

DEVELOPMENT OPPORTUNITY

4080 QUAKERBRIDGE ROAD

LAWRENCEVILLE, NJ

±4.68 AC LAND FOR SALE!

FOR SALE!



property highlights.

- Area Retailers: Walmart * **COSTCO WHOLESALE** **LA FITNESS** **Burlington Coat Factory** **TARGET**
- Rare opportunity for ground available in affluent market with great demographics
- Visibility and access on Quakerbridge Road
- Close proximity to the Quakerbridge Mall with 1,121,000 SF of retail
- Zoning: HC (Highway Commercial)
- Multiple access points available on Quakerbridge Road (32,913 VPD) and Lawrence Station Road (5,007 VPD)

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,175	36,082	141,480
EST. HOUSEHOLDS	2,416	13,346	50,767
EST. AVG. HH INCOME	\$136,578	\$159,233	\$144,979

QUAKERBRIDGE ROAD TRAFFIC COUNT: 32,913 VPD *ESRI 2019



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get in touch.

GREG JONES

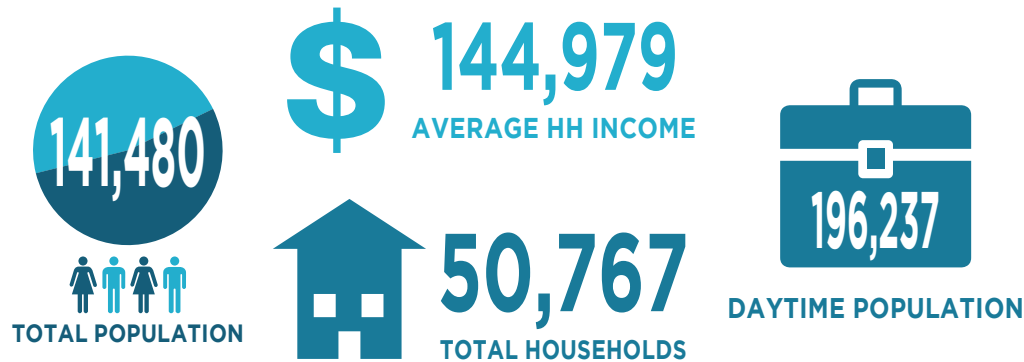
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demographic highlights:

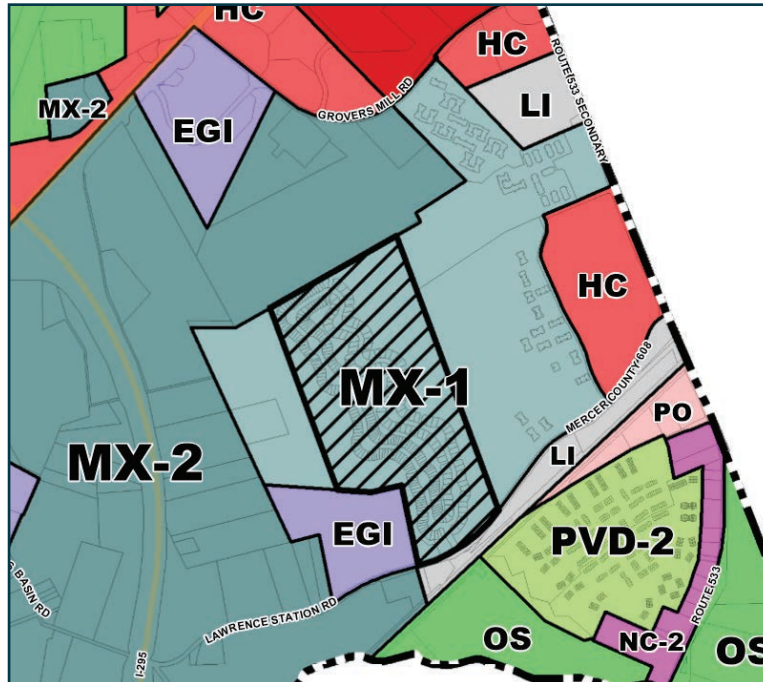
*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



zoning:

Permitted Uses:

- Retail
- Restaurants
- Department
- Banks
- Office
- Theaters
- Recreation
- Auto Sales
- Car Wash
- Government



site data

- Acres: ±4.68 AC
- Square Foot: ±204,266 SF of land area
- Zoning: HC - Highway Commercial

