



**500 & 1,850  
SF RETAIL**  
**200 - 1,300  
SF OFFICE**

**RETAIL/OFFICE SPACE**

# **ROYAL PLAZA**

1/4 mile south of Princeton-Hightstown Road

**510 US HIGHWAY 130**  
EAST WINDSOR | NJ

## SPACE DETAILS



### LOCATION

1/4 mile south of Princeton-Hightstown Road

510 US Highway 130  
East Windsor, NJ

### RETAIL SPACE

11A	500 SF
15	1,850 SF

### OFFICE SPACE

B2A	200 SF
A2-A3	800 SF
B1	1,300 SF*

### GLA

24,750 SF +/-

### PARKING

178 Spaces

### RENT

Upon Request

### CO-TENANTS

Indian Kabob Meat Market, Indian Restaurant, Citi Financial, City Streets

Cafe, Jewelry Store, Dance Expo, Paramount Staffing Agency, Beauty Salon, Chinese Restaurant, US Nails, Pizzeria

### COMMENTS

All spaces available for immediate occupancy  
Retail and office spaces contain bathrooms

Center busy during daytime and evenings

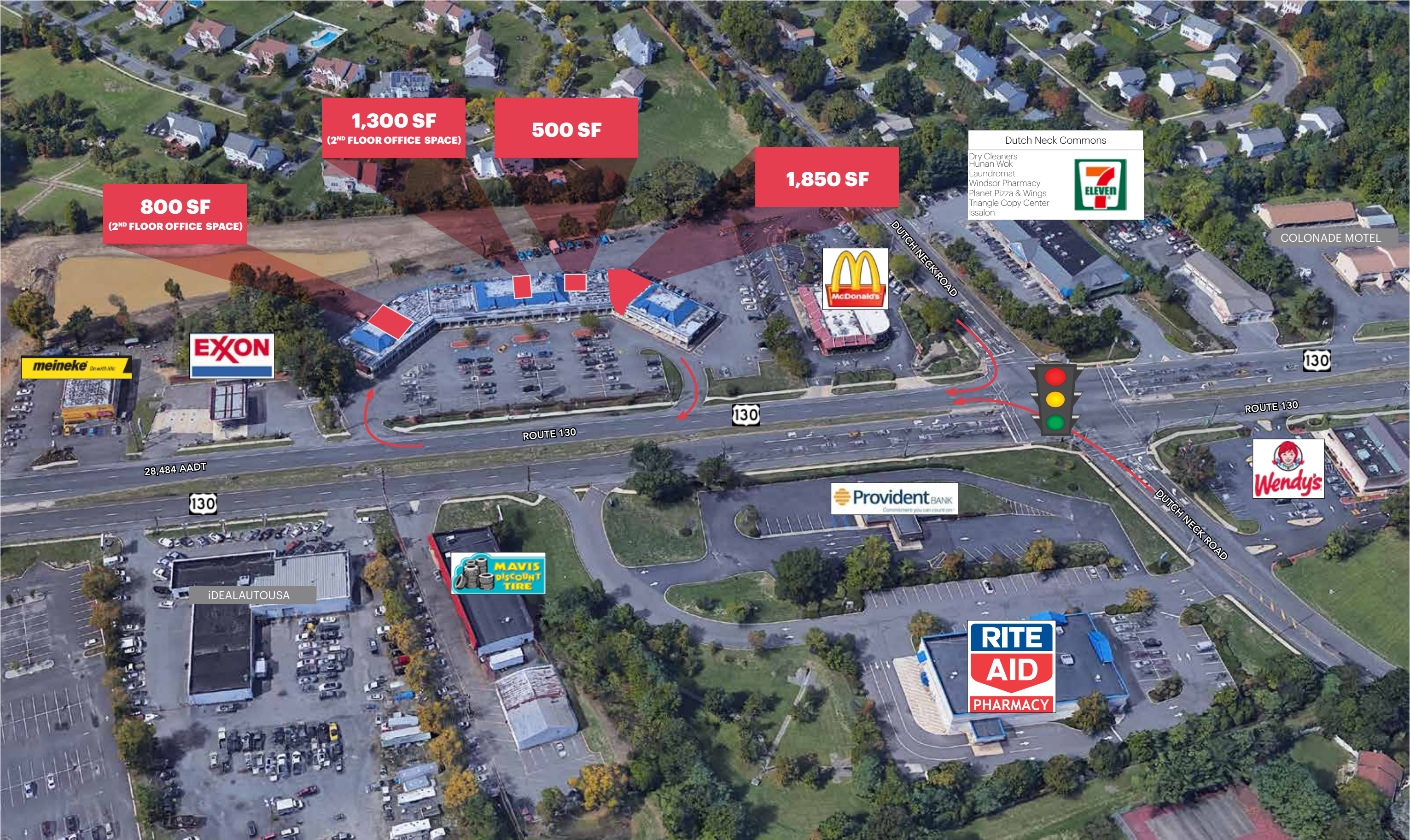
### NEIGHBORS

McDonald's, Wendy's, Hunan Wok, Planet Pizza & Wings, 7-11, Meineke Car Care Center, Mavis Discount Tire, Provident Bank, City Auto Body & Repair

# MARKET AERIAL



**LOW LEVEL AERIAL**



**1,300 SF**  
(2<sup>ND</sup> FLOOR OFFICE SPACE)

**500 SF**

**1,850 SF**

**800 SF**  
(2<sup>ND</sup> FLOOR OFFICE SPACE)

