

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

5,240 SF - coming available July 2025

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
- Recent leasing activity: America's Best Contacts & Eyeglasses is now open! Duck Duck Tooth Pediatric Dentistry is 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



160,677
POPULATION



55,574
HOUSEHOLDS



\$102,653
AVERAGE HH INCOME



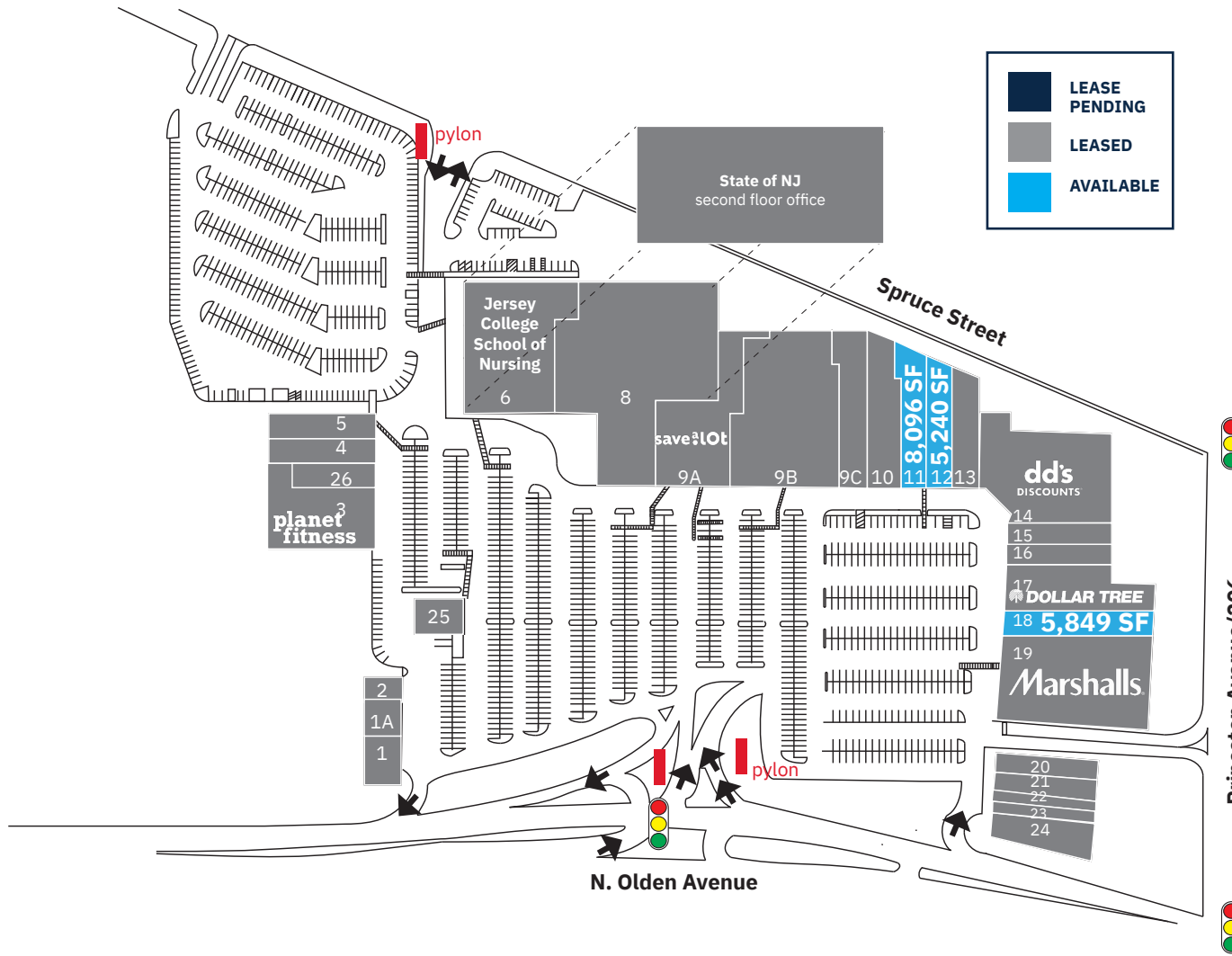
85,904
DAYTIME POPULATION

Source: sitesusa.com

Capitol Plaza

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

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 | Coming Available July 2025 | 5,240 |
| 13 | Buy Rite Liquor | 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 |

