



Route 130 & Gordon Road

Robbinsville, New Jersey

Availabilities

- Pad: +/- 1.68 Acres - Ground Lease or Built-to-Suit
- Ground Floor Retail: +/- 22,000 SF or Potential Retail Pad
- Up to 60,000 SF Retail / Office or Potential Retail Pad

Traffic Counts

- 33,797 VPD

Zoned - MU-ARCD (Mixed-Use / Conservation Development Zone District)

- Banks
- Convenience Stores (Including Gas)
- Grocers
- Restaurants
- Drug Stores
- General Retail
- Offices

Demographics

Radius	Population	Population Growth	Median HH Income
3 Mile	24,189	24.8%	\$123,296
5 Mile	83,308	11.5%	\$110,273
7 Mile	176,581	14.6%	\$96,295

Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

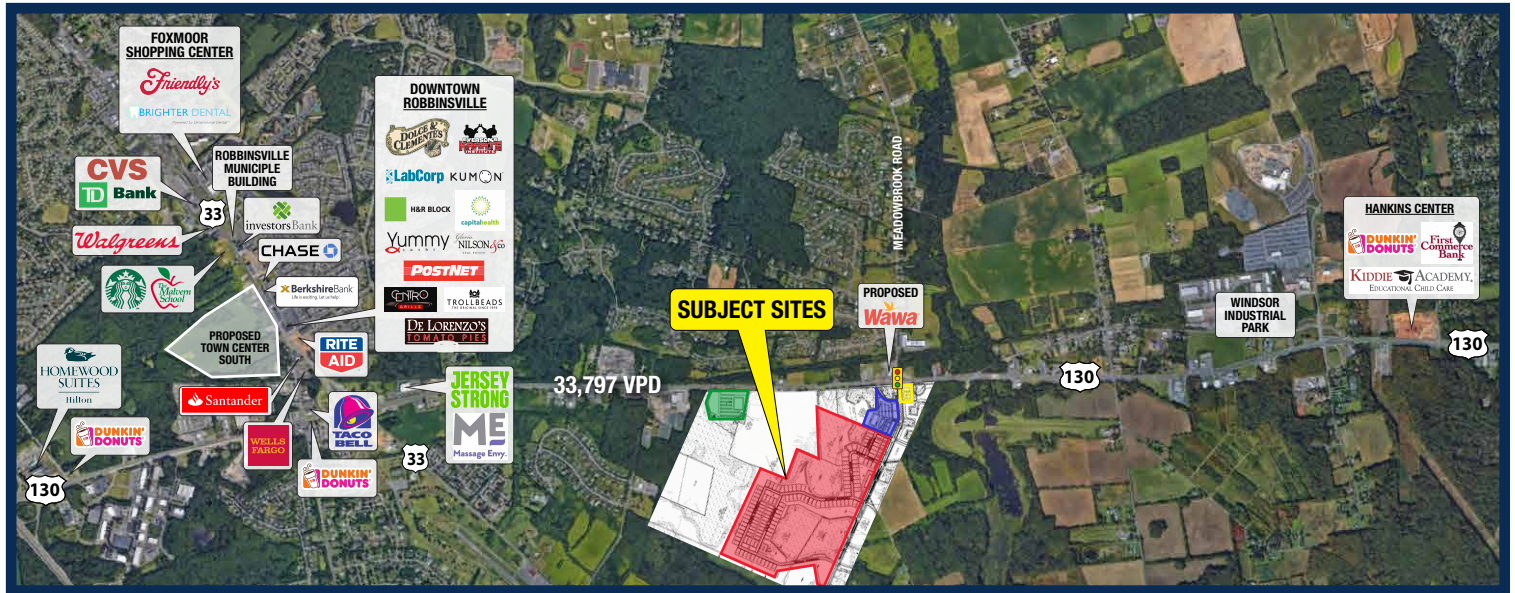
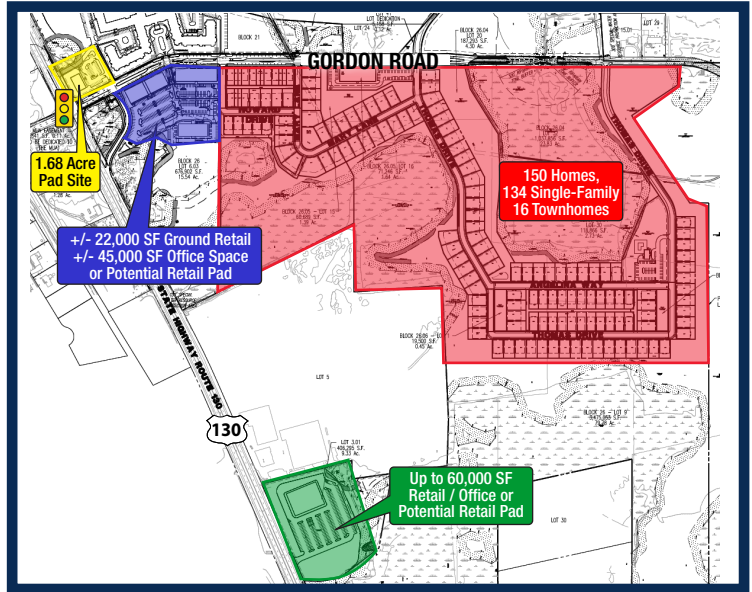
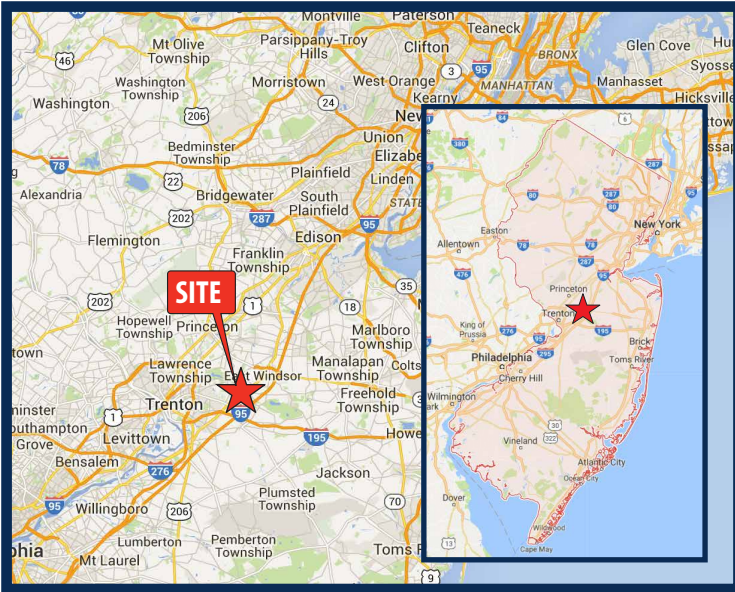
Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

Route 130 & Gordon Road

Robbinsville, New Jersey

- Springside at Robbinsville is a mixed-use development consisting of 150 residential homes, a 1.68 acre pad site and three proposed mixed-use buildings consisting of +/- 22,000 SF of ground floor retail and +/- 45,000 SF of office space with potential for a retail pad
- The +/- 1.68 acre pad site has high visibility on Route 130 at a signalized intersection with back-access to the residential community and the Matrix Business Park – a 10 million SF business complex
- Situated in Robbinsville’s residential and highway commercial zone with strong income levels
- Opportunity to capture high traffic counts along Route 130 with limited retail options



Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE.®