

**2.1M**  
visits annually\*

**7.86**  
visit frequency\*

**47 min**  
avg. visit duration\*

\*Source: Placer.ai (Foot Traffic / Location Analytics)

# Capitol Plaza

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

## Available Spaces

5,849 SF; 6,000 SF; 8,096 SF  
2,617 SF Office space on 2nd floor

## Broker Incentives

5% commission on leases up to 15,000 SF;  
4% on leases from 15,001–40,000 SF.



**Retailers**



## 5-Mile Demographics

**266,278**  
POPULATION

**99,641**  
HOUSEHOLDS

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

**249,428**  
DAYTIME POPULATION

## Property Highlights

- 354,993 SF community shopping center anchored by Forman Mills, American Furniture & Marshalls, generating 2.1M annual visits\*
- Top-performing destination—ranked Top 3 shopping centers within a 5-mile radius
- High-visibility, high-traffic location at the signalized intersection of Route 206/Princeton Ave & N. Olden Ave
- Built-in customer base from the onsite office component, including Jersey College School of Nursing
- Strategic connectivity with quick access to Route 1 and I-287, serving nearby neighborhoods and commuter corridors
- Average Daily Traffic: 14,681 N Olden Avenue

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## SITE PLAN



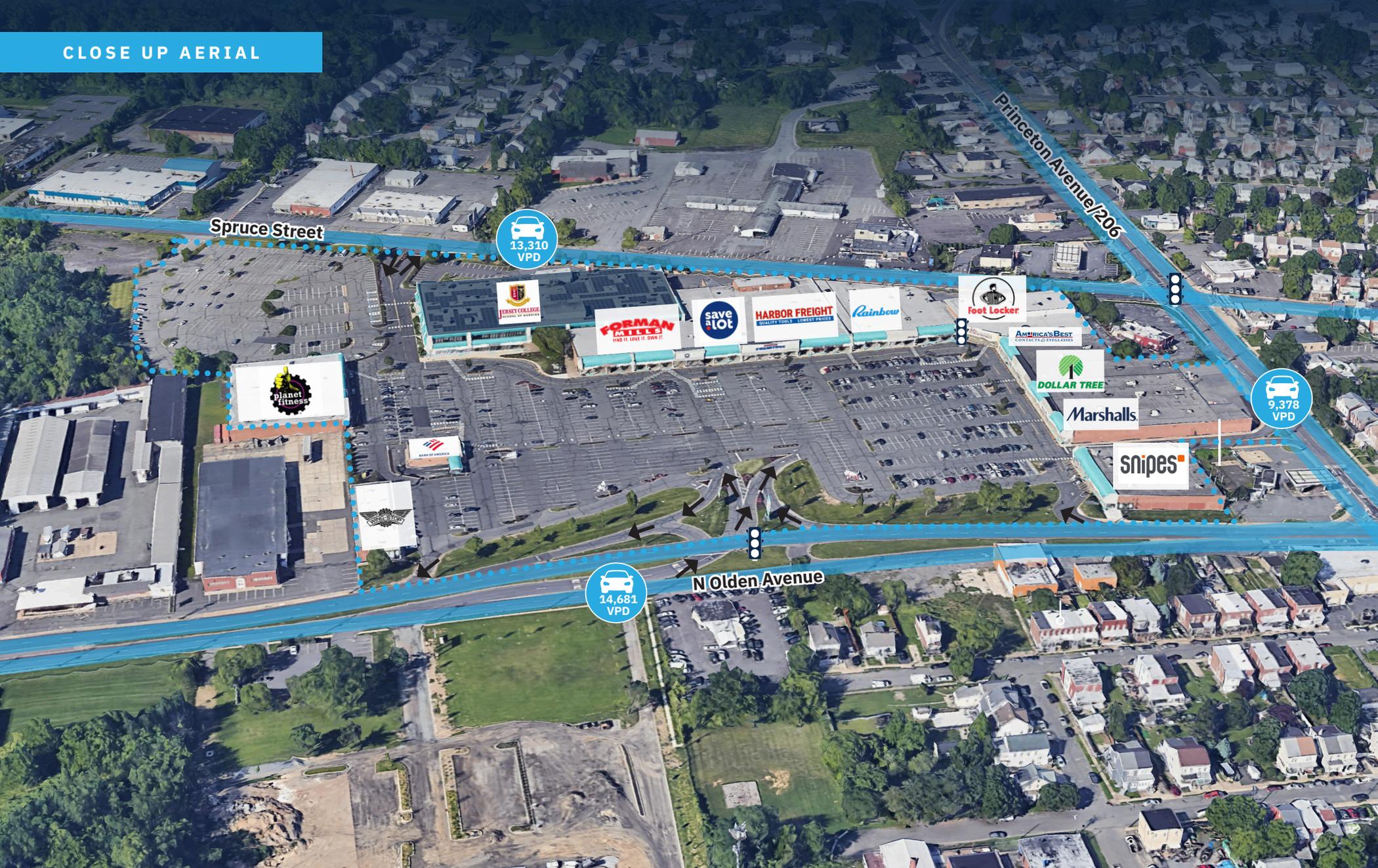
Tenant Roster		SF
1	U.S. Armed Forces Career	3,809
1A	Wing Stop	2,197
2	GNC	1,320
3	Planet Fitness	17,380
4	Duck Duck Tooth Pediatric Dentistry	3,918
5	Victorian Beauty Supply	4,598
6	Jersey College School of Nursing	30,543
6A	Available Office Space (2nd floor)	2,617
8	Forman Mills	43,657
9A	Save A Lot	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	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



