

# Capitol Plaza

1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

**LEVIN**  
MANAGEMENT



**2.1M** visits annually\*  
**7.86** visit frequency\*  
**47 min** avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

5,849 SF; 8,096 SF, 2,617 SF- Second Floor Office

## Property Highlights

- 354,993-square-foot community center – anchored by Forman Mills, American Furniture and Marshalls – draws 2.1 million visitors per year\*
- Ranked in top 3 shopping centers within 5 miles
- Located at the intersection of heavily traveled Route 206/Princeton Avenue and N. Olden Avenue
- Built-in shopper traffic from onsite office component, including Jersey College School of Nursing
- Proximate to Route 1 and I-287
- **5% commission up to 15K SF for co-brokers**

## Retailers



## Average Daily Traffic

**14,681** N Olden Avenue  
**13,310** Spruce Street  
**9,378** Princeton Avenue  
**48,156** Route 1

## Demographics

5-mile radius



**266,278**  
POPULATION



**99,641**  
HOUSEHOLDS



**\$116,685**  
AVERAGE HH INCOME



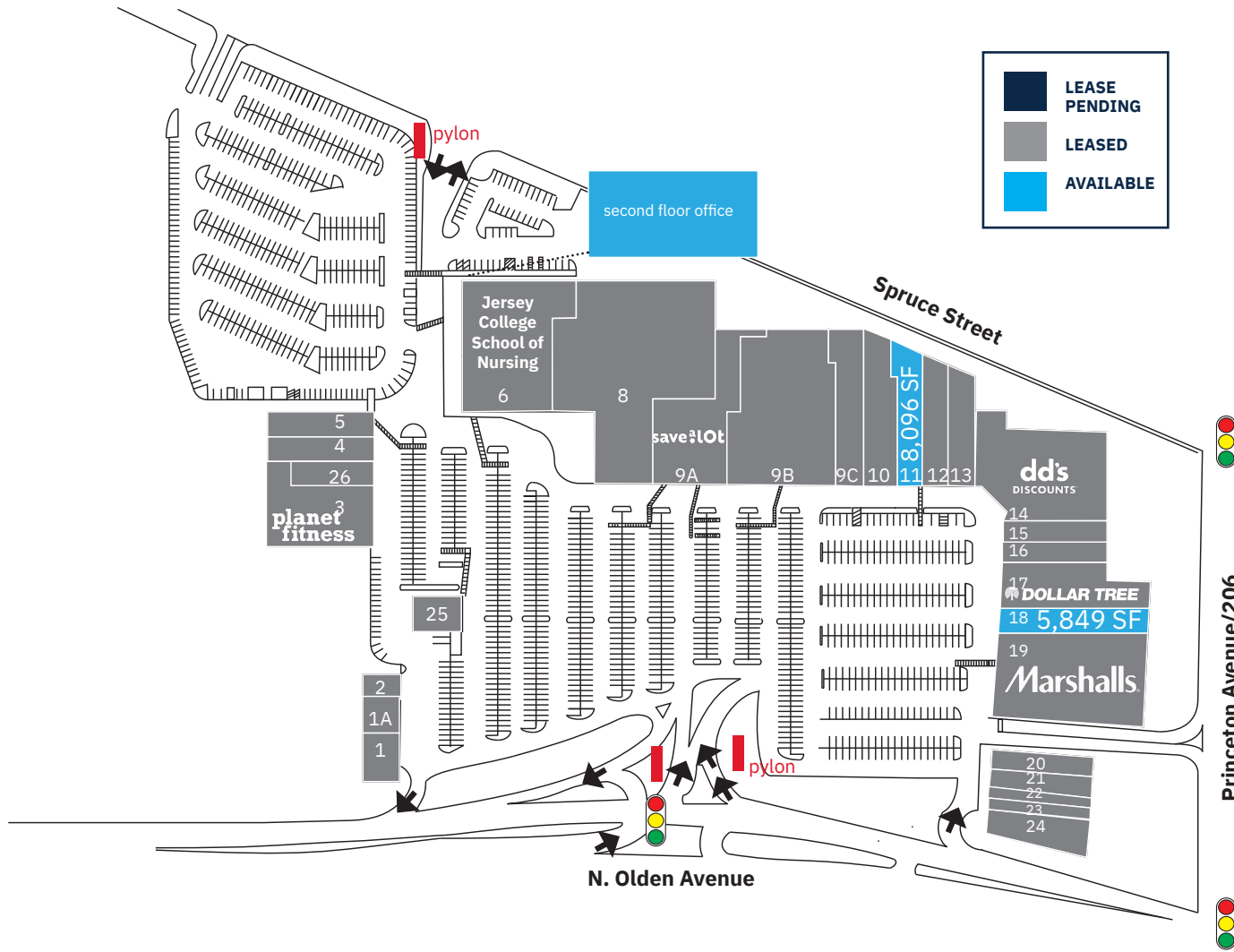
**249,428**  
DAYTIME POPULATION

Source: sitesusa.com

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## SITE PLAN



## TENANT ROSTER

## SF

1	U.S. Armed Forces Career	3,809
1A	Wing Stop	2,197
2	GNC	1,320
3	Planet Fitness	17,380