Township: Lawrence Township, NJ
County: Mercer County

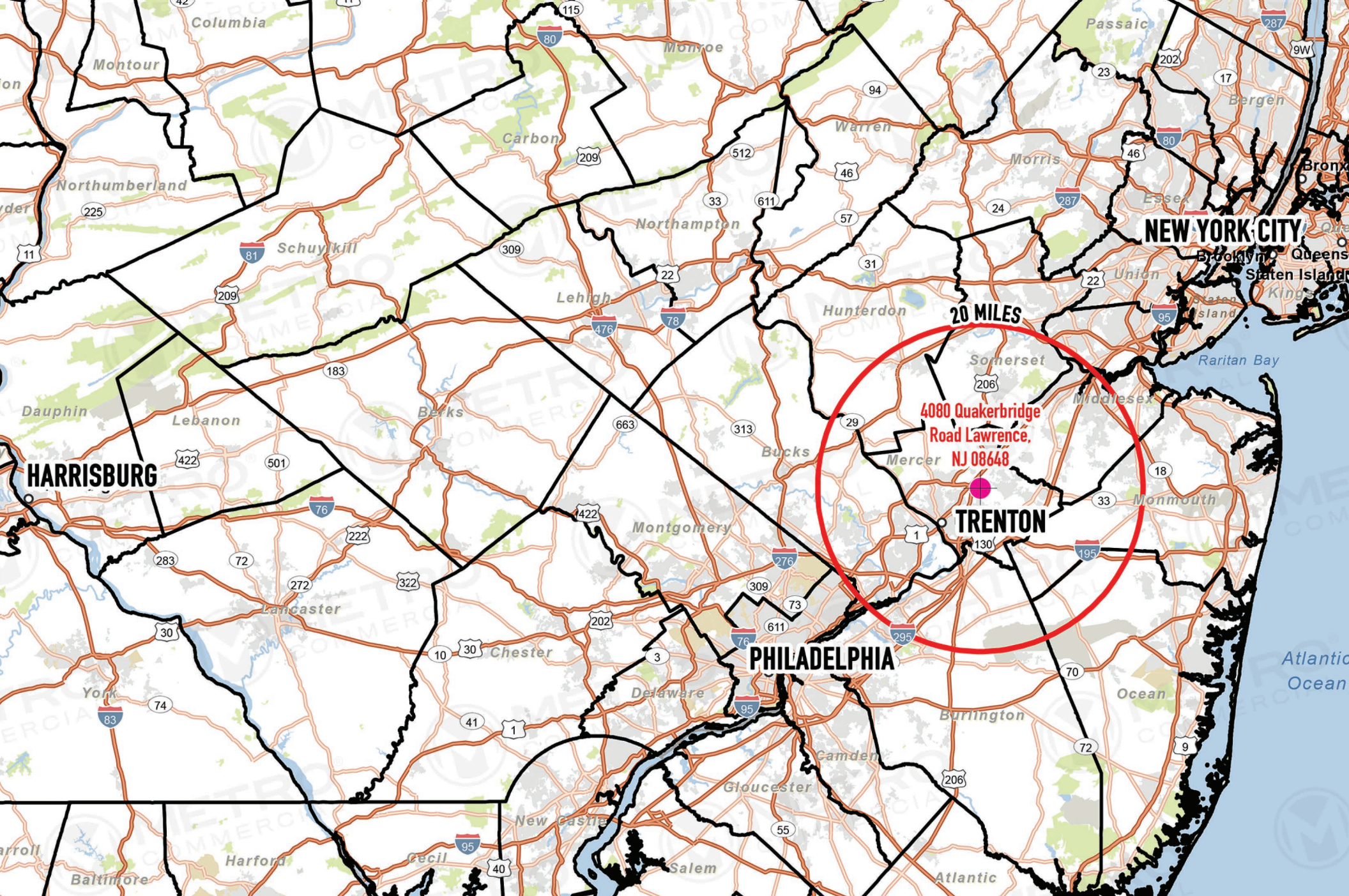
About Lawrenceville:

Lawrenceville is located within Lawrence Township in Mercer County, New Jersey approximately 42 miles from Center City Philadelphia. Lawrenceville is located roughly halfway between Princeton and Trenton. Lawrenceville is accessible by Interstate 95 and Route 1. Lawrenceville is commonly known for its prestigious hospitals, Capital Health and Princeton Healthcare System and distinguished schools including close proximity to Princeton University with approximately 8,623 students and continuously growing.

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 2.10.20

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LAWRENCEVILLE, NJ





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**4080 QUAKERBRIDGE ROAD
LAWRENCEVILLE, NJ**





95

PRINCETON MARKET FAIR

brick house TAVERN-TAP
 corner bakery CAFE
 ON THE BORDER MEXICAN GRILL & CANTINA
 P.F. CHANG'S CHINA BISTRO
 BARNES & NOBLE
 UNITED ARTISTS Theatres

MERCER MALL

ShopRite
 ROSS DRESS FOR LESS
 DSW
 NORDSTROM rack
 KREI
 BED BATH & BEYOND
 TJ-maxx
 Raymour & Flanigan FURNITURE

WINDSOR SQUARE

TRADER JOE'S
 Thomasville
 Pier 1 imports
 PEI WEI ASIAN DINER
 CHIPOTLE MEXICAN
 LOWE'S

WINDSOR GREEN

WHOLEFOODS MARKET
 STAPLES
 Marshalls

NASSAU PARK PAVILION

TARGET
 Walmart
 ZALES FINE JEWELRY OUTLET
 THE HOME DEPOT
 Panera
 BEST BUY
 PET SMART
 DICK'S SPORTING GOODS
 Michaels
 Wegmans

