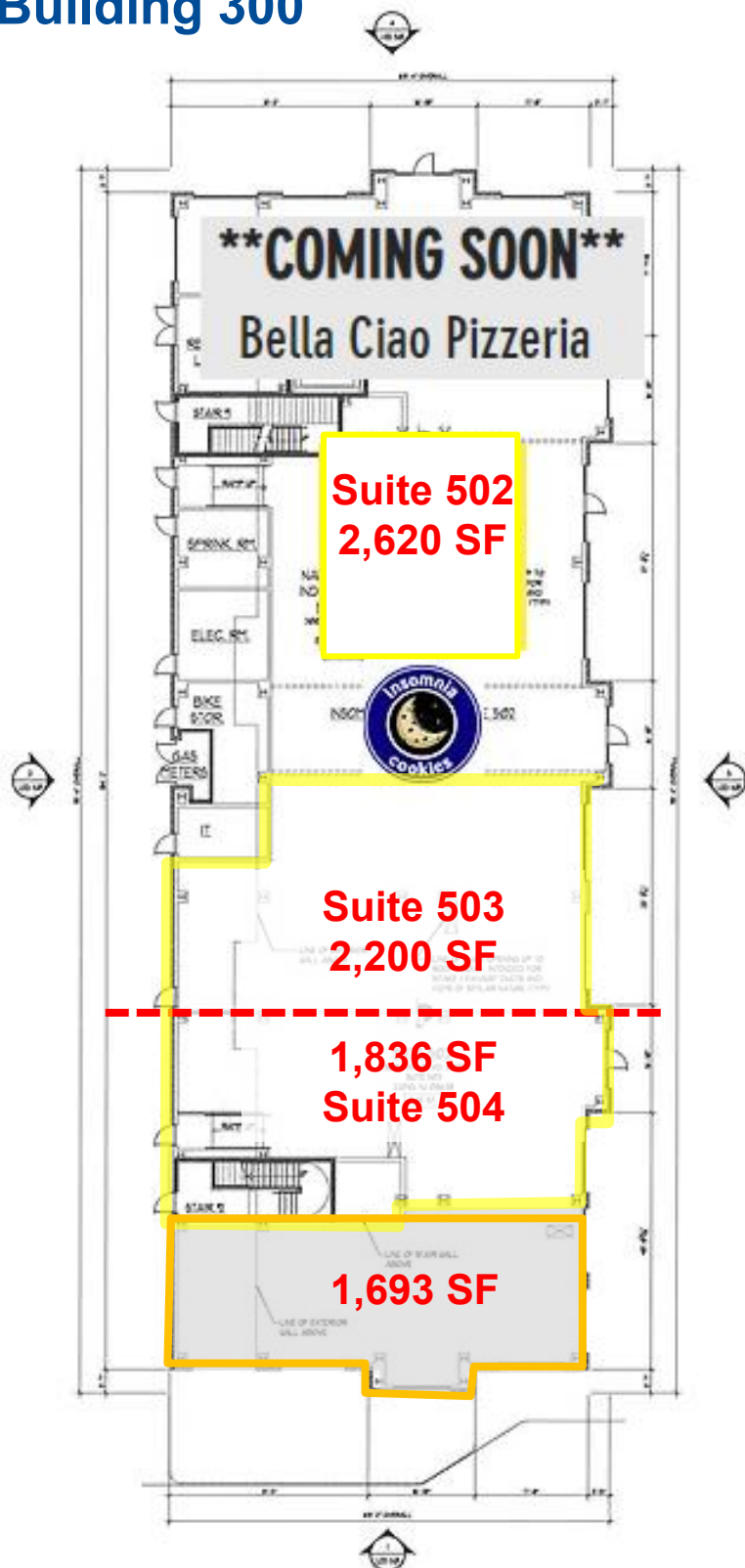
300-400 Main Boulevard East
Ewing, NJ 08638

For Lease

4,036 SF Retail Space

Divisible to 1,836 SF & 2,200 SF

Building 300



Demographics:	2 miles	5 miles	10 miles
2024 Population	35,111	209,203	517,993
2024 Households	12,921	76,184	192,054
Total Specified Consumer Spending	\$410.3M	\$2.4B	\$7B
Avg Household Income	\$96,714	\$101,468	\$122,567



