

Bordentown Plaza

622 U.S. 206 | BORDENTOWN, NJ 08505

PROPOSED REDEVELOPMENT



Available Spaces

Multiple Opportunities: Big Box – up to 110,000 SF (divisible). Smaller shop spaces available. Pad Sites up to 15,000 SF

Property Highlights

- Proposed redevelopment and expansion planned at World Class ShopRite-anchored center.
- Ideal location at a busy intersection on Route 206 South, with two access points – includes signalized ingress.
- Positioned 1.5 miles north of Bordentown and 1.5 miles south of Trenton, capturing market share from both of these bustling consumer hubs.
- Close proximity to Routes 130, 195 and 295.
- New luxury apartment community completed next door to center with 270 units

Nearby Retailers

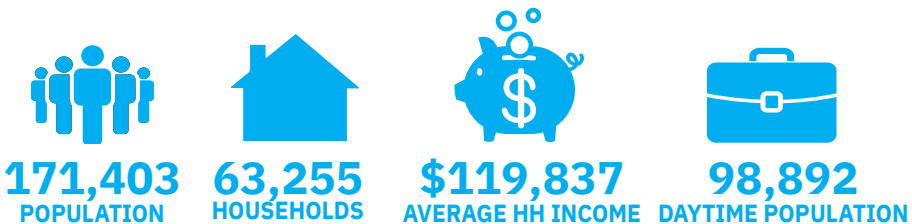


Average Daily Traffic

18,543 US 206
39,549 195 Eastbound

Demographics

5-mile radius

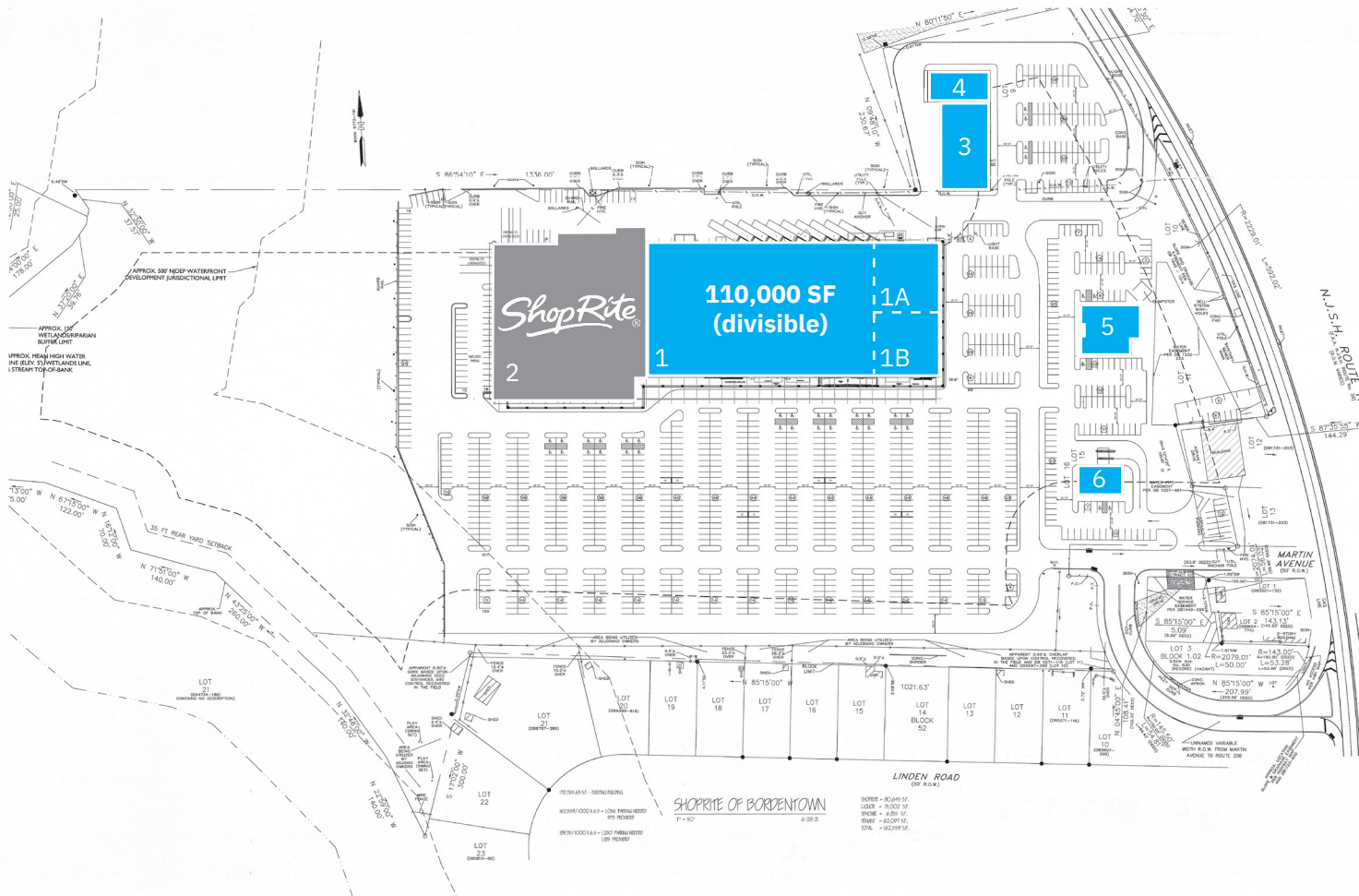


Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Available (divisible)	90,000
1A	Available	± 10,000
1B	Available	± 10,000
2	ShopRite (existing)	62,097
3	Available (divisible)	11,336
4	Available - restaurant	5,000
5	Proposed Pad Site	7,000
6	Proposed Pad Site w/drive-thru	3,291

- LEASE PENDING
- LEASED
- AVAILABLE

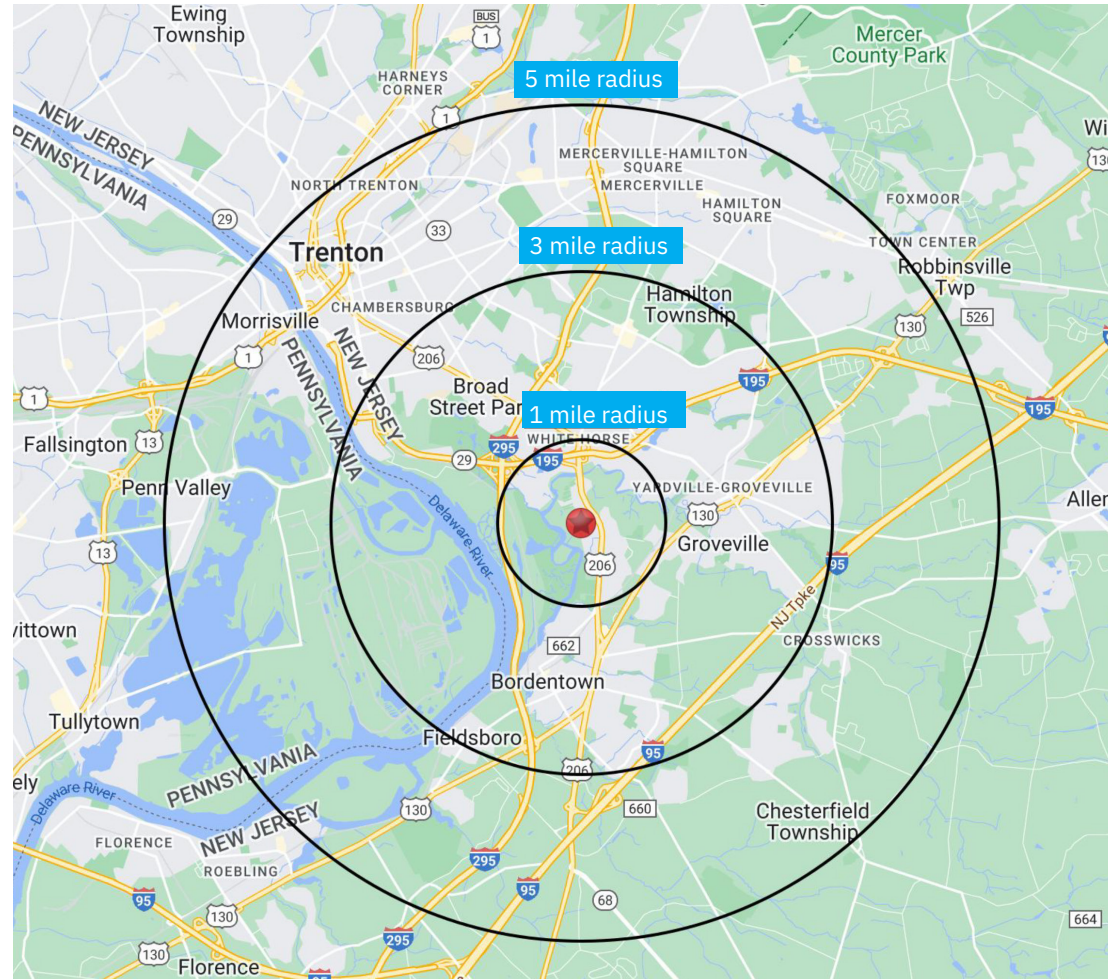
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,475	59,395	171,403
Households	1,441	22,540	63,255
Average Household Income	\$115,360	\$120,355	\$119,837
Projected Average Household Income (2028)	\$128,605	\$137,076	\$138,470
Median Household Income	\$98,598	\$95,574	\$89,162
Total Businesses	52	1,739	5,926
Total Employees	426	15,223	80,431
Daytime Population	760	20,691	98,892
Total Annual Household Expenditure	\$113.29 M	\$1.81 B	\$5.05 B
HH Income \$200K or more	142	2,865	8,145
College Degree + (Bachelor Degree or Higher)	936	13,430	36,682

