



FOR SALE:

Retail Strip Center – 19,319 SF – Lawrence Township, NJ

2534-2542 Brunswick Pike | Lawrence, NJ 08648

O F F E R I N G M E M O R A N D U M



Seth Katz
BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com

Matt Miller
SVP, INVESTMENT SALES & LEASING
C | 908.770.0686
Matt@legacyrealtynj.com

Logan Gurtman
VP, INVESTMENT SALES & LEASING
C | 908.692.9890
Logan@legacyrealtynj.com

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Commercial Realty, LLC



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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

PROPERTY FACTS

- » **Address:** 2534-2542 Brunswick Pike | Lawrenceville, NJ
- » **Total Building Size:** 19,319 SF retail strip center
- » **Tenancy:** Multiple-tenant retail/medical/service uses
- » **Occupancy:** 100% Occupied
- » **Asking Price:** \$3,380,000.00
- » **NOI:** \$212,584.35
- » **CAP Rate:** 6.29%
- » **\$/ SF:** \$175.00 PSF
- » Below Market Rents
- » NNN Leases with upside
- » **Year Built:** 1970. Roof replaced in 2017 and under warranty. Two HVAC units recently replaced in the last 2 years. The HVAC unit for store # 2536 was replaced this past December. The storefront for # 2536 was recently replaced.
- » **Lot Size:** Approximately 1.60 AC
- » **Parking Spaces:** 107 Parking Spaces
- » **Zoning:** Highway Commercial (HC) – supports a broad range of retail and service uses

INVESTMENT HIGHLIGHTS

- » **Strong Traffic & Accessibility:** Exceptional exposure on a major commuter and retail route with strong daily vehicle counts (important for retail performance).
- » **Diversified Tenant Base:** A mix of medical services, specialty retail, and service tenants provides occupancy stability and diversified customer draw.
- » **Market Fundamentals:** Lawrence Township/Lawrenceville retail demand benefits from a mix of residential density, regional traffic drivers, and nearby major shopping centers and employment nodes.





- » **Concentra Health Services / Concentra Urgent Care**
+/- 8,209 SF medical/urgent care use (~42% of GLA), providing consistent daily traffic and community service demand. Concentra has over 690 locations across 41 states.

Link to website [Concentra Occupational Health - Concentra](#)



- » **Kayla's Pretty Paws***
+/- 2,262 SF dog, cat, rabbit, & bird grooming business.
Link to website [Dog, Cat, Rabbit & Bird Grooming | Kayla's Pretty Paws LLC](#)

Cats and Cleavers Cat Café, Feline Foster & Adoption Lounge

- » **Cats and Cleavers Cat Café, Feline Foster & Adoption Lounge***
+/- 1,778 SF in person café where customers can sip beverages, relax, and connect with friendly adoptable cats.



- » **Awakened Soul Sisters***
+/- 1,370 SF healing and wellness center.
Link to website [Home | Awakened Soul Sisters LLC](#)



- » **The Cool Venue**
+/- 5,700 SF indoor event space with seating for 200 guests. Cool Venue has 3 locations across NJ.
Link to website [The Cool Venue](#)

**Please note that Kayla's Pretty Paws, Cats and Cleavers Cat Café, and Awakened Soul Sisters are under one lease agreement.