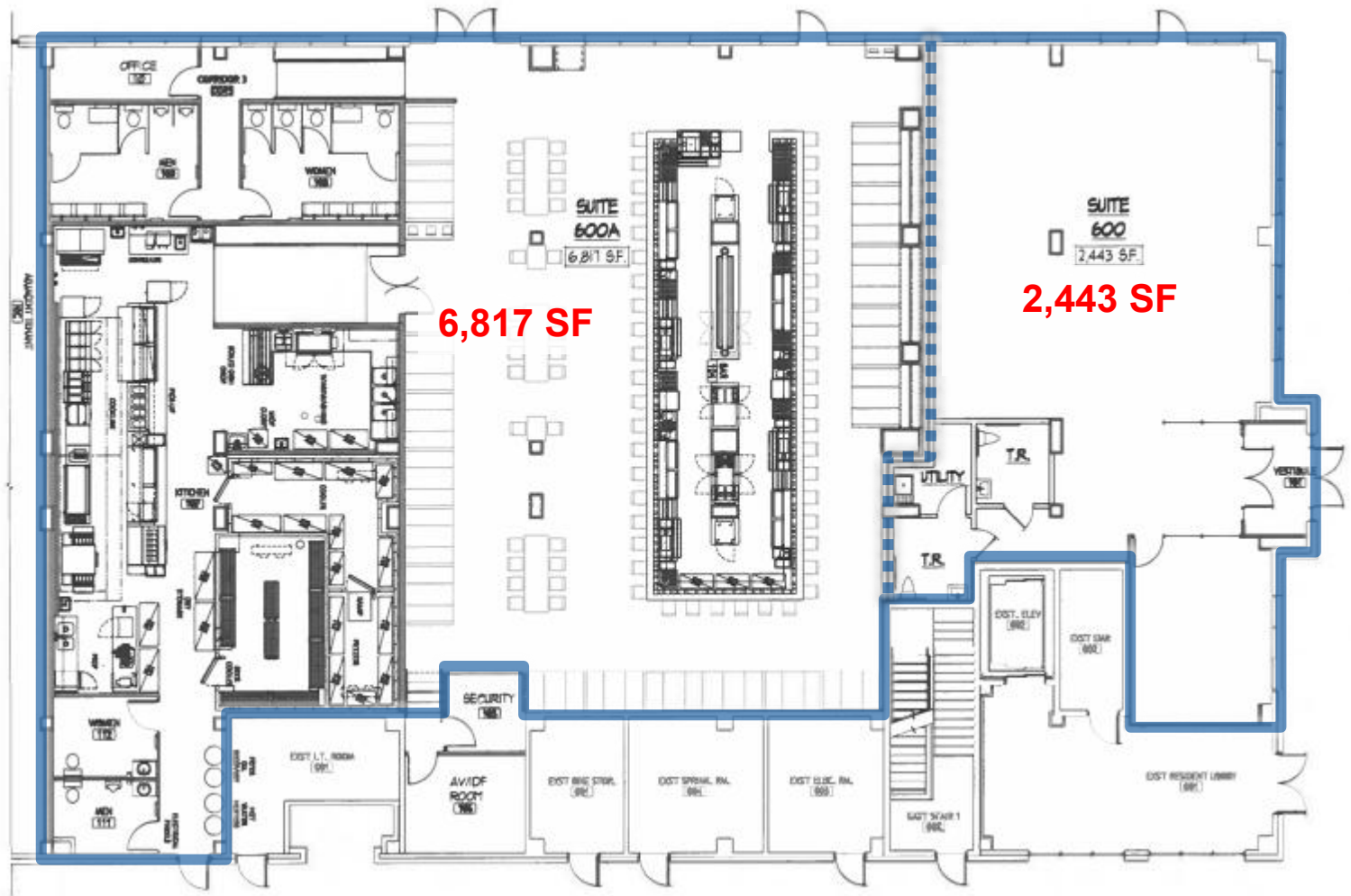
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For Lease