Capitol Plaza

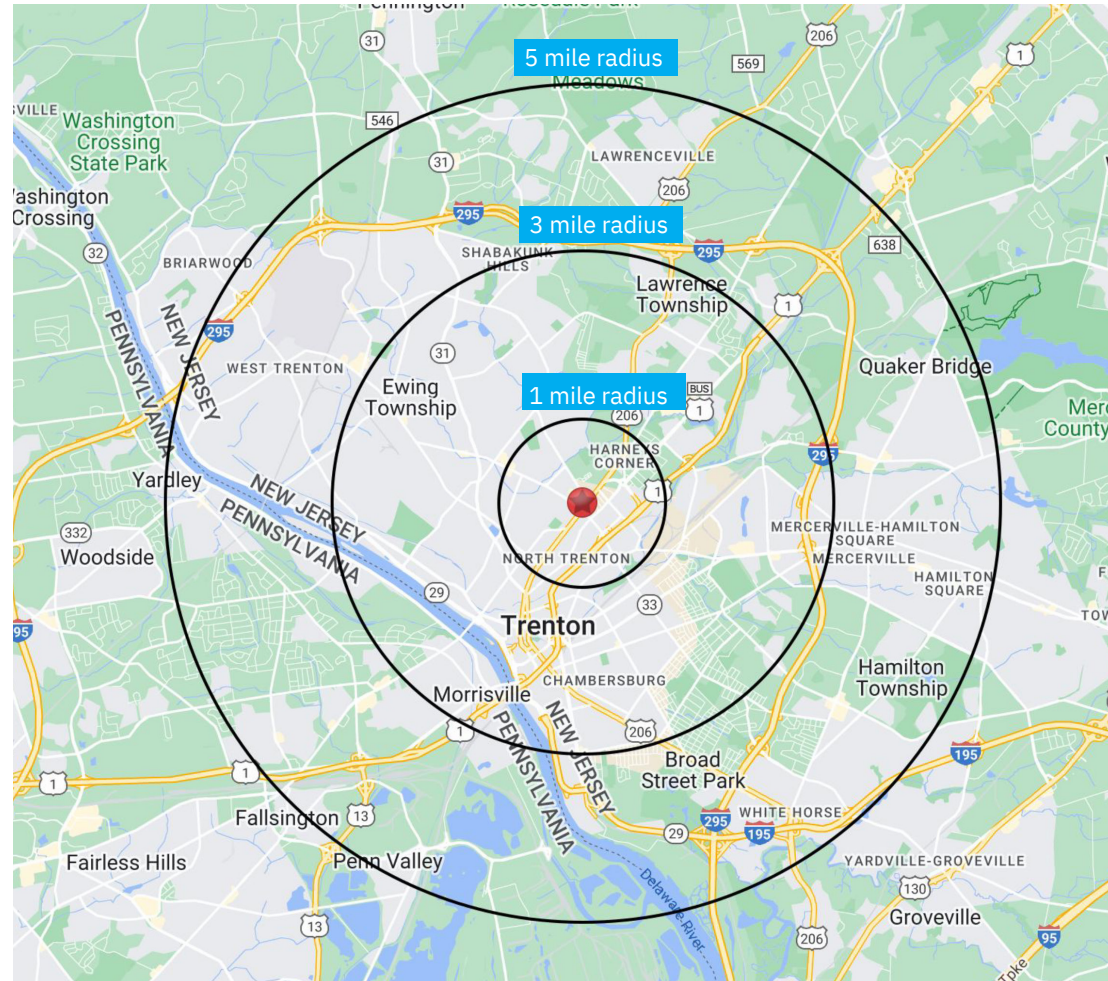
1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

LEVIN
MANAGEMENT

DEMOGRAPHICS

| 2010-2020 Census, 2024 Estimates | 1 mile radius | 3 mile radius | 5 mile radius |
|--|---------------|---------------|---------------|
| Population | 17,404 | 160,677 | 256,335 |
| Households | 5,956 | 55,574 | 94,609 |
| Average Household Income | \$72,279 | \$102,653 | \$122,345 |
| Projected Average Household Income (2028) | \$85,164 | \$118,981 | \$140,648 |
| Median Household Income | \$60,594 | \$77,328 | \$94,297 |
| Total Businesses | 772 | 4,977 | 9,026 |
| Total Employees | 9,726 | 68,606 | 122,498 |
| Daytime Population | 11,232 | 85,904 | 157,669 |
| Total Annual Household Expenditure | \$346.9 M | \$3.97 B | \$7.69 B |
| HH Income \$200K or more | 401 | 5,973 | 13,610 |
| College Degree + (Bachelor Degree or Higher) | 2,533 | 28,434 | 63,377 |

