

"Downtown Robbinsville" Route 33 and Robbinsville Edinburg Road, Robbinsville, New Jersey

Availabilities

| • +/- 972 SF | • +/- 1,063 SF | • +/- 1,107 SF | | |
|------------------------------------|----------------|-----------------------------------|-------------------------------|--|
| Co-Tenants | | | | |
| Capital Health | | H&R Block | Rite Aid | |
| • De Lorenzo's Tomato Pies | | • LabCorp | Starbucks | |
| Dolce & Clemente's Italian Market | | • The Malvern School | Tacorito | |

Traffic Counts

• 19,068 VPD

Demographics

| Radius | Population | Total Daytime Population | Median HH Income |
|--------|------------|--------------------------|------------------|
| 1 Mile | 8,097 | 8,699 | \$117,251 |
| 3 Mile | 36,795 | 42,573 | \$97,746 |
| 5 Mile | 100,324 | 103,169 | \$87,801 |

Retail for Lease - Contact

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Site Description

• Mixed-use residential and retail development in Robbinsville's exciting downtown consisting of over 900 residential units and over 220,000 SF of retail and office space

- Prominent visibility/frontage situated on Route 33 at signalized intersections with back-access to residential community
- Situated in the heart of Robbinsville's residential and commercial zone
- En route to New Jersey Turnpike, I-195 and Route 130



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