

NOW LEASING

# Town Center Plaza East Windsor, NJ

319 ROUTE 130, EAST WINDSOR, NJ



**IMMEDIATE ANCHOR OPPORTUNITY — 45,000 SQUARE FEET**

## PROJECT PROFILE

- East Windsor Town Center Plaza is an exceptionally well anchored shopping center situated in the heart of rapidly developing and highly desirable East Windsor, New Jersey
- This 205,000 square foot Town Center Plaza is located on heavily traveled Route 130, immediately south of the new Route 133 Bypass.
- Anchored by Shop-Rite with strong national and regional tenants including Dress Barn, Sleepy's, Capital One and T.G.I. Friday's. Other nearby retailers include Target, Burlington Coat Factory and T.J. Maxx. \*Staples will be joining us if approved.

## IMMEDIATE LEASING OPPORTUNITIES

- In line store opportunities of 8,000 SF and 4,900 SF

## PROPERTY PROFILE

- Gross Leasable Area: 205,000 SF
- Parking: 5 Spaces/1000 SF
- Landlord Delivery: "Vanilla Box"
- Building: Steel Structure,
- Facade: Masonry

## AVERAGE DAILY TRAFFIC (ADT)

- Route 130: 36,232 (1999)



**Jacobs Enterprises, Inc.**

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www.jacobs-enterprises.com



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NO.	TENANT LEGEND	SQUARE FOOTAGE	DIMENSIONS
	<b>Shop-Rite ANCHOR 1</b>	74,870 S.F.	Irregular
1 2	<b>WINDSOR WINES</b>	5,000 S.F.	Irregular
3	<b>DABUSCO'S RESTAURANT</b>	2,000 S.F.	20 x 100
4	<b>PAK MAIL</b>	1,500 S.F.	15 x 100
5	<b>TOWNE CLEANERS</b>	1,500 S.F.	15 x 100
6 7 8 9	<b>DRESS BARN</b>	7,500 S.F.	75 x 100
10 11	<b>PICKWICK VILLAGE HALLMARK</b>	4,500 S.F.	45 x 100
12 13 14	<b>AVAILABLE</b>	5,000 S.F.	50 x 100
15 16 17 18 19	<b>AVAILABLE</b>	8,000 S.F.	80 x 100
20	<b>AVAILABLE</b>	2,500 S.F.	25 x 100
21	<b>GNC</b>	1,500 S.F.	15 x 100
22	<b>GREAT CLIPS</b>	1,500 S.F.	15 x 100
23 24	<b>PET VALU</b>	3,000 S.F.	30 x 100
25	<b>LET'S YO</b>	1,500 S.F.	15 x 100
26 27	<b>AVAILABLE</b>	4,900 S.F.	49 x 100
28	<b>SKY NAILS</b>	2,400 S.F.	24 x 100
	<b>AVAILABLE ANCHOR 2</b>	45,000 S.F.	Irregular
	<b>STAPLES*</b>	15,870 S.F.	Irregular
	<b>TGI FRIDAYS</b>	6,800 S.F.	N/A
	<b>CAPITAL ONE BANK</b>	2,500 S.F.	N/A



## TRADE AREA

RADIUS	1 MILE	3 MILES	5 MILES
2009 Total Population	10,229	39,021	82,799
2009 Total Daytime Population	9,365	30,467	70,334
2009 Total Households	4,370	15,056	33,243
% Population Change 2000-2009	15.01%	13.46%	15.68%
2009 Average Household Income	\$85,933	\$99,736	\$111,006



\*Subject to Municipal approval.



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