4	Duck Duck Tooth Pediatric Dentistry	3,918
5	Victorian Beauty Supply	4,598
6	Jersey College School of Nursing	30,543
8	Forman Mills	43,657
9A	Save A Lot	17,584
9B	American Furniture	24,983
9C	Harbor Freight Tools	15,619
10	Rainbow	7,872
11	Available	8,096
12	Ashley Stewart	5,240
13	Buy Rite Liquor - Coming Available!	6,000
14	dd's Discounts	20,257
15	America's Best	3,600
16	Foot Locker	3,600
17	Dollar Tree	13,810
18	Available	5,849
19	Marshalls	24,116
20	Laundromat	3,175
21	Rent-A-Center	4,200
22	LA Nails	2,159
23	Chinese Restaurant	2,540
24	Snipes	5,080
25	Bank of America	3,120
26	Pork Chop's BBQ	2,696
Available - Second Floor Office		2,617



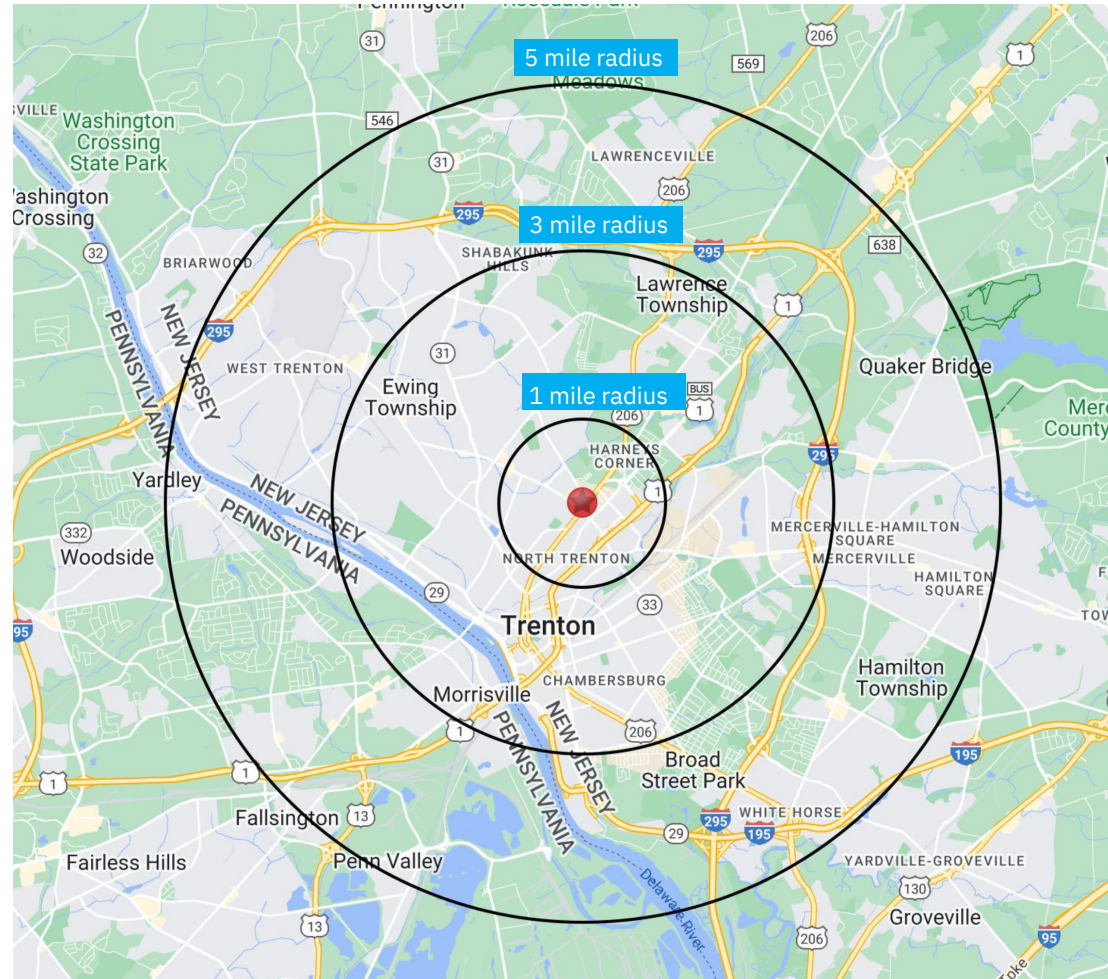
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## DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,453	168,370	266,278
Households	6,160	59,691	99,641
Average Household Income	\$72,006	\$96,117	\$116,685
Projected Average Household Income (2030)	\$75,004	\$94,983	\$114,875
Median Household Income	\$53,294	\$74,721	\$94,641
Total Businesses	882	5,181	9,374
Total Employees	10,400	67,995	122,739
Daytime Population	16,628	160,325	249,428
Total Annual Household Expenditure	\$517.14 M	\$5.77 B	\$10.77 B
HH Income \$200K or more	272	5,694	14,319
College Degree + (Bachelor Degree or Higher)	2,622	30,442	65,951