9,260 SF Restaurant Space
Divisible to 6,817 SF & 2,443 SF

Building 400



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300-400 Main Boulevard East

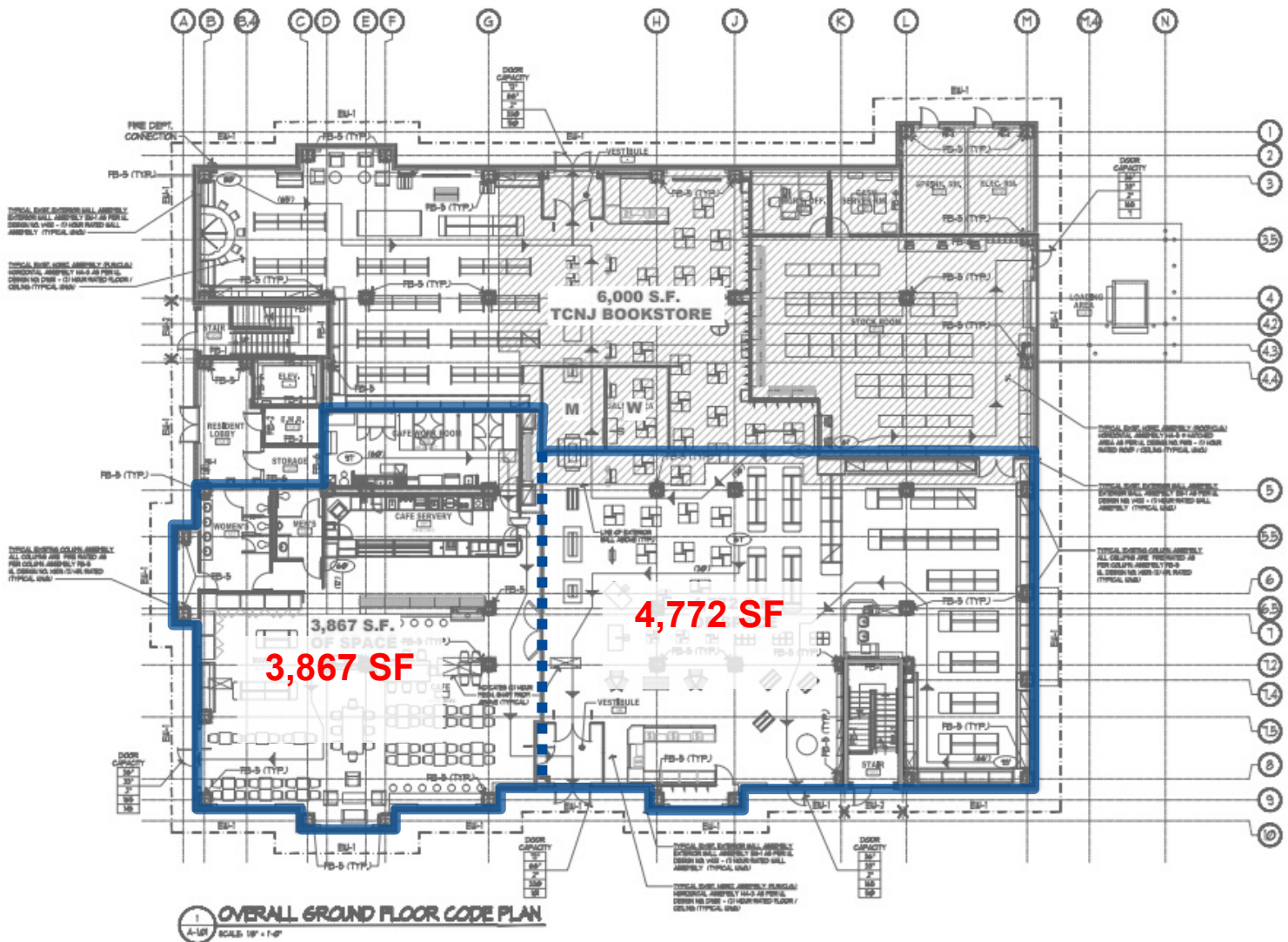
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For Lease

8,639 SF Retail Space

Divisible to 3,867 SF & 4,772 SF

Building 500



Retail and Medical Space

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