

RETAIL/MEDICAL/FITNESS/RESTAURANT SPACE

SOUTHFIELD COMMONS SHOPPING CENTER

295-335 Princeton - Hightstown Road at Southfield Road

McCAFFREY'S SUPERMARKET ANCHORED CENTER

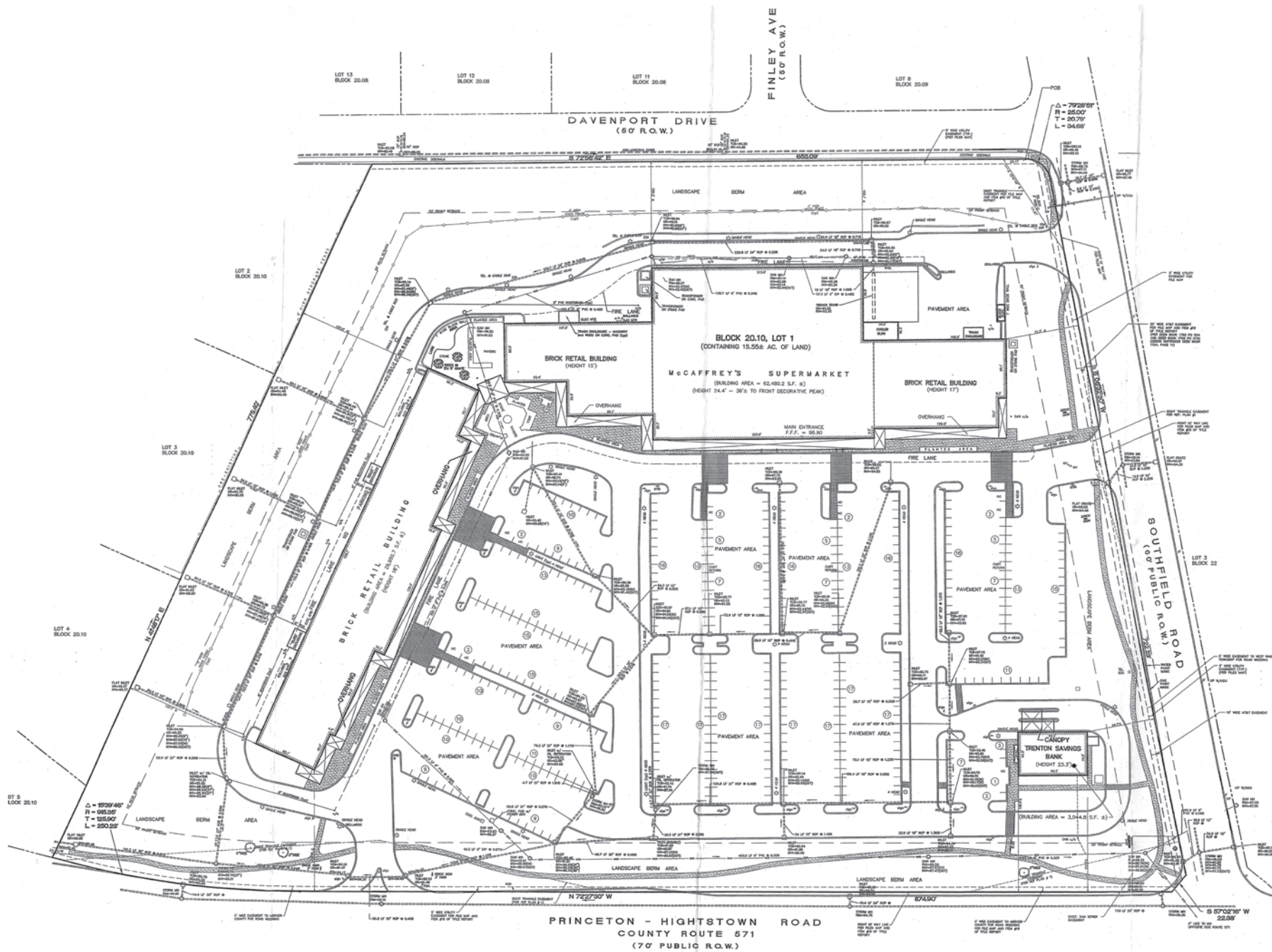
WEST WINDSOR | NEW JERSEY

**1,560 SF
to
6,184 SF**



RIPCO
REAL ESTATE

SITE PLAN & SPACE DETAILS



LOCATION

Southfield Commons Shopping Center
295-335 Princeton - Hightstown Road
at Southfield Road
West Windsor, NJ

