

Capitol Plaza

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



1.6 M visits annually*
6.45 visit frequency*
64 min avg. duration*

*Property Data by Placer.ai



Available Spaces

3,918 SF; 5,849 SF; 8,096 SF

Property Highlights

- 354,993-square-foot community center – anchored by Forman Mills, American Furniture and Marshalls – draws 1.6 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
- Recent leasing activity: America's Best Contacts & Eyeglasses coming soon!
- 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

3-mile radius



163,699
POPULATION



57,010
HOUSEHOLDS



\$96,929
AVERAGE HH INCOME



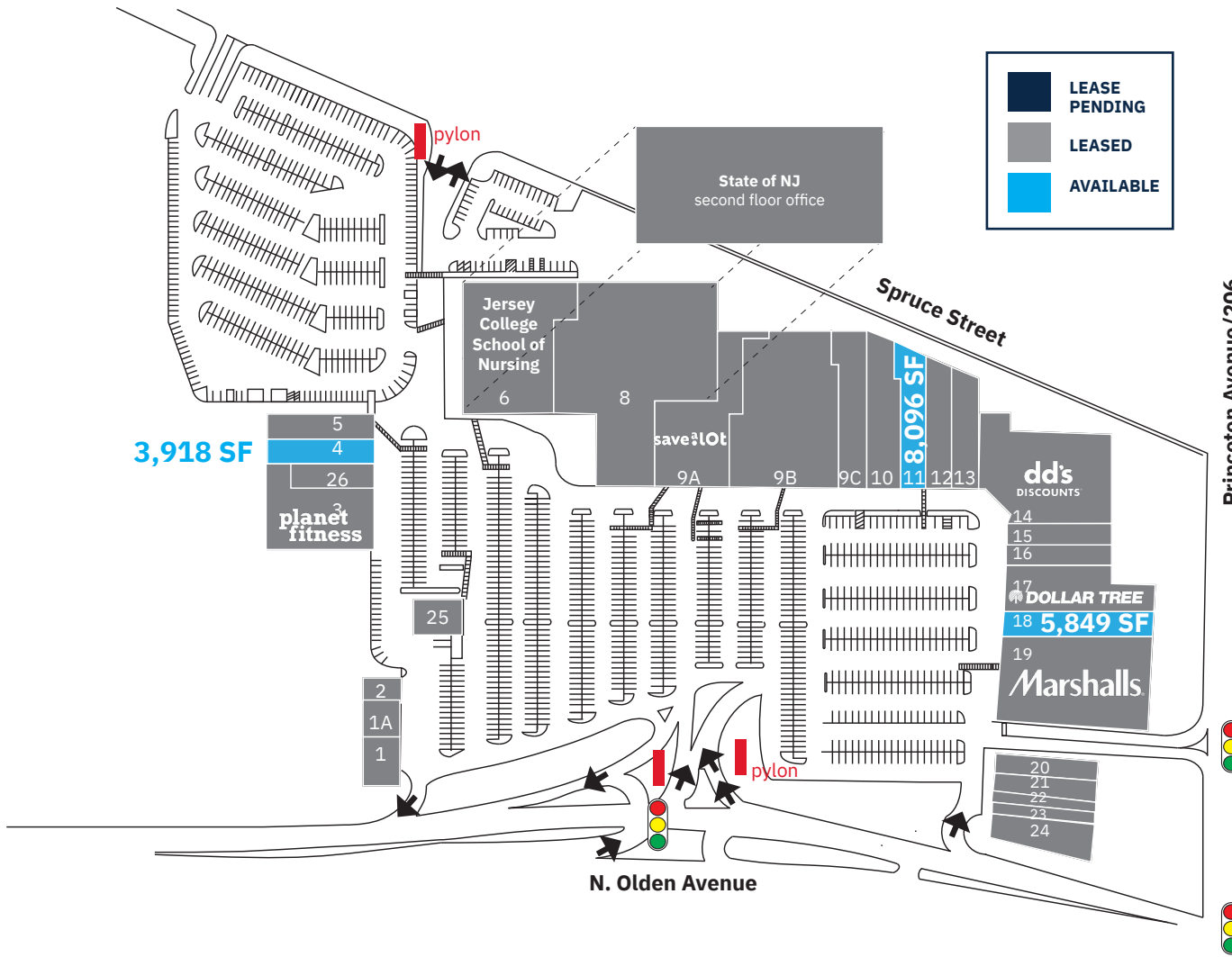
88,251
DAYTIME POPULATION

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	Available	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	6,000
14	dd's Discounts	20,257
15	America's Best <i>opening soon!</i>	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