QUAKERBRIDGE MALL

OWNER: SIMON
 GLA: 1,121,000 SF
 SALES: \$375 PSF
 jcp
 macy's
 K A Y JEWELERS
 HELZBERG DIAMONDS

BUFFALO WILD WINGS GRILL & BAR

NJAC

COSTCO WHOLESALE

SITE

LAWRENCE SHOPPING CENTER

LIDL
 LA FITNESS
 STAPLES
 Burlington Coat Factory

AMC THEATRES

RWJ ROBERT WOOD JOHNSON FITNESS & WELLNESS CENTER

108-829 VPD

QUAKERBRIDGE ROAD 32-913 VPD

3 MILES

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4080 QUAKERBRIDGE ROAD LAWRENCEVILLE, NJ





SITE
LAND FOR SALE
±4.68 ACRES

QUAKERBRIDGE ROAD 32,913 VPD

LAWRENCE STATION ROAD 5,007 VPD

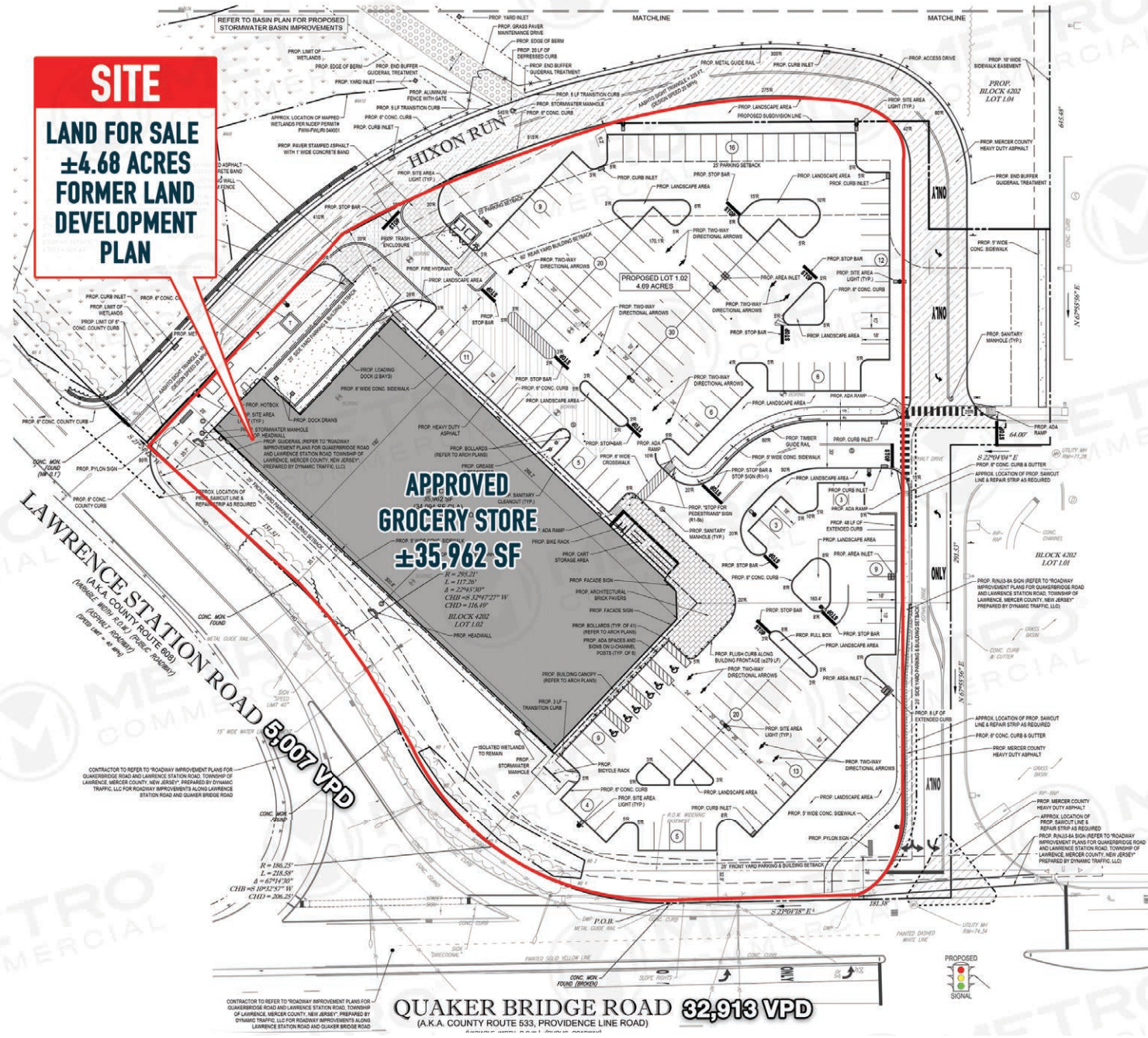
LAWRENCE SQUARE BLVD

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4080 QUAKERBRIDGE ROAD
LAWRENCEVILLE, NJ



SITE
LAND FOR SALE
±4.68 ACRES
FORMER LAND
DEVELOPMENT
PLAN



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