

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)
 • +/- 12,000 SF (Divisible)
 • +/- 5,671 SF (Divisible)

 • +/- 12,298 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



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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



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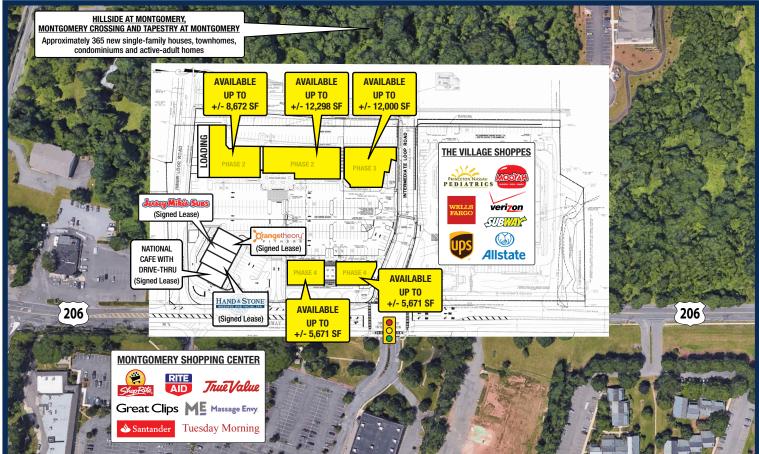


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