Source: sitesusa.com

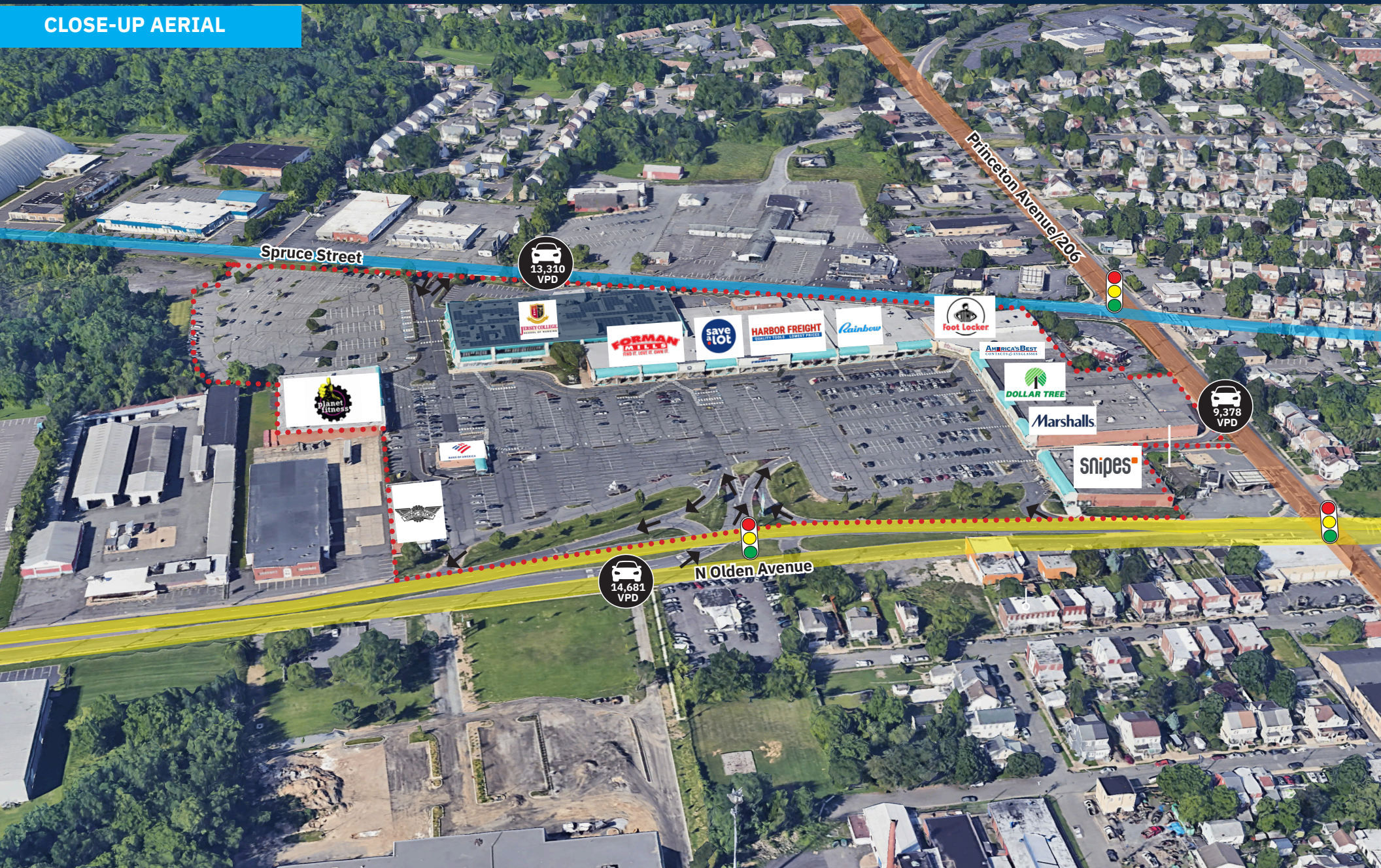




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## CLOSE-UP AERIAL





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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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### **Main Office**

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