LOCATION & MARKET STRENGTHS

Strategic Highway Exposure

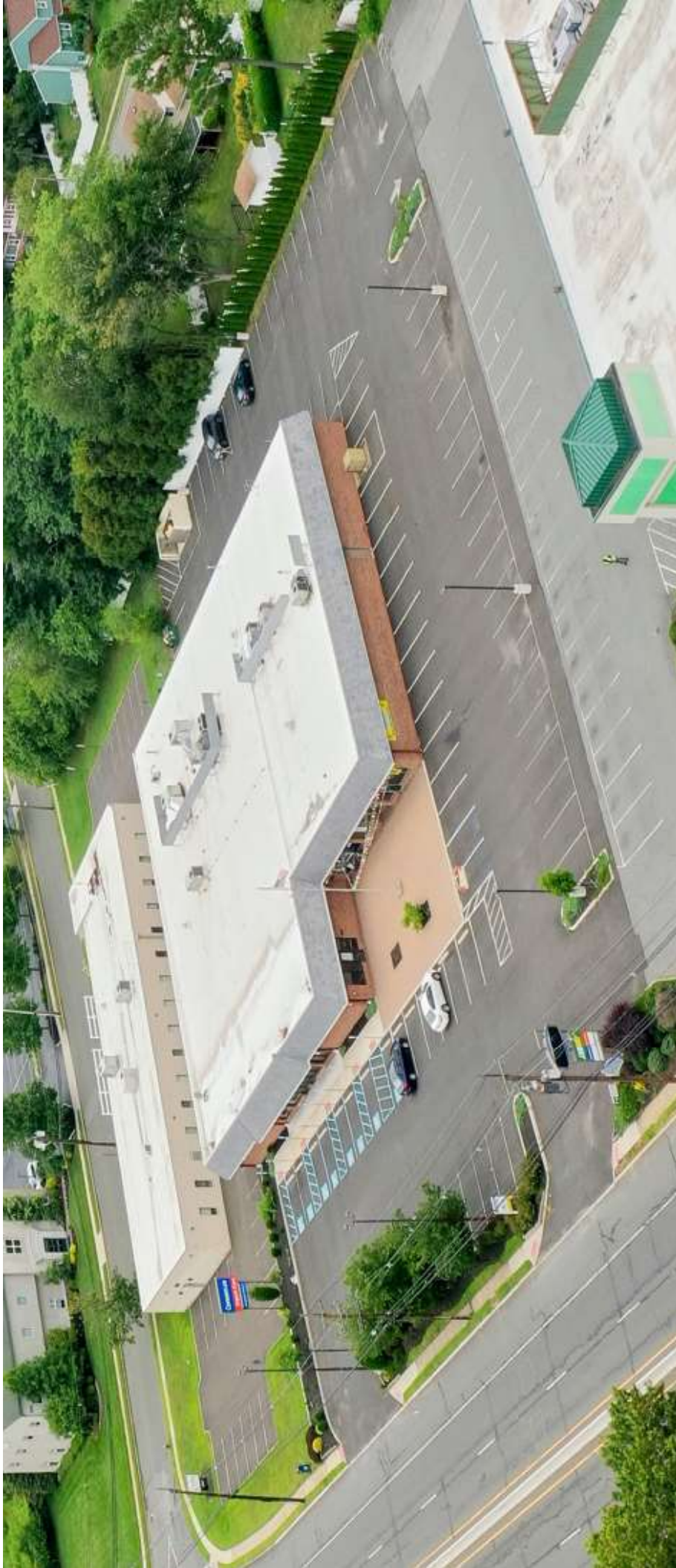
- » Positioned on Brunswick Pike / U.S. Route 1 Business, a high-visibility retail corridor with significant daily traffic counts (~38,000 vehicles/day) and strong commuter flow connecting Princeton, Trenton, Hamilton, and major regional routes (Route 206, I-95/NJ Turnpike).

Signalized Access & Visibility

- » Direct access via a signalized intersection (Jug handle at Texas Ave), providing excellent ingress/egress from a four-lane highway.
- » Frontage and pylon signage opportunities visible to U.S. Route 1 traffic enhance tenant branding and rental appeal.

Strategic Highway Exposure

- » Located within a dense retail and service node in Mercer County: proximity to pharmacies, grocery stores, national retailers (Acme, CVS, Dollar Tree), Mercer County Library, and U.S. Post Office.
- » Nearby established shopping destinations include Lawrence Center and Quaker Bridge Mall, increasing cross-trade potential.
- » Surrounding residential and employment base supports consistent demand for convenience oriented services and specialty retail.



