

1,800sf FREESTANDING BUILDING ON +/- 0.62 ACRES | FOR LEASE

Former Gas Station Site | 665 NJ-33 (Franklin St.) | East Windsor Twp NJ 08520 | Mercer County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE



JOIN **IHOP**



CVS
pharmacy

TSC **TRACTOR**
SUPPLY CO.



1,800 SF
Building
+/- 0.62 ACRE
Parcel Size
IMMEDIATE
Availability

PROPERTY INFORMATION

- +/- 1,800sf Freestanding Building on +/- 0.62 acres
- Excellent visibility and access in Densely Populated trade area
- Convenient access to nearby NJ Turnpike
- Zoned PUD • Previously used as a service station
- Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Automotive Service, Moter Vehicle Rental

Tenant is responsible for verifying zoning of permitted uses.

Demographics	1 Mile	3 Miles	5 Miles
Population	10,534	39,001	72,470
Average HH Income	\$145,041	\$174,113	\$155,755
Total Businesses	182	1,093	2,419
Number of Employees	2,055	10,033	30,413
Traffic Counts	Rt. 33-Franklin St.: 32,959 VPD Rt. 133-Hightstown Bypass: 23,855 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



LEGEND PROPERTIES | 100 3rd Ave., Suite 200 | 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. 081926

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RETAIL AERIAL



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	10,534	39,001	72,470
Projected Population (2030)	10,450	39,243	72,244
Projected Annual Growth (2025 to 2030)	0.1%	0.1%	0.1%

Households & Growth

Households (2025)	3,618	14,048	29,522
Projected HH (2030)	3,630	14,323	29,935
HH Growth with Children (2025 to 2030)	42.9%	38.2%	28.0%

Income

Average HH Income (Est. 2025)	\$145,041	\$174,113	\$155,755
Median HH Income (2025)	\$117,320	\$137,104	\$121,790

Daytime Population

Total Businesses (2025)	182	1,093	2,419
Number of Employees (2025)	2,055	10,033	30,413

Education

High School Graduate	22.6%	20.9%	22.7%
Some College	14.4%	12.2%	12.2%
Bachelor Degree	28.2%	28.9%	27.5%
Graduate	16.3%	24.0%	22.5%

Traffic Counts:	Rt. 33-Franklin St.: 32,959 VPD
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KEY DEMO DATA & MAP