Source: sitesusa.com



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

MANAGEMENT

CLOSE-UP AERIAL

Spruce Street

N Olden Avenue

Princeton Avenue/205

Planet Fitness

Jersey College

Forman

Save a Lot

Harbor Freight

Rainbow

Foot Locker

American Best

Dollar Tree

Marshalls

Snipes

13,310 VPD

14,681 VPD

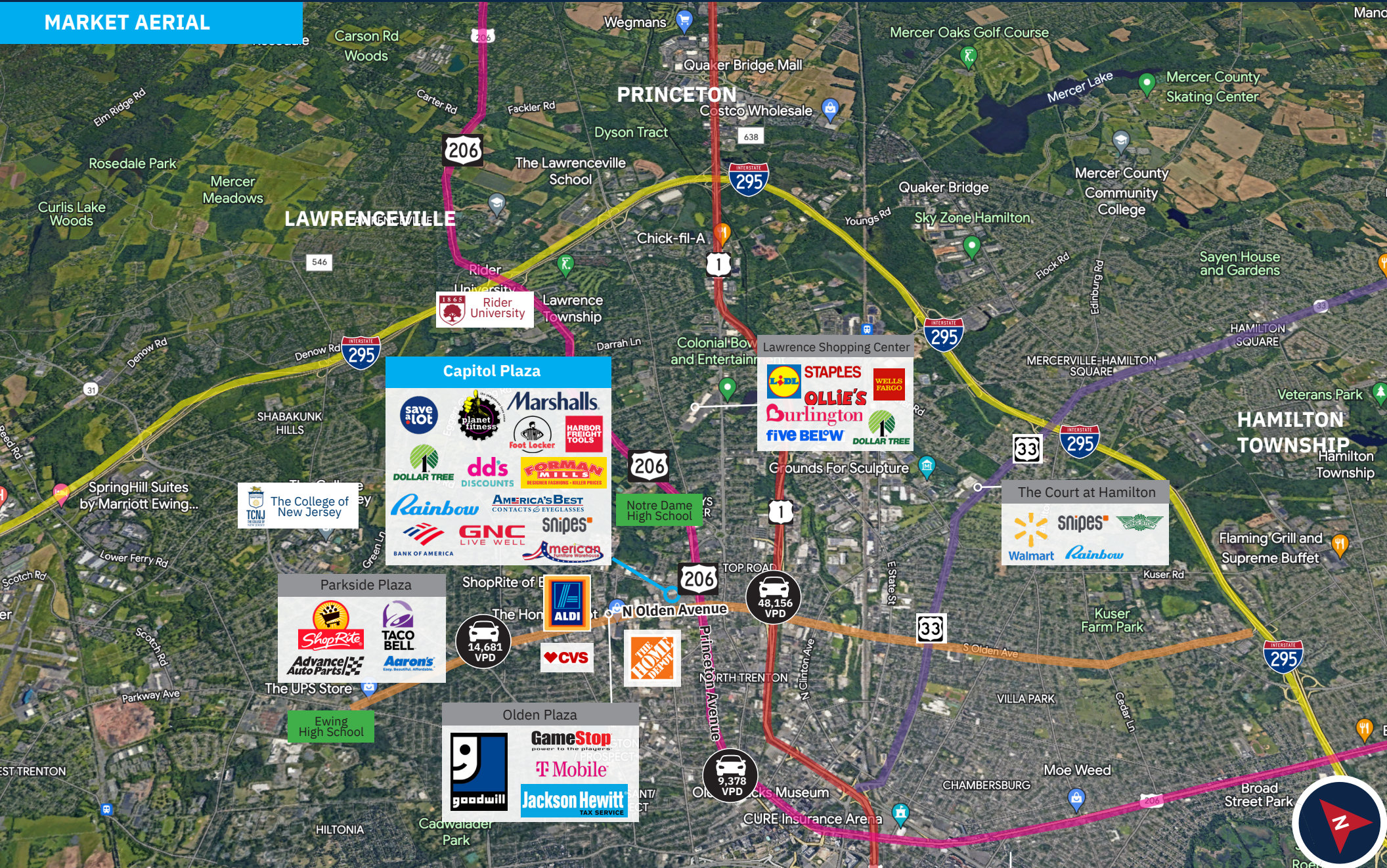
9,378 VPD

Capitol Plaza

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

LEVIN
MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

FRED YOUNKIN

Leasing Representative

t. 908.226.5288 m. 484.612.2532

fyoungkin@levinmgt.com



Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

levinmgt.com | 70 YEARS