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CLOSE UP AERIAL



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## DEMOGRAPHICS

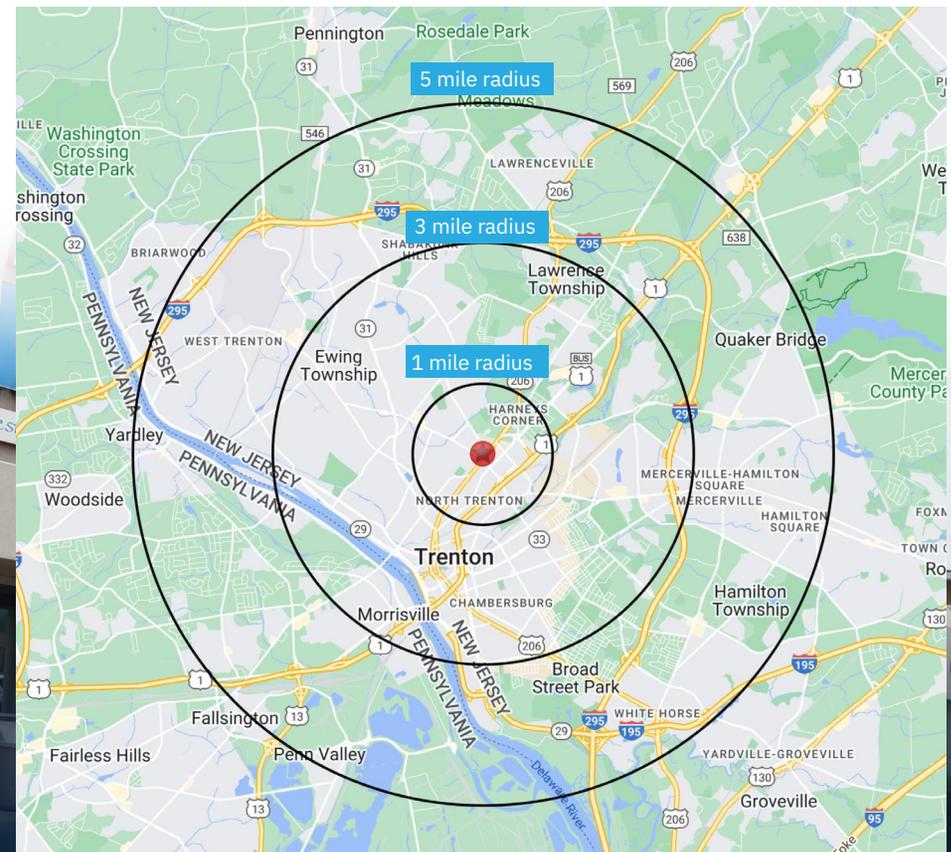
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,453	168,370	266,278
Households	6,160	59,691	99,641
Average Household Income	\$72,006	\$96,117	\$116,685
Projected Average Household Income (2030)	\$75,004	\$94,983	\$114,875
Median Household Income	\$53,294	\$74,721	\$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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