

RETAIL/MEDICAL/FITNESS/RESTAURANT SPACE

SOUTHFIELD COMMONS SHOPPING CENTER

295-335 Princeton - Hightstown Road at Southfield Road

McCAFFREY'S SUPERMARKET ANCHORED CENTER

WEST WINDSOR | NEW JERSEY

Seeking
Retail/Medical/
Food/Fitness Uses

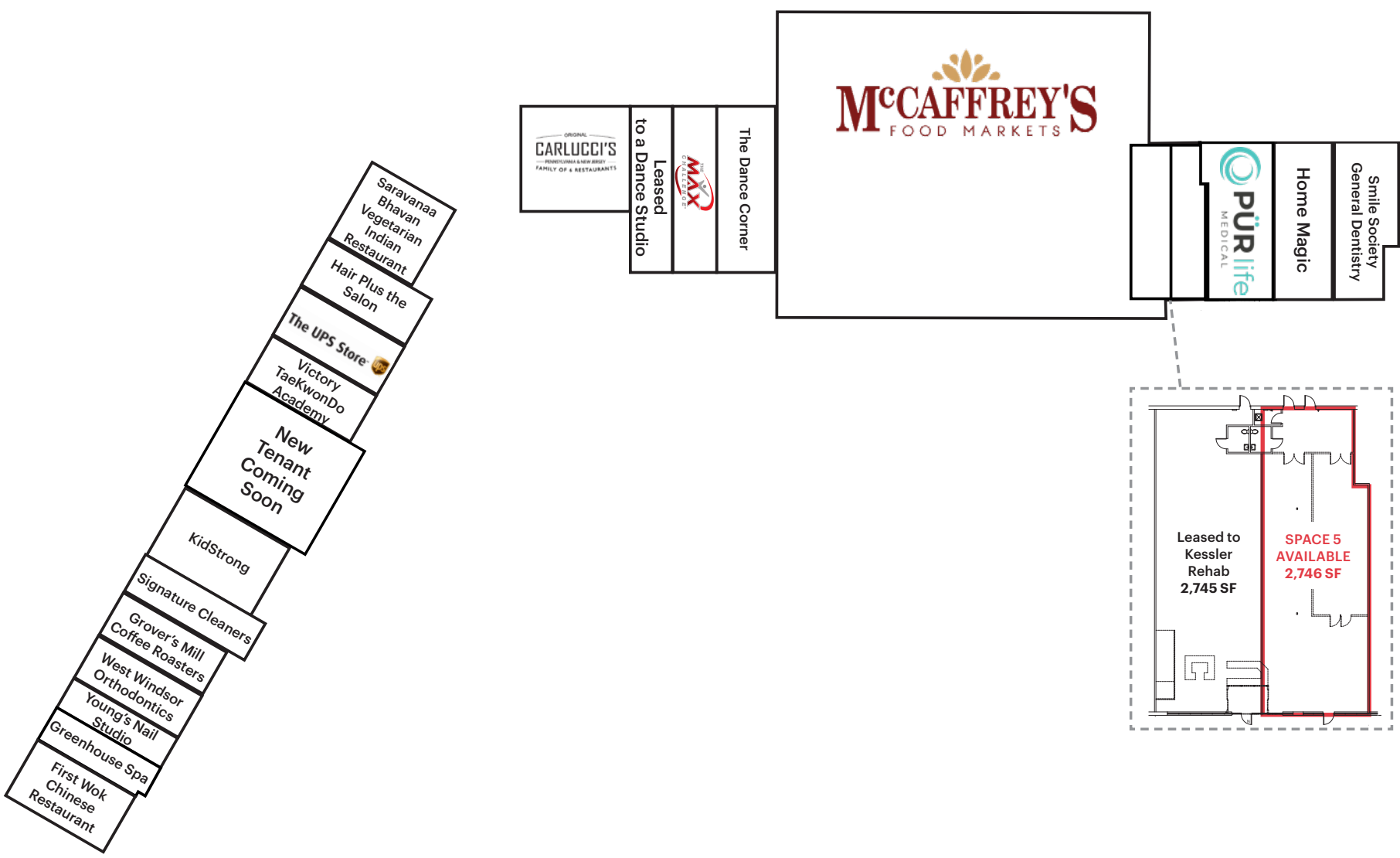
2,746 SF



Digital Image: Google Street View

RIPCO
REAL ESTATE

SITE PLAN & SPACE DETAILS



LOCATION
Southfield Commons Shopping Center
295-335 Princeton - Hightstown Road
at Southfield Road, West Windsor, NJ

AVAILABLE
Space 5 2,746 SF

GLA
94,583 SF

RENT
Upon Request

NNN
\$9.90 psf (est)

