

NOW LEASING

Town Center Plaza East Windsor, NJ

ROUTE 130 AND ROUTE 133 BYPASS



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 230,000 square foot Town Center Plaza is located on heavily traveled Route 130, immediately south of the new Route 133 Bypass.
- Major tenants include Shop-Rite and a 15 screen movie theatre, with strong national and regional tenants including Dress Barn, and T.G.I. Friday's. Other nearby retailers include Target, Burlington Coat Factory and T.J. Maxx.

IMMEDIATE LEASING OPPORTUNITIES

- In line store opportunities of 8,000 SF, 4,900 SF and 1,500 SF

PROPERTY PROFILE

- Gross Leasable Area: 230,000 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.

1051 BLOOMFIELD AVE., CLIFTON, NJ 07012 973-591-5222

www.jacobs-enterprises.com



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NO.	TENANT LEGEND	SQUARE FOOTAGE	DIMENSIONS
	Shop-Rite ANCHOR 1	74,870 S.F.	Irregular
1	CARDUNERS LIQUOR	5,000 S.F.	Irregular
2	SINGAS PIZZA	2,000 S.F.	20 x 100
3	AVAILABLE	1,500 S.F.	15 x 100
4	TOWNE CLEANERS	1,500 S.F.	15 x 100
5	DRESS BARN	7,500 S.F.	75 x 100
6	PICKWICK VILLAGE HALLMARK	4,500 S.F.	45 x 100
7	SLEEPY'S	5,000 S.F.	50 x 100
8	AVAILABLE	8,000 S.F.	80 x 100
9	PET VALUE	2,500 S.F.	25 x 100
10	GNC	1,500 S.F.	15 x 100
11	GREAT CLIPS	1,500 S.F.	15 x 100
12	CARNIVAL TREATS	3,000 S.F.	30 x 100
13	CARTRIDGE WORLD	1,500 S.F.	15 x 100
14	AVAILABLE	4,900 S.F.	49 x 100
15	SKY NAILS	2,400 S.F.	24 x 100
16	CINEMAS ANCHOR B	60,870 S.F.	Irregular
17	TGI FRIDAYS	6,800 S.F.	N/A
18	CAPITAL ONE BANK	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



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