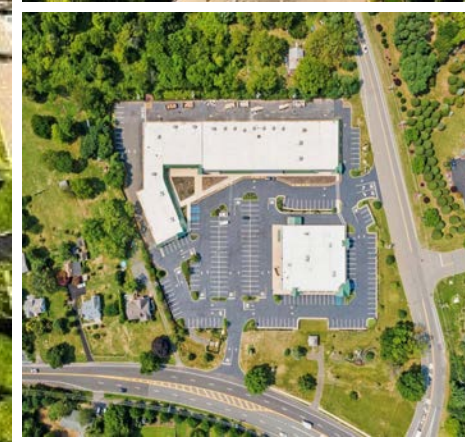


Retail Space For Lease at the Marketplace on RT 27



3885 RT 27
Princeton, NJ 08540

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3885 ROUTE 27, PRINCETON, NJ

Welcome to the Marketplace at 3885 Route 27, a premier shopping center in Princeton, NJ, offering an 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 has 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

Asking rents start at \$25 PSF NNN

PROPERTY FEATURES

GLA (SF))	54,961
Land SF	348,480
Number of Buildings	2
Spaces Available	1,675 SF, 3,424 SF, 7,000 SF

RECENTLY EXECUTED LEASES

- **22,000 SF Grocery Anchored Shopping Center**
- **30 Minute HIT Fintess**
- **Fast Signs**
- **8,400 SF Mediterranean Restaurant**



Pad Site - 7,000 +/- SF



150 B - 1,675 SF

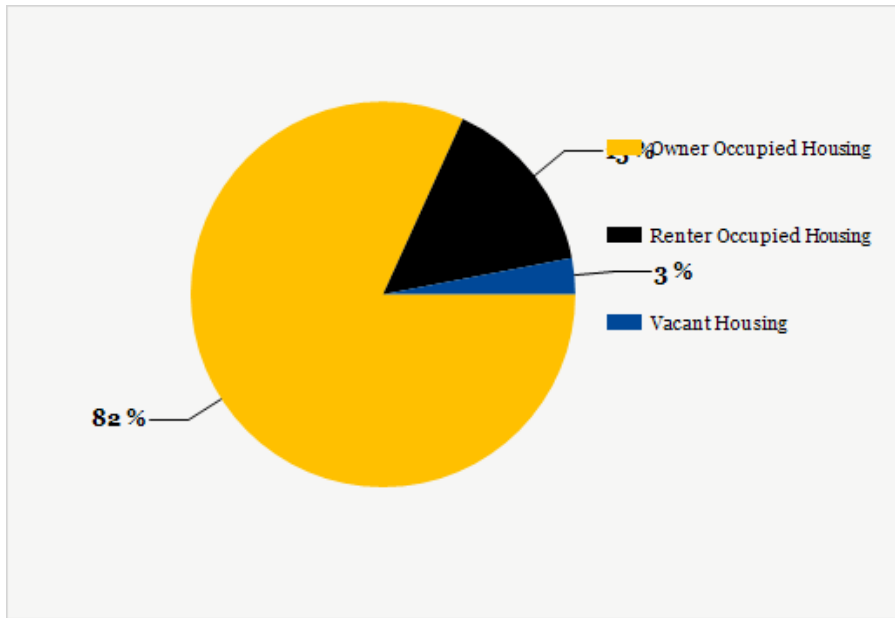


150 C - 3,424 SF

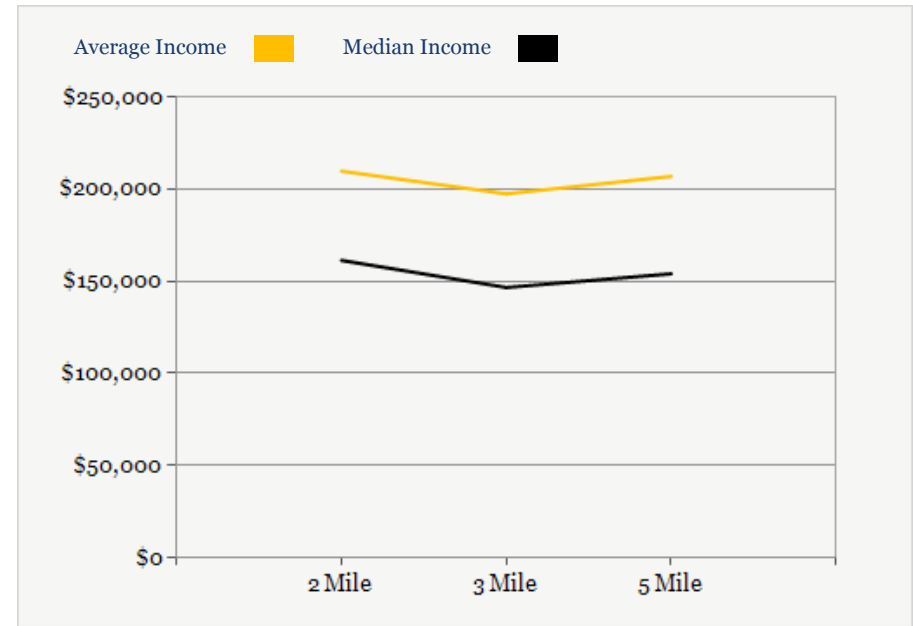




2024 Household Occupancy - 2 Mile Radius



2024 Household Income Average and Median



2024 Household Income



POPULATION

2.00 MILE	3.00 MILE	5.00 MILE
17,786	38,124	110,911



AVERAGE HOUSEHOLD INCOME

2.00 MILE	3.00 MILE	5.00 MILE
\$209,708	\$197,407	\$206,901



NUMBER OF HOUSEHOLDS

2.00 MILE	3.00 MILE	5.00 MILE
6,184	13,856	39,288