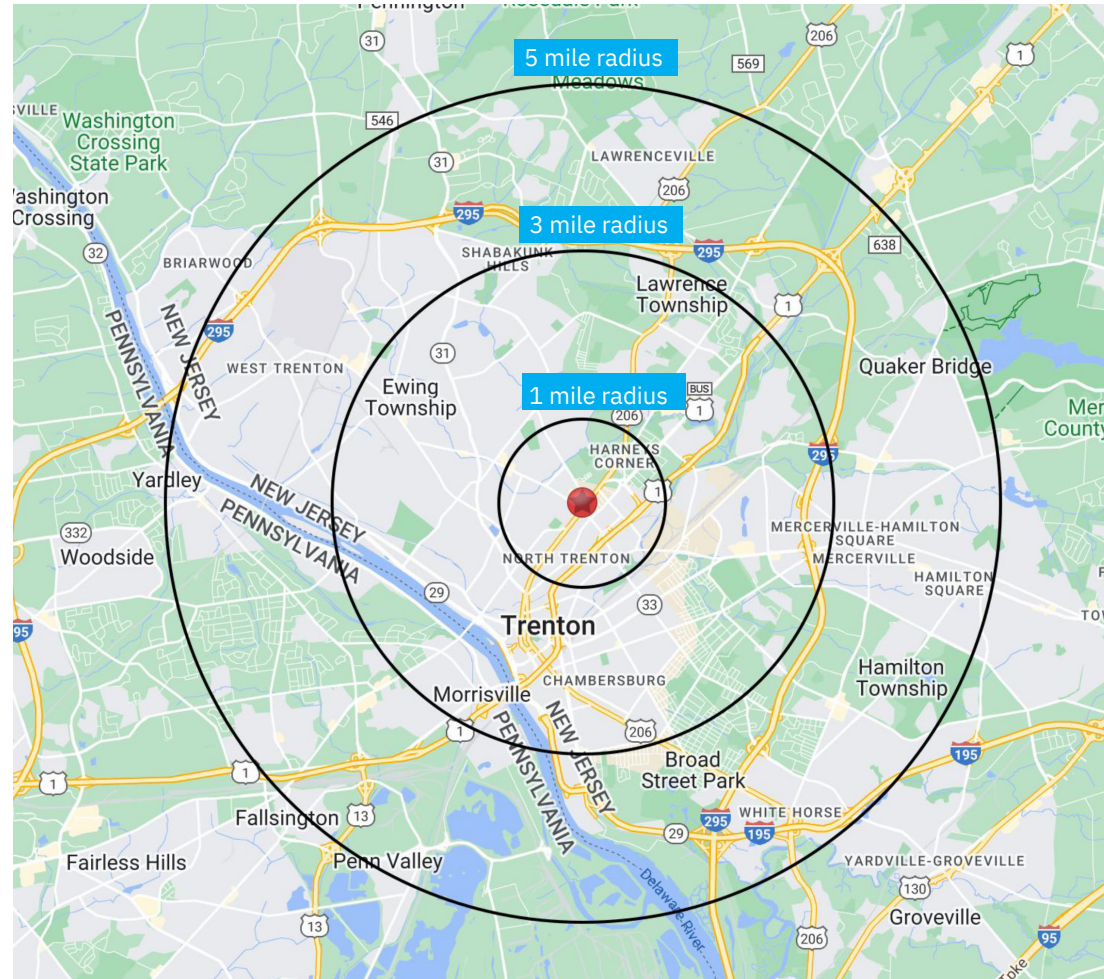
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,155	163,699	260,221
Households	5,941	57,010	96,459
Average Household Income	\$72,279	\$96,929	\$116,031
Projected Average Household Income (2028)	\$72,686	\$99,924	\$116,031
Median Household Income	\$59,213	\$73,810	\$91,333
Total Businesses	772	4,977	9,026
Total Employees	9,726	68,606	122,498
Daytime Population	11,395	88,251	159,581
Total Annual Household Expenditure	\$333.6 M	\$3.9 B	\$7.53 B
HH Income \$200K or more	395	6,023	13,647
College Degree + (Bachelor Degree or Higher)	2,533	28,434	63,377

Source: sitesusa.com



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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