

**NEW DEVELOPMENT -
Now Leasing Phase II**



MONTGOMERY SHOPPING CENTER

Tuesday Morning

Village Walk at Montgomery

1330-1340 Route 206, Montgomery

Co-Tenants

- Allstate Insurance
- Mooyah Burger
- UPS
- Hand & Stone Spa (Signed Lease)
- National Cafe (Signed Lease)
- Verizon
- Jersey Mike's Subs (Signed Lease)
- Orangetheory Fitness (Signed Lease)
- Wells Fargo

Availabilities

PHASE 1	PHASE 2	PHASE 3	PHASE 4 - PAD BUILDINGS
• Fully Leased	• +/- 8,672 SF (Divisible) • +/- 12,298 SF (Divisible)	• +/- 12,000 SF (Divisible)	• +/- 5,671 SF (Divisible) • +/- 5,671 SF (Divisible)

Traffic Counts

- 21,910 VPD

Demographics

Radius	Population	Median HH Income	Daytime Population
1 Mile	3,580	\$129,850	9,570
3 Mile	20,682	\$148,384	27,571
5 Mile	80,386	\$131,374	114,302

Retail for Lease - Contact

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

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



Village Walk at Montgomery

1330-1340 Route 206, Montgomery

Site Description

- Redevelopment of Village Shopper Shopping Center to a mixed-use development consisting of approximately 52 residential units and approximately 54,000 SF of retail as well as being adjacent to The Village Shoppes, a recent project by the same developer
- The retail will adjoin new residential developments with approximately 365 single-family houses, townhomes, condominiums and active-adult homes behind the project that will have access via a shared roadway
- The site is situated along Route 206, the main thoroughfare for southern Somerset townships, leading into downtown Princeton a few miles to the south
- Situated at a signalized intersection with Montgomery Center, a ShopRite anchored center
- The project will also have access to a shared traffic signal on Route 518