PYLON SIGNAGE
Pylon signage available

PARKING
750 spaces; ratio of 8.39/1,000 SF

ANCHOR TENANT
McCaffrey's Supermarket & Wine & Spirits

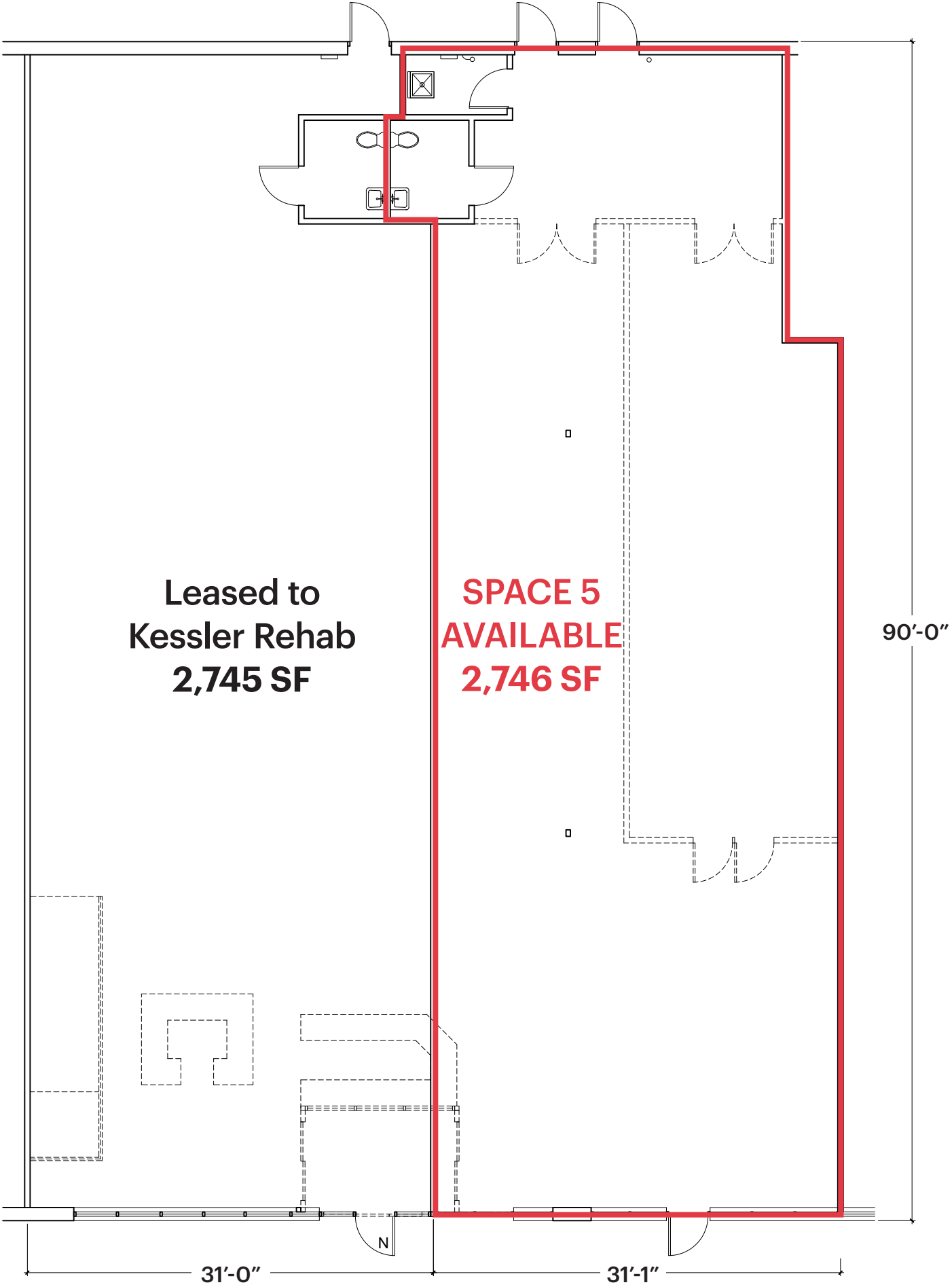
CO-TENANTS
Santander Bank, The Dance Corner, Hair Plus the Salon, Victory TaeKwonDo Academy, Young's Nail Studio and Day Spa, The UPS Store, Signature Cleaners, Grover's Mill Coffee Roasters, West Windsor Orthodontics, Green House Spa and Acupuncture, Max Challenge Fitness, Smile Society General Dentistry, Home Magic, KidStrong, PÜR LIFE Medical, Kessler Rehab (coming soon)

RESTAURANTS AT CENTER
Carlucci's Italian Grill, First Wok Chinese, Saravanaa Bhavan Vegetarian Indian Restaurant

- ATTRIBUTES**
- Anchored by McCaffrey's Supermarket
 - Traffic light intersection
 - High Incomes: Average Household Income: \$196,178 in a 3 mile radius
 - College Degree: Approximately 3/4 of population age 25 and older within a 3 mile radius

