



For Lease

RIPCO
RETAIL LEASING

Renaissance Plaza Square

Downtown New Brunswick
Near Rutgers University &
Easton Ave Retail Corridor

131 Neilson Street,
New Brunswick, NJ 08901

1,416 SF

Turn-key fast-casual restaurant
opportunity available for lease

Contact Exclusive Agents

Patricia AmecAngelo
pamecangelo@ripconj.com | 732.687.9725

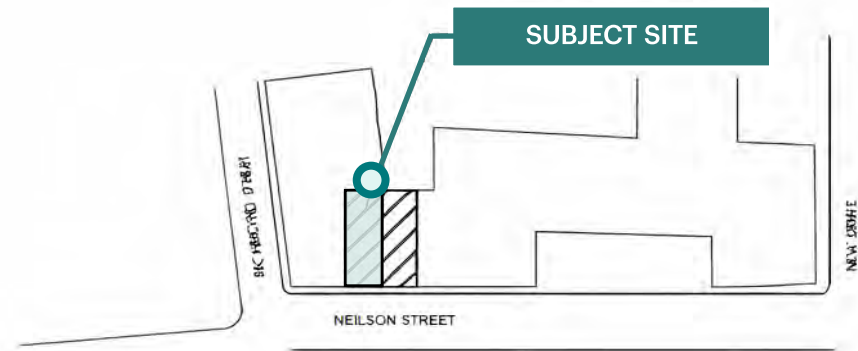
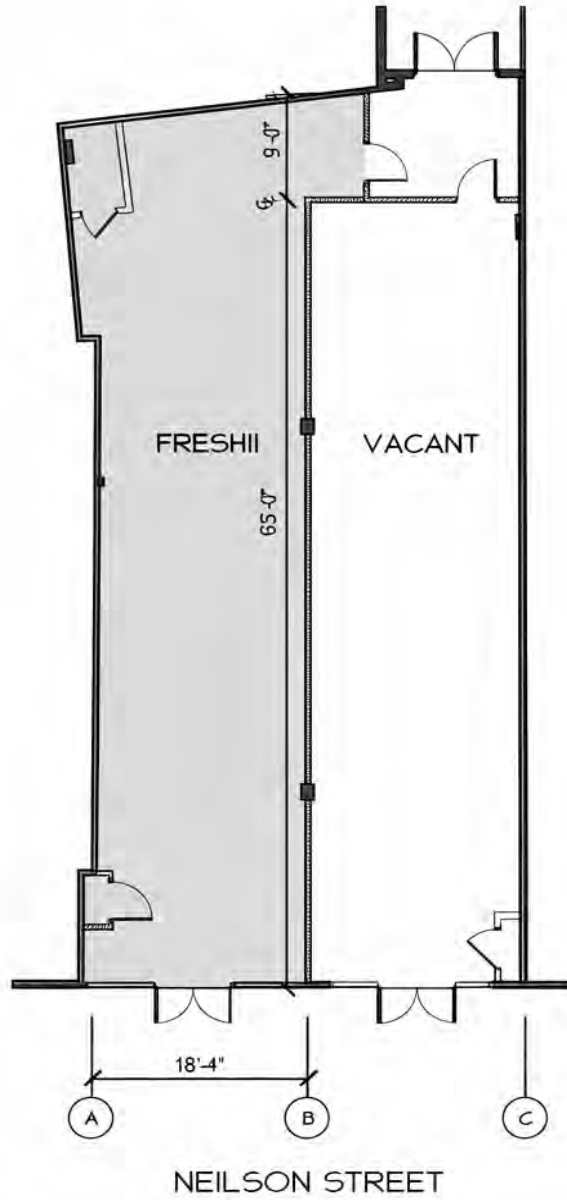
Alexis Fiore-Wilkinson
afiore@ripconj.com | 732.977.6766

Space Details



Location	Spring Street between Richmond Street and New Street – Renaissance Plaza Square, Downtown New Brunswick	
Size	Ground Floor Retail	
	Unit One	1,416 SF
	Total	1,416 SF
Frontage	150 FT inline retail frontage along Spring Street within Renaissance Plaza Square	
Possession	Immediate	
Term	Negotiable	
Rent	Upon request	
Co-Tenants	Ocean First Bank, Wynbit Inc., and 415 apartment units	
Neighbors	Rutgers University, RWJ Barnabas Health, Hyatt Regency, State Theatre New Jersey, New Brunswick Train Station, The Heldrich Hotel, and numerous restaurants and retailers throughout Downtown New Brunswick.	
Comments	<p>Turnkey restaurant opportunity – Freshii</p> <p>Located within Renaissance Plaza Square mixed-use development</p> <p>415 luxury residential units directly above retail</p> <p>Average rents approximately \$3,150/month (\$3.20 PSF)</p> <p>Immediate access to Rutgers University and New Brunswick Train Station</p> <p>Dense daytime population from medical, university, and office users</p>	
Residential Overview (Renaissance Plaza)	Avg Unit Size:	985 SF
	Avg Rent:	\$3,150 / Month
	Unit Mix:	
		44% 1BR
		53% 2BR
		3% 3BR

