

**6,000 SF OR  
12,000 SF  
AVAILABLE**

**FOR LEASE**

**392 Route 130  
East Windsor, NJ**



AVAILABLE:

## 6,000 SF or 12,000 SF on two levels

The subject site is located on Rt. 130 South, only .6 miles from the Rt. 133 bypass, which connects to the NJ Tpk at exit 8. The East Windsor trade area services the high-income areas of East Windsor, Twin Rivers, Cranbury, Plainsboro, Robbinsville, and Monroe, as well as parts of West Windsor.

Join Panera and Chase Bank, and benefit from terrific access and cross easements which connect into both the East Windsor Town Center, including Burlington, Dollar Tree, CVS, which received 2.8 million visits in the last 12 months\*; and the East Windsor Village, which includes Target, Sprouts, TJ Maxx, Skechers, and others. The East Windsor Village received 2.9 million visits in the last 12 months. (Per Placer a.i.) More than 50% of the traffic at the subject site will also visit the East Windsor Town Center on the same day.

The subject pad site will include 6,000 SF on the first floor, and there is an opportunity for a two-level building totaling 12,000 SF for a retail or office building.

Pylon signage will be proposed on Rt. 130.

Highway Commercial Zoning (HC) permitted uses: larger-scale retail, offices, medical professionals, restaurants (including taverns), hotels, banks and funeral homes.

Seeking a day care center, medical, salon, urgent care, fast casual restaurant, boutique fitness, dentist, eye doctor, physical therapy, or other retail use.

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	10,286	42,854	93,888
Avg HH Income:	\$143,361	\$159,815	\$176,240
Daytime Pop	11,524	37,458	82,407

### Parking

47 Spaces

### Traffic Counts

Route 130	31,131 Per Day
Hightstown Bypass	18,679 Per Day









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