AVAILABLE

Space 1	1,560 SF*
Space 2	2,994 SF*
Space 3	1,630 SF*
Space 4	2,025 SF
*Can be combined for 6,184 SF	

GLA

94,583 SF

RENT

Upon Request

NNN

\$9.90 psf (est)

PYLON SIGNAGE

Pylon signage available

PARKING

750 spaces; ratio of 8.39/1,000 SF

ANCHOR TENANT

McCaffrey's Supermarket & Wine & Spirits

CO-TENANTS

Santander Bank, The Dance Corner, Hair Plus the Salon, Victory TaeKwonDo Academy, Young's Nail Studio and Day Spa, The UPS Store, Signature Cleaners, Grover's Mill Coffee Roasters, West Windsor Orthodontics, Green House Spa and Acupuncture, Max Challenge Fitness, Smile Society General Dentistry, Home Magic, KidStrong, PÜR LIFE Medical

RESTAURANTS AT CENTER

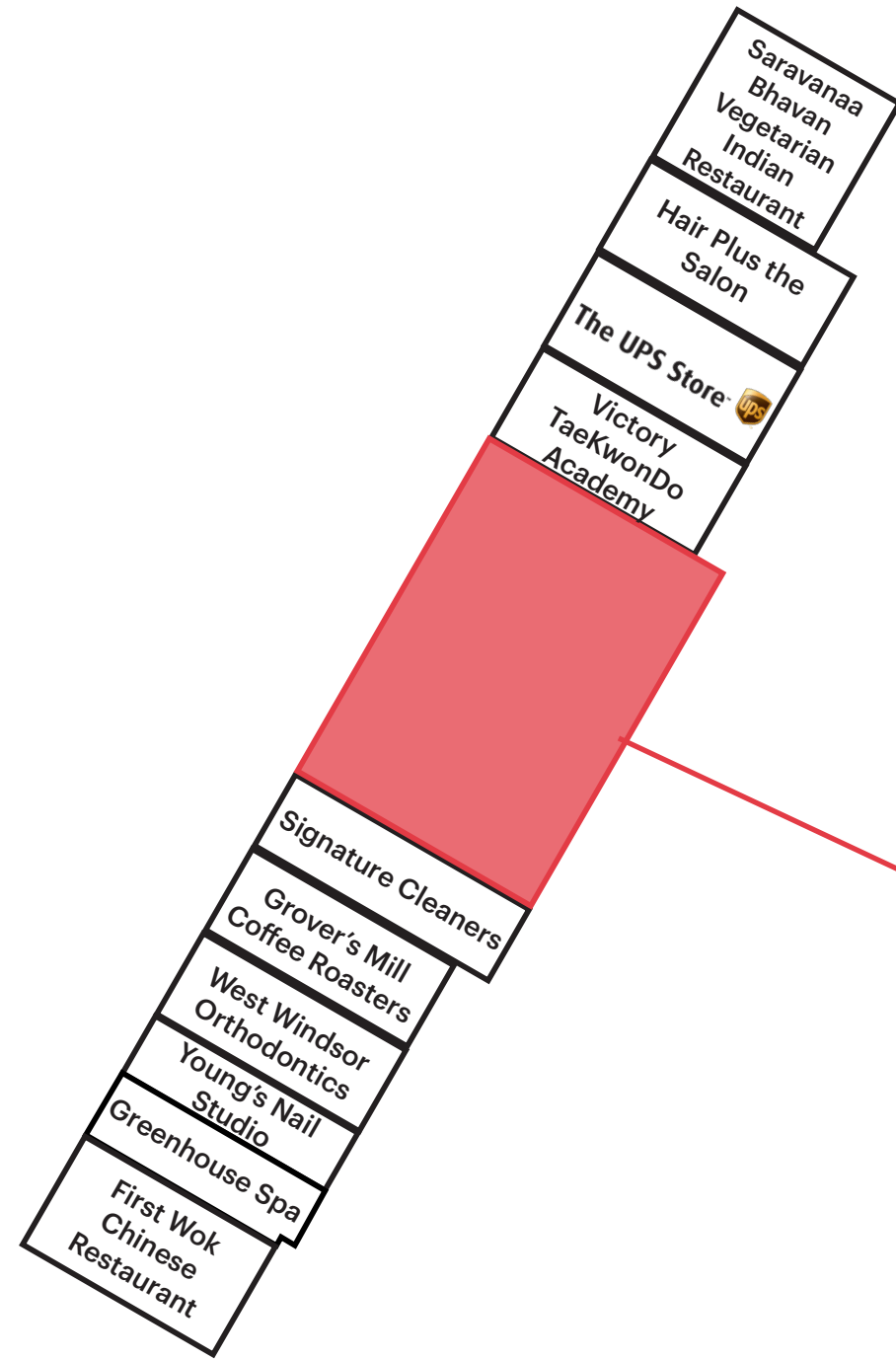
Carlucci's Italian Grill, First Wok Chinese, Saravanaa Bhavan Vegetarian Indian Restaurant

