

LEGACY

Commercial Realty, LLC

NEW CONSTRUCTION LEASING OPPORTUNITY



RENDERING

392 ROUTE 130, EAST WINDSOR, NJ 08520

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- Legacy Commercial Realty is pleased to present a new construction leasing opportunity for up to 12,000 SF of Medical Office, Professional Office, or Retail space. This two-story building is strategically located in the heart of East Windsor, Mercer County, NJ.
- Property is well positioned on US Highway 130 which has an average daily traffic count of over 30,000 vehicles per day.
- Come join neighboring national tenants: Panera Bread, CVS, Chase Bank, and Dunkin Donuts.
- Close proximity to Princeton Hospital and Robert Wood Johnson Hospital.
- Easy access to Rt. 133, Rt. 130, Highway 33, and the NJ Turnpike.
- Landlord willing to customize building footprint to a single-story building based on tenant requirement.

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NEW CONSTRUCTION PROJECT

ADDRESS:

**392 ROUTE 130
EAST WINDSOR, NJ 08520**

TOTAL BUILDING SF:

Up to 12,000 S.F.

SPACE AVAILABLE:

Up to 12,000 S.F.

ASKING RENT:

**\$22.00 PSF NNN 2nd Floor
\$30.00 PSF NNN 1st Floor**

ESTIMATED TIMEFRAME:

1st/2nd Quarter of 2022

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

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LOCATION OVERVIEW – ROAD NETWORK EXPOSURE

**TRAFFIC
COUNTS:**

130 30,000 VPD

**EASY ACCESS TO
MAJOR CONNECTOR
ROADWAYS**



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AERIAL OVERHEAD VIEW

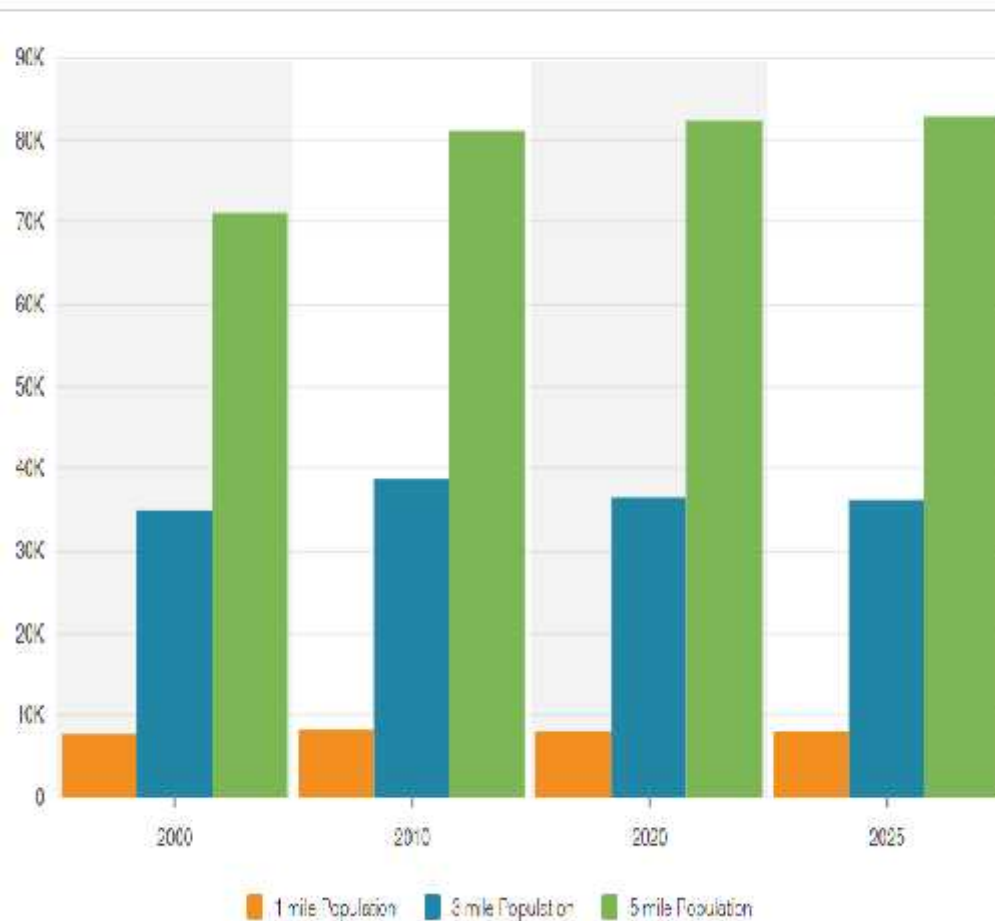


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DEMOGRAPHIC SUMMARY:

POPULATION:



INCOME:

	1 mile	3 mile	5 mile
Avg Household Income	\$98,274	\$121,957	\$134,012
Median Household Income	\$79,436	\$92,767	\$101,723
< \$25,000	618	1,689	3,085
\$25,000 - 50,000	326	1,635	4,051
\$50,000 - 75,000	490	2,083	4,623
\$75,000 - 100,000	603	1,979	3,886
\$100,000 - 125,000	284	1,293	3,083
\$125,000 - 150,000	140	1,184	2,756
\$150,000 - 200,000	340	1,510	3,488
\$200,000+	281	2,254	6,723

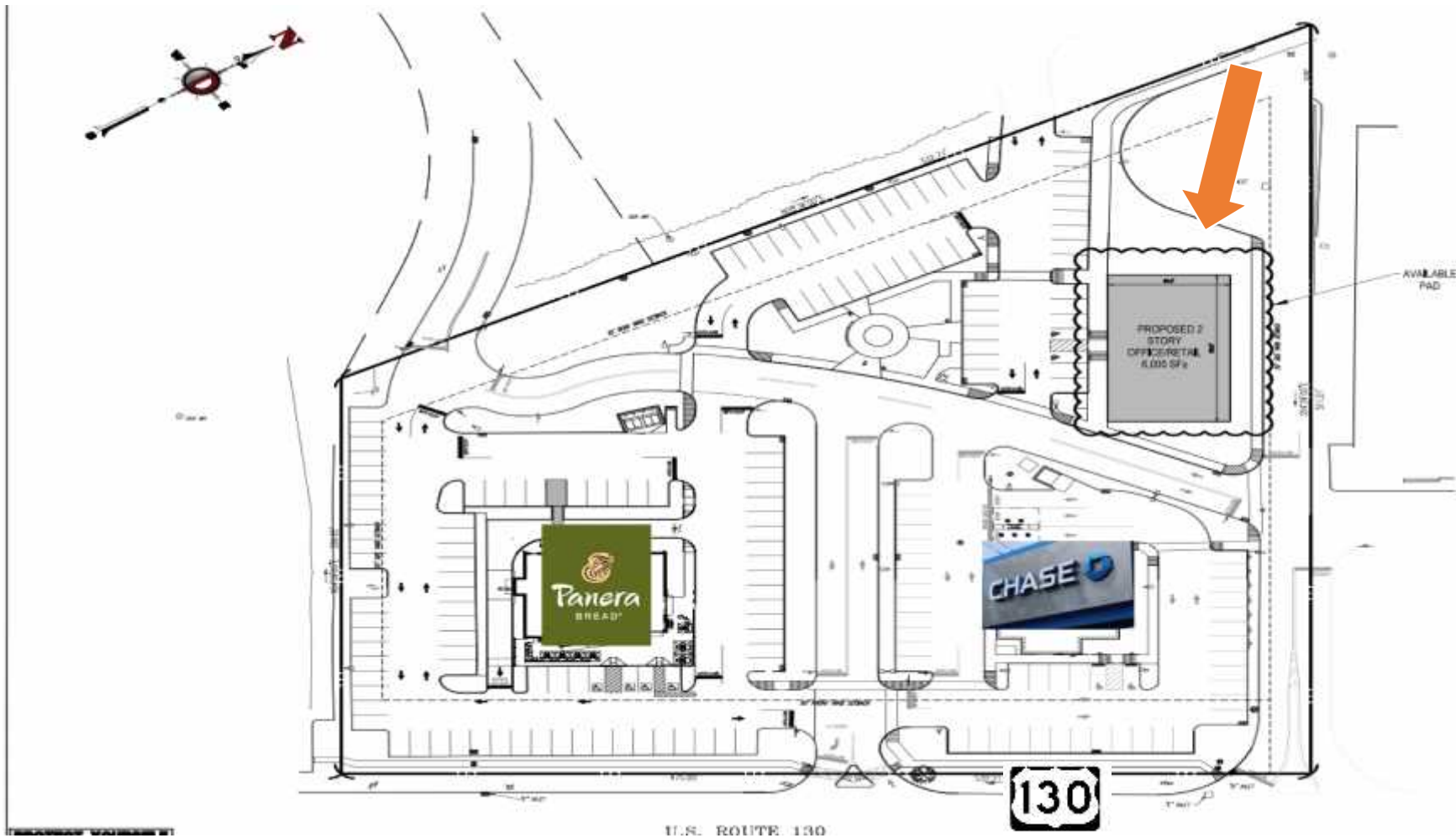
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SITE PLAN



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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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