Floor Plan



Area Retail



Area Demographics



Population	1 mile	45,502	Average Household Income	1 mile	\$100,007
	3 miles	152,864		3 miles	\$123,821
	5 miles	281,593		5 miles	\$140,146
2024-2029 Population Growth Rate	1 mile	0.04%	Average Household Size	1 mile	2.88
	3 miles	0.20%		3 miles	2.82
	5 miles	0.30%		5 miles	2.78
Total Households	1 mile	13,650	Per Capita Income	1 mile	\$30,372
	3 miles	48,374		3 miles	\$39,402
	5 miles	95,163		5 miles	\$47,364
New Brunswick Station	Annual	1,844,979	Jersey Ave Station	Annual	2,241,587
	Weekday	5,968		Weekday	7,333
	Weekend	5,962		Weekend	6,906
Transit Access	Drive	2 min	Drive	10 min	
	Walk	11 min	Distance	2.6 mi	
	Distance	0.6 mi			
Airport: Newark Liberty International	Drive	37 min	Trenton Mercer	Drive	43 min
	Distance	28.3 mi		Distance	28.2 mi

Contact Exclusive Agents

Patricia AmecAngelo
pamecangelo@ripconj.com | 732.687.9725

Alexis Fiore-Wilkinson
afiore@ripconj.com | 732.977.6766

RIPCO
 RETAIL LEASING

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
 Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

Area Highlights



145K

Annual visits to the immediate trade area



59K

Unique visitors annually



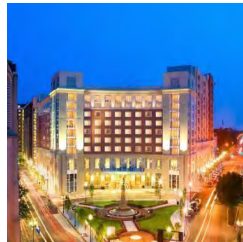
66 Min

Average dwell time



\$91.7K

Median household income



2.47x

Average visit frequency per visitor



37

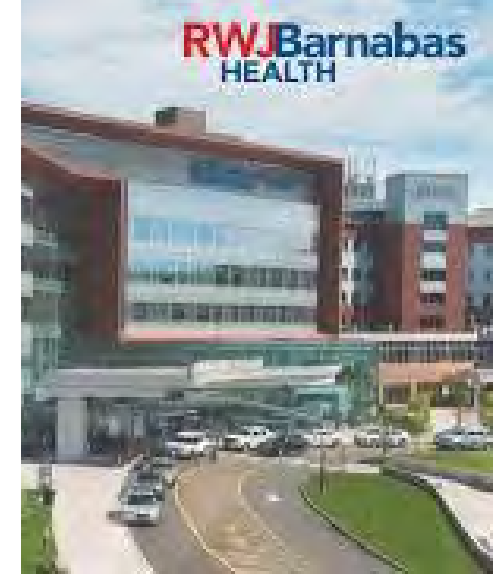
Median age of visitors

About the area

Downtown New Brunswick is one of Central New Jersey's premier dining and entertainment destinations, anchored by Rutgers University, RWJ Barnabas Health, and a rapidly expanding residential population. The space is located within Renaissance Plaza Square, a mixed-use development featuring 415 luxury apartments directly above the retail podium, creating a built-in customer base. Just steps from the New Brunswick Train Station on NJ Transit's Northeast Corridor, the property benefits from strong commuter traffic and direct connectivity to New York City. Surrounded by restaurants, hotels, and major institutional employers, the area attracts a steady flow of students, professionals, residents, and visitors throughout the day and evening.

Neighborhood Highlights

Additional photos



RIPCO
RETAIL LEASING

Contact
Exclusive Agent

Patricia AmecAngelo
pamecangelo@ripconj.com | 732.687.9725

Alexis S. Fiore-Wilkinson
afiore@ripconj.com | 732.977.6766

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

Storefront & Interior

Additional photos



RIPCO
RETAIL LEASING

Contact
Exclusive Agent

Patricia AmecAngelo
pamecangelo@ripconj.com | 732.687.9725

Alexis S. Fiore-Wilkinson
afiore@ripconj.com | 732.977.6766

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.