ATTRIBUTES

- Anchored by McCaffrey's Supermarket & Wine & Spirits
- Traffic light intersection
- High Incomes: Median Household Income: \$168,966 in a 3 mile radius
- College Degree: Approximately 3/4 of population age 25 and older within a 3 mile radius

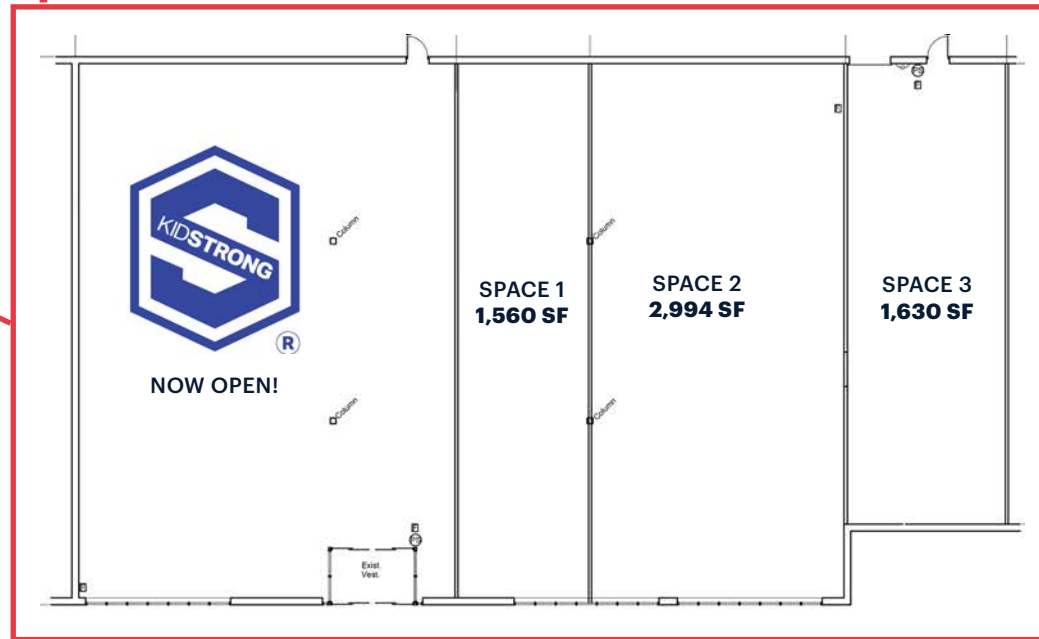
* *Fitness uses will require a waiver from Max Challenge*