Dutch Neck Commons

- Dry Cleaners
- Hunan Wok
- Laundromat
- Windsor Pharmacy
- Planet Pizza & Wings
- Triangle Copy Center
- Issalon



COLONADE MOTEL



130

ROUTE 130



130

ROUTE 130



130

28,484 AADT



IDEALAUTOUSA



# SITE PLAN

1-2.	Indian Kabob Meat Market	(43'-6" x 50'-0" irr.)	2,000 sf
3-4.	Indian Rest.	(35'-6" x 50'-0")	2,000 sf
5.	Citi Financial	(36'-0" x 50'-0" irr.)	1,850 sf
6-10.	City Streets Cafe	(100'-6" x 50'-0")	5,500 sf
11a.	<b>Available</b>	<b>(20'-0" x 25'-0")</b>	<b>500 sf</b>
11.	Jewelry	(20'-0" x 25'-0")	500 sf
12.	} Dance Expo	(20'-0" x 50'-0")	1,000 sf
13.		(20'-0" x 50'-0")	960 sf
14.	Paramount Staffing Agency	(20'-0" x 50'-0")	1,000 sf
15.	<b>Available</b>	<b>(30'-0" x 50'-0" irr.)</b>	<b>1,850 sf</b>
16.	Beauty Salon	(20'-0" x 50'-0")	1,000 sf

17.	Chinese Restaurant	(15'-3" x 50'-0")	1,000 sf
18.	U.S. Nails	(20'-3" x 50'-0")	1,000 sf
19.	Pizzeria	(21'-8" x 50'-0")	1,000 sf
<u>Second Floor Office Space</u>			
Bldg A.	– Offices	(28'-9" x 40'-0" irr.)	1,527 sf
	<b>Available</b>		<b>800 sf</b>
Bldg B.	– Offices	(28'-9" x 78'-9" irr.)	4,495 sf
	<b>Available</b>		<b>1,300 sf</b>
Bldg C.	– Day Spa	(28'-9" x 39'-3" irr.)	1,430 sf



