

FOR SALE OR LEASE - PRINCETON TRADE AREA

# FORMER WALMART

101 NASSAU PARK BOULEVARD, WEST WINDSOR, NJ



LOCATED IN NASSAU PARK PAVILION - EXISTING CO-TENANTS INCLUDE:



at home  
OPENING Q2 2021

## CONTACT US

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**CBRE**

# SITE PLAN



## PROPERTY INFORMATION

- + Independently owned pad with REA
- + Positioned in the heart of the West Windsor/Princeton market
- + Located in Nassau Park Pavilion, a 1,117,099 sf retail power center in Mercer County at US 1 & Quakerbridge Road
- + The only retail use exclusion is electronics
- + In close proximity to Princeton University, Bristol Myers Squibb, NRG Energy and Rider University

# CLOSE IN AERIAL



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DEMOGRAPHICS	1 Mile	2 Miles	3 Miles	5 Miles
Population (Est. 2020)	2,862	15,923	31,389	113,350
Daytime Population	4,718	22,805	69,864	154,688
Median HH Income	\$125,218	\$126,999	\$129,443	\$119,370
Average HH Income	\$159,038	\$164,324	\$174,163	\$166,263
% of 2020 Population Age 25 & Over with a Bachelor's Degree	30.0%	30.0%	31.0%	28.6%
% of 2020 Population Age 25 & Over with a Grad. or Prof. Degree	52.4%	53.5%	51.8%	41.9%

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