



761 ROUTE 33 WEST

EAST WINDSOR, NEW JERSEY

WINDSOR CROSSING

FOR LEASE 3,000 SF
& MULTIPLE PAD SITES AVAILABLE

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SPACE	TENANT
101	Vatan Indian Kitchen
103	Patidar Cash & Carry
111	Edible Arrangements
112	Kumon
113	Bollywood
114	Crunch Fitness
115-116	Bawarchi Biryani Point
117	Egg Lovers Restaurant 2,000 SF CAN BE MADE AVAILABLE
118	Green Health Massage
119	NJ Taekwondo
120	Mahzu Restaurant
121	The Learning Experience
122	Garden State Comm. Bank
123	3,000 SF AVAILABLE
PAD A	4,500 SF AVAILABLE
PAD B	5,700 SF AVAILABLE

761 ROUTE 33 W. EAST WINDSOR NJ

SITE INFORMATION

CENTER SIZE: 79,938 SF **TAX:** \$4.41 PSF
AVAILABLE: 3,000 SF (SECOND FLOOR) **INS:** \$0.65 PSF
PAD SITES **CAM:** \$3.50 PSF
NNN: EST. \$8.56 PSF

RENT: CALL FOR QUOTE
TRAFFIC: 10,646 VPD RT. 33 W
FRONTAGE: 600 FT RT. 33 W.

NOTES: • GROCER ANCHORED CENTER WITH RESIDENTIAL ACCESS
 • 2,000 SF SECOND GENERATION RESTAURANT CAN BE MADE AVAILABLE
 • SHADOW ANCHORED BY WALMART AND HOME DEPOT



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
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SITE SOURCE



PROPOSED PAD B
5,700 SF

PROPOSED PAD A
4,500 SF

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PROPOSED PAD SITES



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3,000 SF
2nd FLOOR

PulteGroup DESIGN CENTER

flagstar

761 ROUTE 33 W. EAST WINDSOR NJ

UNIT 123



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