* *Fitness uses will require a waiver from Max Challenge*

SPACE 5 - FLOOR PLAN



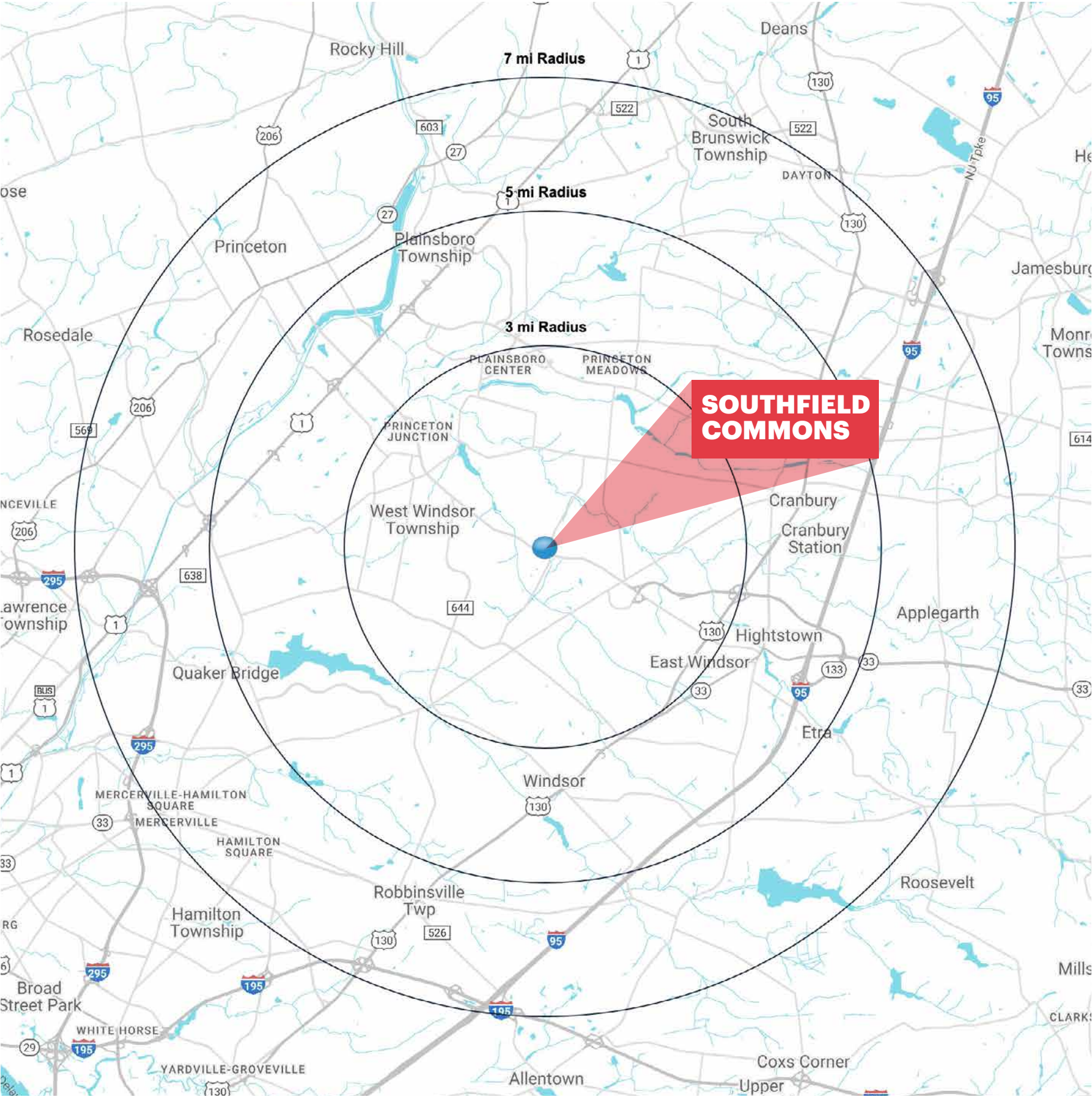
MARKET AERIAL



CENTER PHOTOS



DEMOGRAPHICS



3 MILE RADIUS

POPULATION
47,813
HOUSEHOLDS
18,516
MEDIAN AGE
41.4
AVERAGE HOUSEHOLD INCOME
\$196,178

TOTAL BUSINESSES
1,312
TOTAL EMPLOYEES
22,666
DAYTIME POPULATION
44,147

5 MILE RADIUS

POPULATION
96,799
HOUSEHOLDS
36,126
MEDIAN AGE
41.0
AVERAGE HOUSEHOLD INCOME
\$200,536

TOTAL BUSINESSES
3,969
TOTAL EMPLOYEES
87,263
DAYTIME POPULATION
129,780

7 MILE RADIUS

POPULATION
207,136
HOUSEHOLDS
77,485
MEDIAN AGE
42.4
AVERAGE HOUSEHOLD INCOME
\$191,035

TOTAL BUSINESSES
9,084
TOTAL EMPLOYEES
170,548
DAYTIME POPULATION
264,353

*2024 estimates

CONTACT EXCLUSIVE AGENT

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.