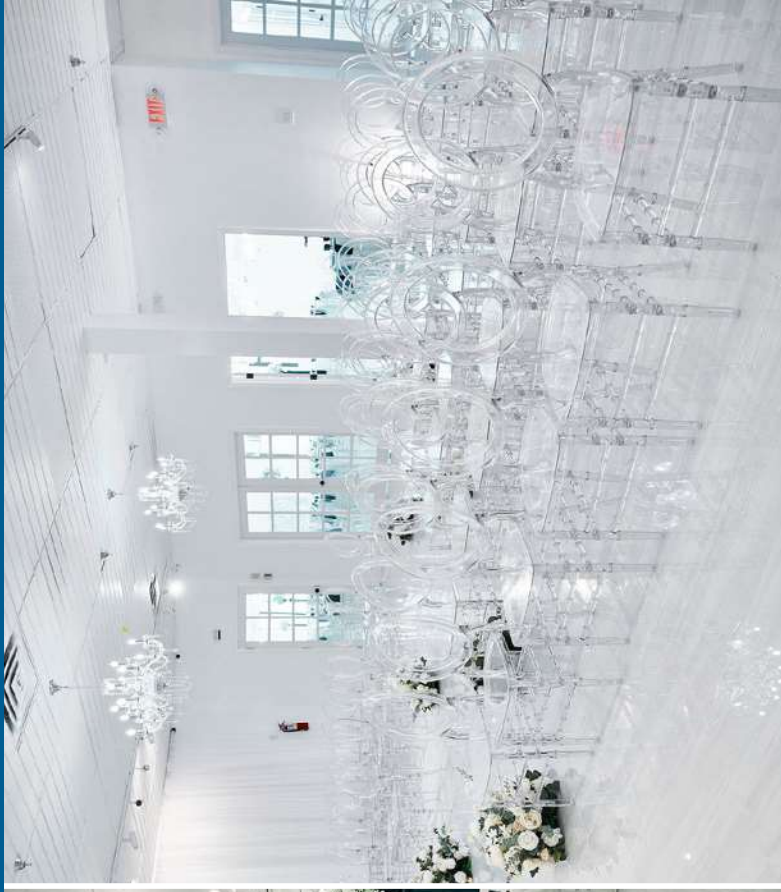
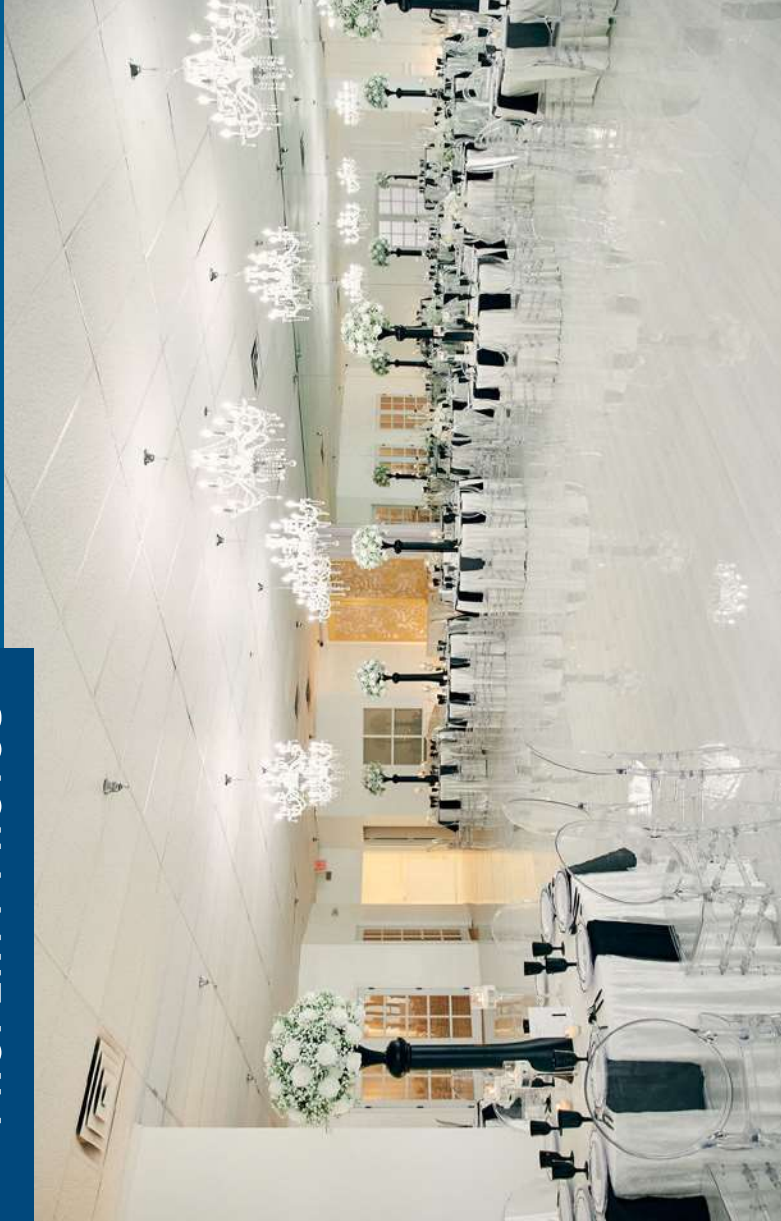
MARKET AERIAL



SUBJECTRUNNER Google Earth

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PROPERTY PHOTOS



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