

# AVAILABLE FOR SALE PRIME RETAIL LOCATION



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Office ■ Industrial ■ Warehouse  
Research ■ Medical ■ Land ■ Retail  
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Conceptual Rendering



600' Frontage on Silvia Street

TO:



## 1200 Silvia Street EWING TOWNSHIP, NJ

2.88 Acres  
VACANT LAND



- 2.88 acres located in the Town Center Zoning District
- Adjacent to "Ewing Town Center" development, a mixed-use residential project with 1,300 residential units.
- Silvia Street is one of the main access points to "Ewing Town Center"
- Located within 500' of a signalized intersection at Parkway Avenue with an average daily traffic volume of 18,500 vpd
- Centrally located with more than 5,000 residential units in the immediate area

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# 1200 Silvia Street EWING TOWNSHIP, NJ

## Retail, Community & Commercial Map



**1200 Silvia Street** is located in the center of the rapidly emerging and expanding core of the Ewing Township Community. Zoned and known as the Town Center District, 1200 Silvia Street is surrounded by 5,000 PLUS residential units in the immediate area where residents live, work, play, shop, dine and enjoy the many local amenities and services. With easy access to local and major highway networks, West Trenton Train Station, and the Trenton-Mercer Airport commuting or visiting is easy and convenient.

This is a Prime Retail Site opportunity for any business or company seeking high visibility, a stand alone signature type building promoting brand awareness or a multi-tenant arrangement in a well populated consumer and customer based region.

Contact us today for additional information.

### Convenient to:

- Route I-295 (5 mins)
- Trenton-Mercer Airport (5 mins)
- Capital Health Systems
- Regional Hospital (5 mins)
- Bucks County, Pa. via I-295
- US Route 1 Corridor via I-295 (10 mins)
- Downtown Princeton (18 mins)
- Philadelphia via I-295 (48 mins)

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