**SITE PHOTOS - RETAIL SPACE 11A**



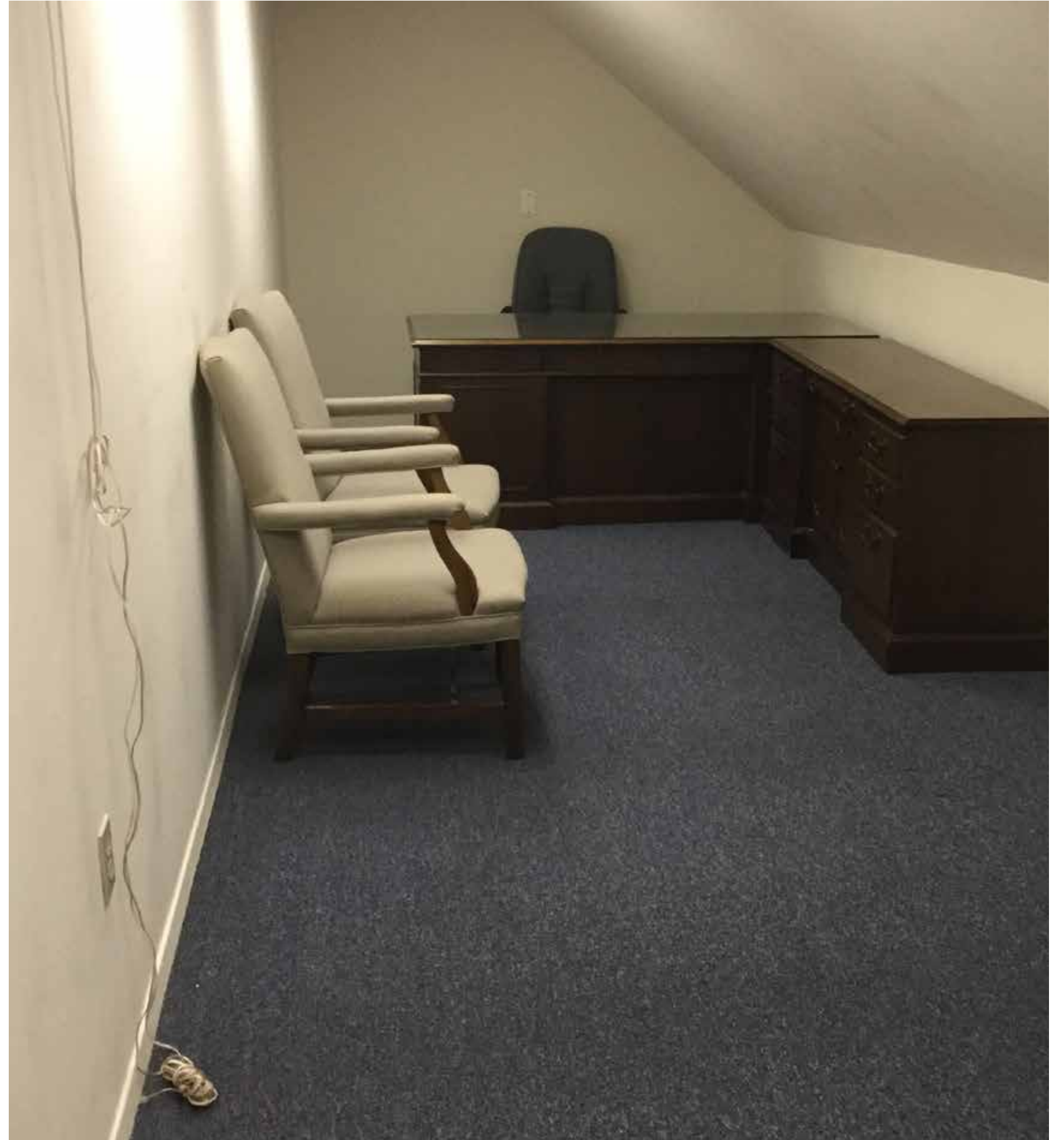
**SITE PHOTOS - RETAIL SPACE 15**



**SITE PHOTO - OFFICE SPACE A2-A3**



**SITE PHOTO - OFFICE SPACE B2A**



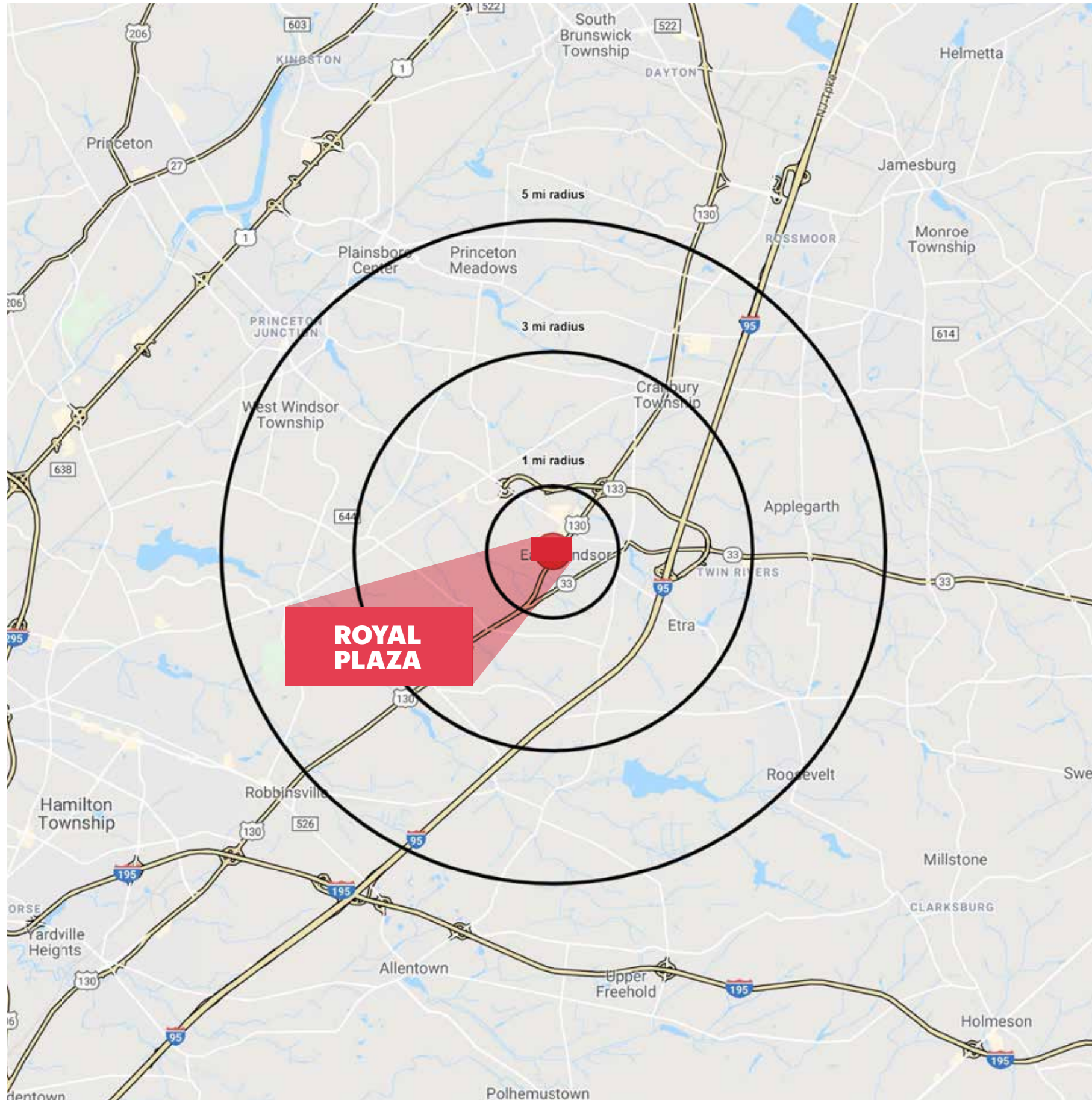


**SITE PHOTOS - OFFICE SPACE B1**



**STORAGE**

# AREA DEMOGRAPHICS



## ESTIMATED TOTAL POPULATION

1 mile	8,379
3 miles	37,0870
5 miles	86,315

## ESTIMATED DAYTIME POPULATION

1 mile	8,369
3 miles	24,837
5 miles	51,322

## AVERAGE HOUSEHOLD INCOME

1 mile	\$101,634
3 miles	\$124,675
5 miles	\$147,057

## TOTAL HOUSEHOLDS

1 mile	3,264
3 miles	14,185
5 miles	32,573

## TOTAL BUSINESSES

1 mile	508
3 miles	1,323
5 miles	2,379

## TOTAL EMPLOYEES

1 mile	6,047
3 miles	14,604
5 miles	27,055

## TOTAL APPAREL

1 mile	\$8.21 M
3 miles	\$41.5M
5 miles	\$109 M

## FOOD EXPENDITURE

1 mile	\$33.1 M
3 miles	\$163 M
5 miles	\$422 M

## NUMBER OF COLLEGE GRADUATES

1 mile	2,874
3 miles	14,021
5 miles	37,538

## CONTACT EXCLUSIVE AGENTS

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