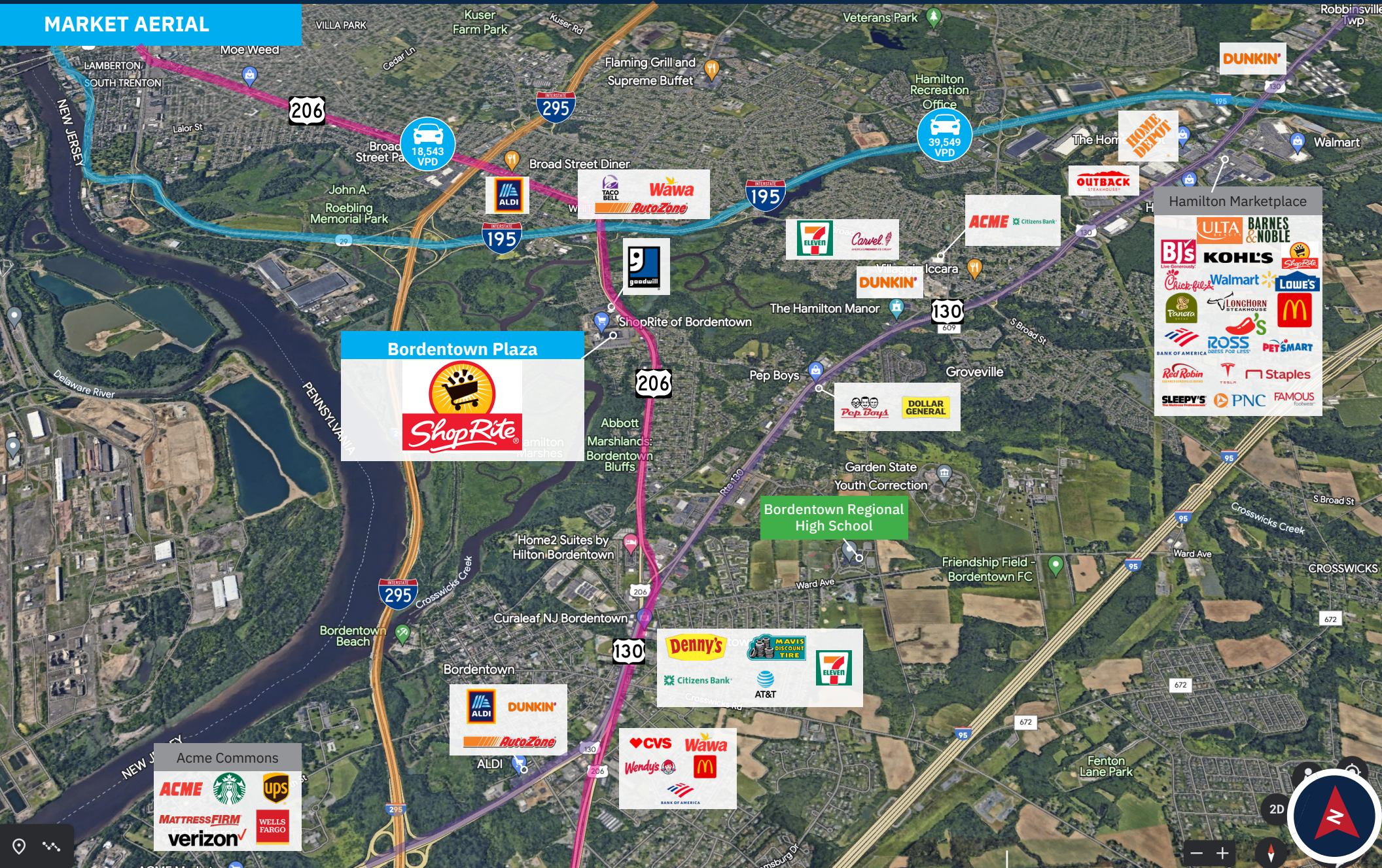
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MARKET AERIAL



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