SITE PLAN



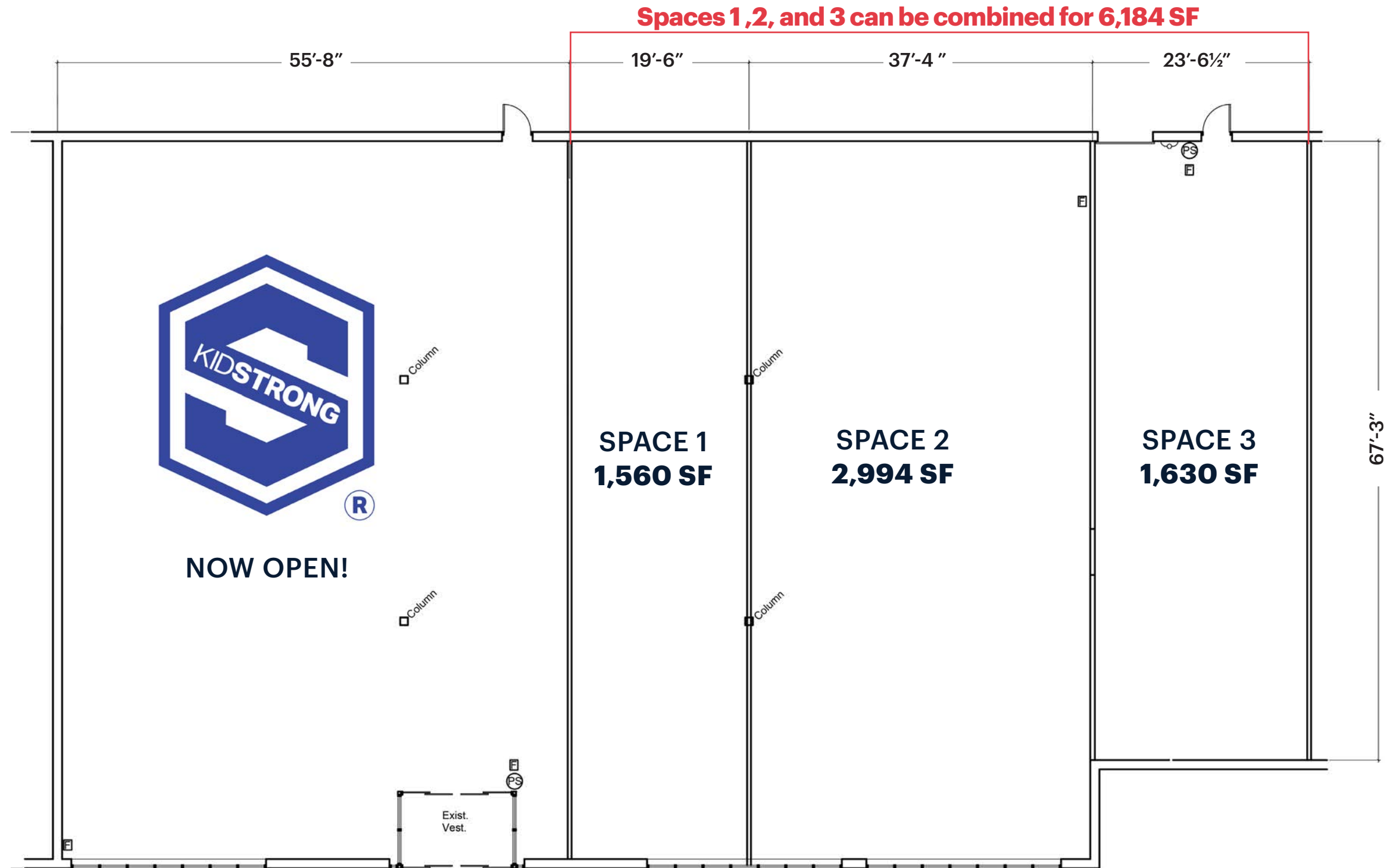
DIVISIBLE PLAN

Space 1, 2, and 3 can be combined for 6,184 SF

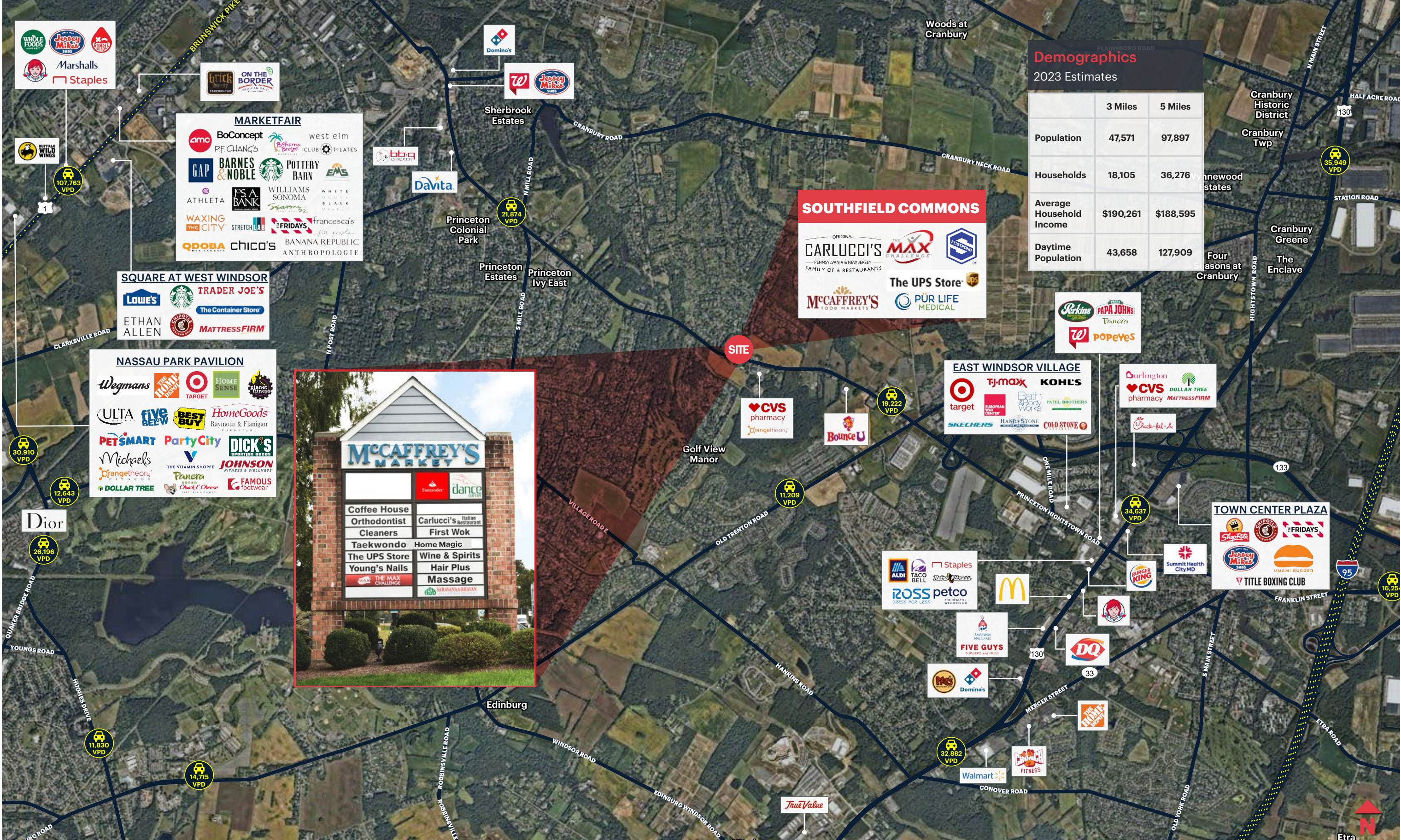


FLOOR PLAN

DIVISIBLE PLAN - 1,560 SF - 6,184 SF



MARKET AERIAL



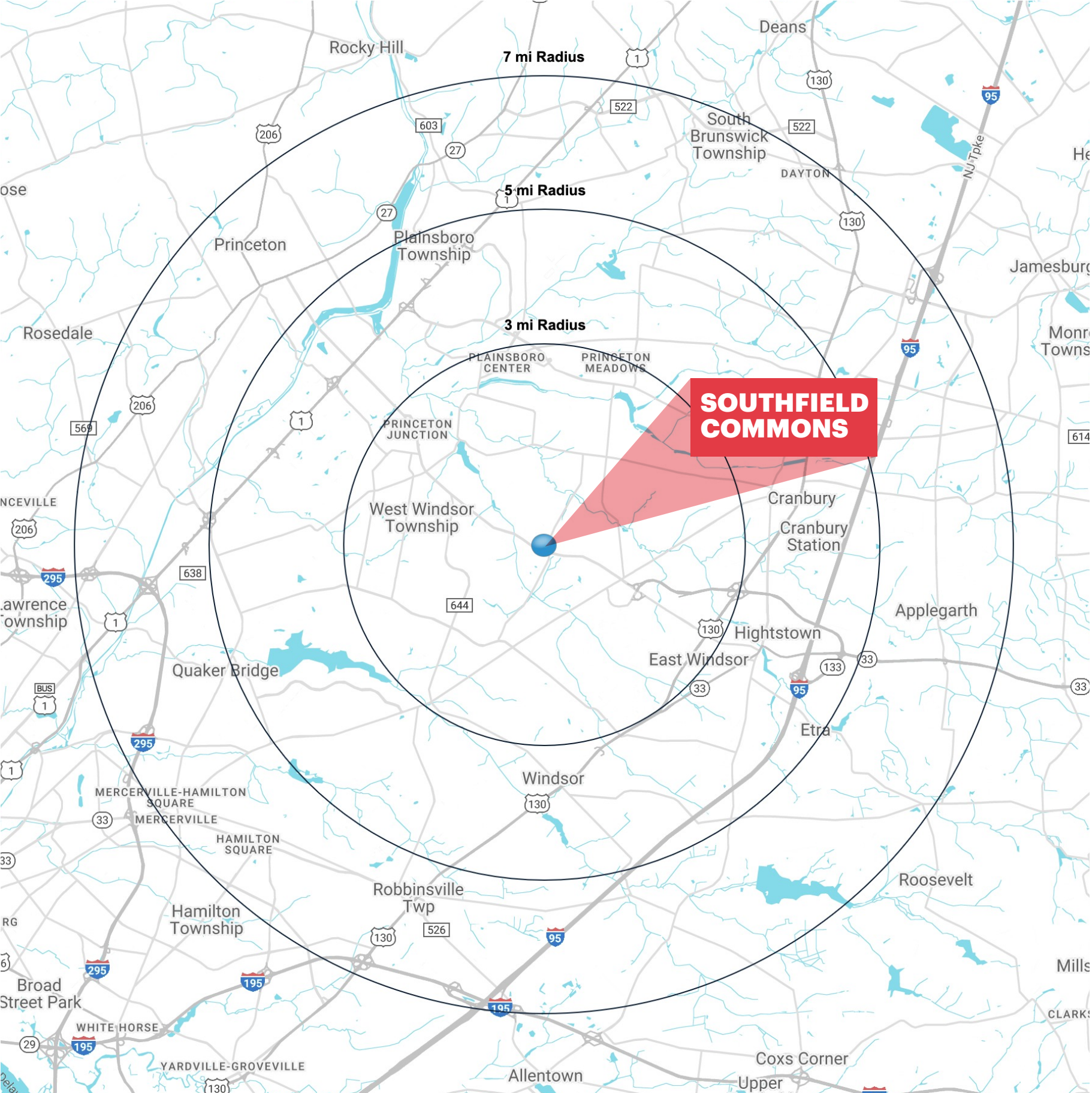
CENTER PHOTOS



PYLON SIGNAGE



DEMOGRAPHICS



3 MILE RADIUS

POPULATION
47,571
HOUSEHOLDS
18,105
MEDIAN AGE
41.4
AVERAGE HOUSEHOLD INCOME
\$190,261

TOTAL BUSINESSES
1,214
TOTAL EMPLOYEES
20,916
DAYTIME POPULATION
43,658

5 MILE RADIUS

POPULATION
97,897
HOUSEHOLDS
36,276
MEDIAN AGE
40.0
AVERAGE HOUSEHOLD INCOME
\$188,595

TOTAL BUSINESSES
3,711
TOTAL EMPLOYEES
81,541
DAYTIME POPULATION
127,909

7 MILE RADIUS

POPULATION
209,179
HOUSEHOLDS
77,514
MEDIAN AGE
41.7
AVERAGE HOUSEHOLD INCOME
\$181,004

TOTAL BUSINESSES
8,539
TOTAL EMPLOYEES
160,514
DAYTIME POPULATION
260,844

*2023 estimates

CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.