Retail for Lease - Contact

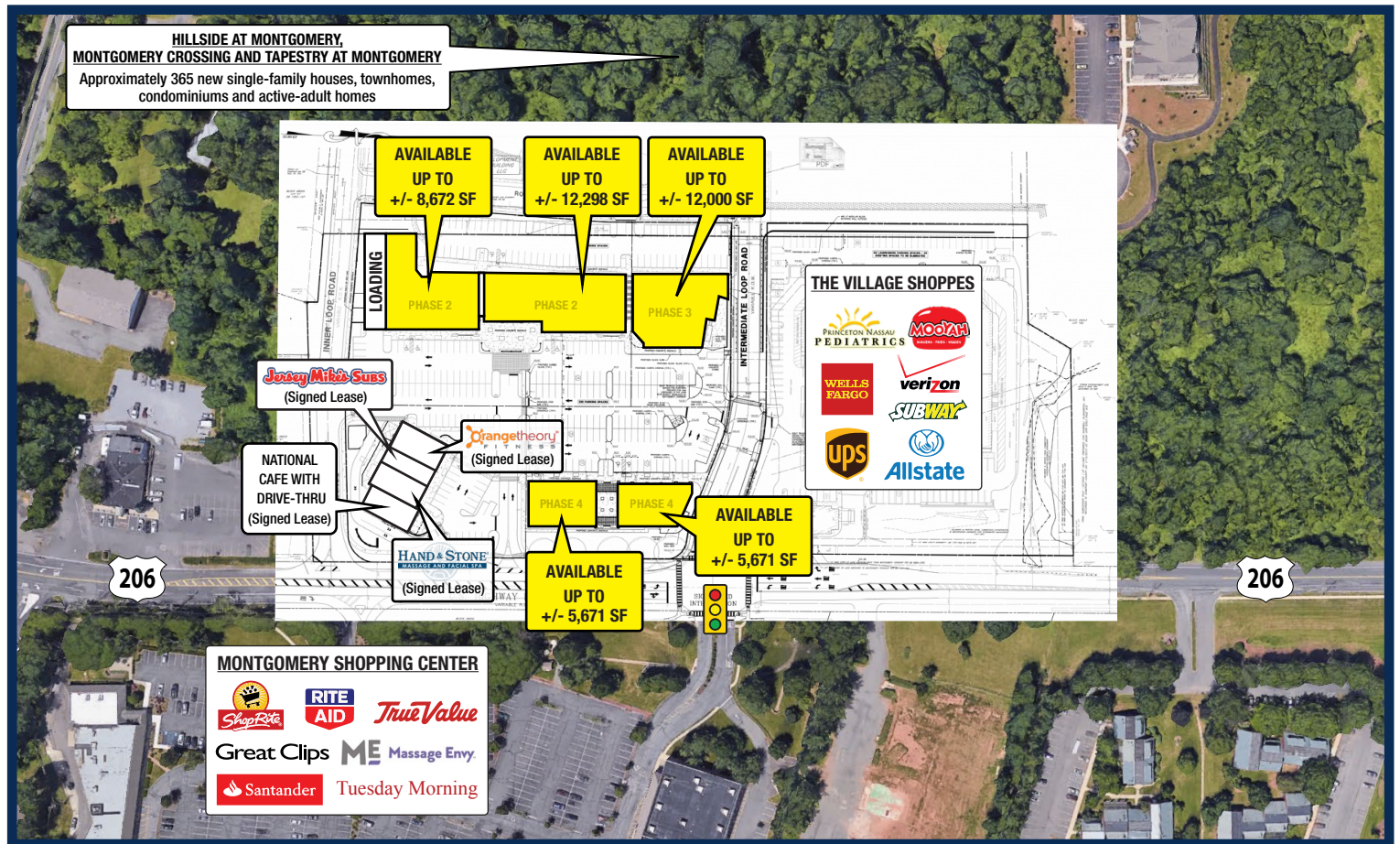
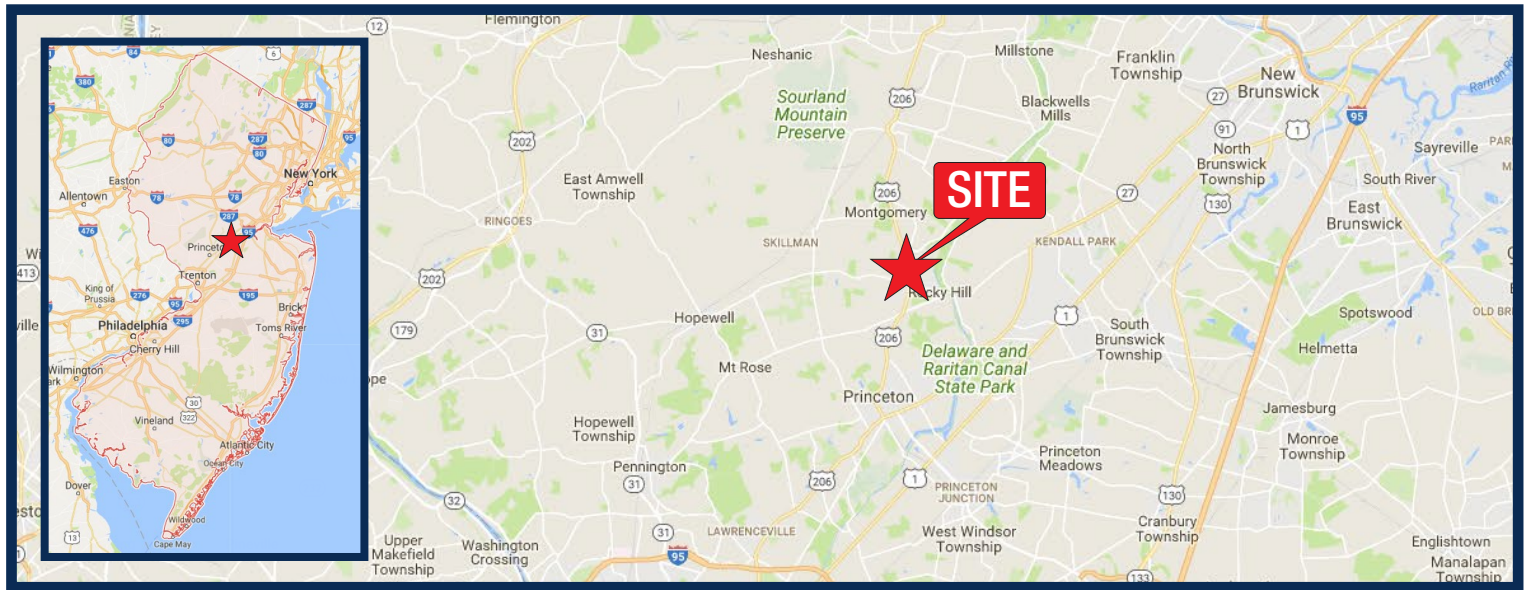
Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

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

PIERSON
COMMERCIAL REAL ESTATE®

Village Walk at Montgomery

1330-1340 Route 206, Montgomery



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®