

500 AVALON SQUARE

West Windsor, New Jersey

W SQUARED

PRINCETON JUNCTION

571 Apartments & Condominiums
150 Townhomes
135 Future Assisted Living Units

AVAILABLE
+/- 1,522-3,847 SF

AVAILABLE
+/- 4,157 SF



**PRINCETON JUNCTION
TRAIN STATION**
Approximate
4 Minute Walk

Retail for Lease - Contact

Gregg Medvin
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COMMERCIAL REAL ESTATE®



DETAILS

Availabilities

Ground Floor Retail

• +/- 1,522-3,847 SF • +/- 4,157 SF

Market Activators



PRINCETON
UNIVERSITY



Penn Medicine
Princeton Health

Market Co-Tenants

TJ-maxx

Marshalls



The Container Store



NORDSTROM
rack



McCAFFREY'S
FOOD MARKETS

AMC
THEATRES

Site Description

- The project includes 859 residential units with approximately 18,000 SF of recently constructed retail space - the residential component will consist of 571 apartments & condos, 150 townhomes and 135 future senior housing units, with Montessori Kids Universe Daycare signing a lease to join the project
- Princeton Junction Train Station is directly adjacent, serving both NJ Transit's Northeast Corridor, as well as select Amtrak services with over 123,000 annual Amtrak riders and over 4,000 average weekday commuters. The station provides for approximately 4,500 parking spaces.
- The community offers transit-oriented living just a mile from the heart of Carnegie Center, containing over 2.3M SF of first-class office space
- Easily accessible market in close proximity to Routes 295, 195, 1 and the New Jersey Turnpike
- Rare pylon sign availability along Washington Road that is dedicated to retail tenants

Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
1 Mile	8,652	6,861	\$155,758	38.4
3 Mile	38,286	59,916	\$174,468	39.4
5 Mile	121,818	167,664	\$147,037	39.9

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PRINCETON JUNCTION



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SITE PLAN



PRINCETON

WEST WINDSOR



PRINCETON
UNIVERSITY

SRI INTERNATIONAL
600,000 SF

600 & 619 ALEXANDER CENTER
97,447 SF

PRINCETON OVERLOOK
158,180 SF



HYATT
REGENCY



W SQUARED



MONTESSORI
KIDS UNIVERSE
(COMING SOON)

**PYLON
SIGN
LOCATION**

**ELLSWORTH
VILLAGE SQUARE**

 **Domino's**

 **SUBWAY**

 **DUNKIN'**

 **The Bank
of Princeton**

 **JEI Learning
Center**

PRINCETON
ASCEND

**CARNEGIE CENTER
OFFICE PARK**
2.3M SF

WINDSOR HAVEN
150 Townhomes

**4,494
TOTAL
PARKING
SPACES**

PARC AT PRINCETON JUNCTION
232 Apartments

ENCLAVE AT PRINCETON JUNCTION
51 Townhomes

PROJECT FREEDOM
72 Apartments



PRINCETON JUNCTION

AMTRAK

NJ TRANSIT

Amtrak: 123,612 Annual Riders
 NJ Transit: 4,010 Average Weekday Riders
 4,494 Total Parking Spaces

**WEST WINDSOR
HIGH SCHOOL SOUTH**
1,626 Students
122 Faculty

WINDSOR GREEN
WHOLE FOODS
MARKET

Jersey Mike's Subs

Marshalls

Staples

NOTHING bundt CAKES

C2
education

Wendy's

hair cutters ✂️

roots

• lunch • dinner • brunch

THE SQUARE AT WEST WINDSOR

TRADER JOE'S

The Container Store

MATTRESSFIRM

ETHAN ALLEN

LOWE'S
Home Improvement • Lumber • Paint

CHIPOTLE
MEXICAN BOWL

STARBUCKS

Fidelity

W  SQUARED
PRINCETON JUNCTION



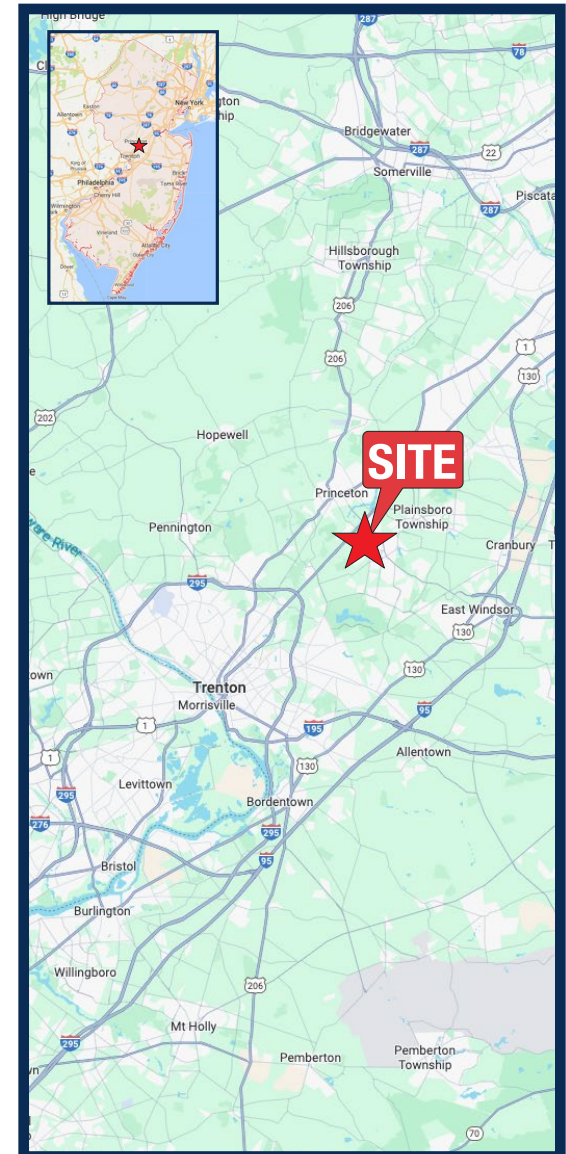
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FUTURE MARKET LOCATION

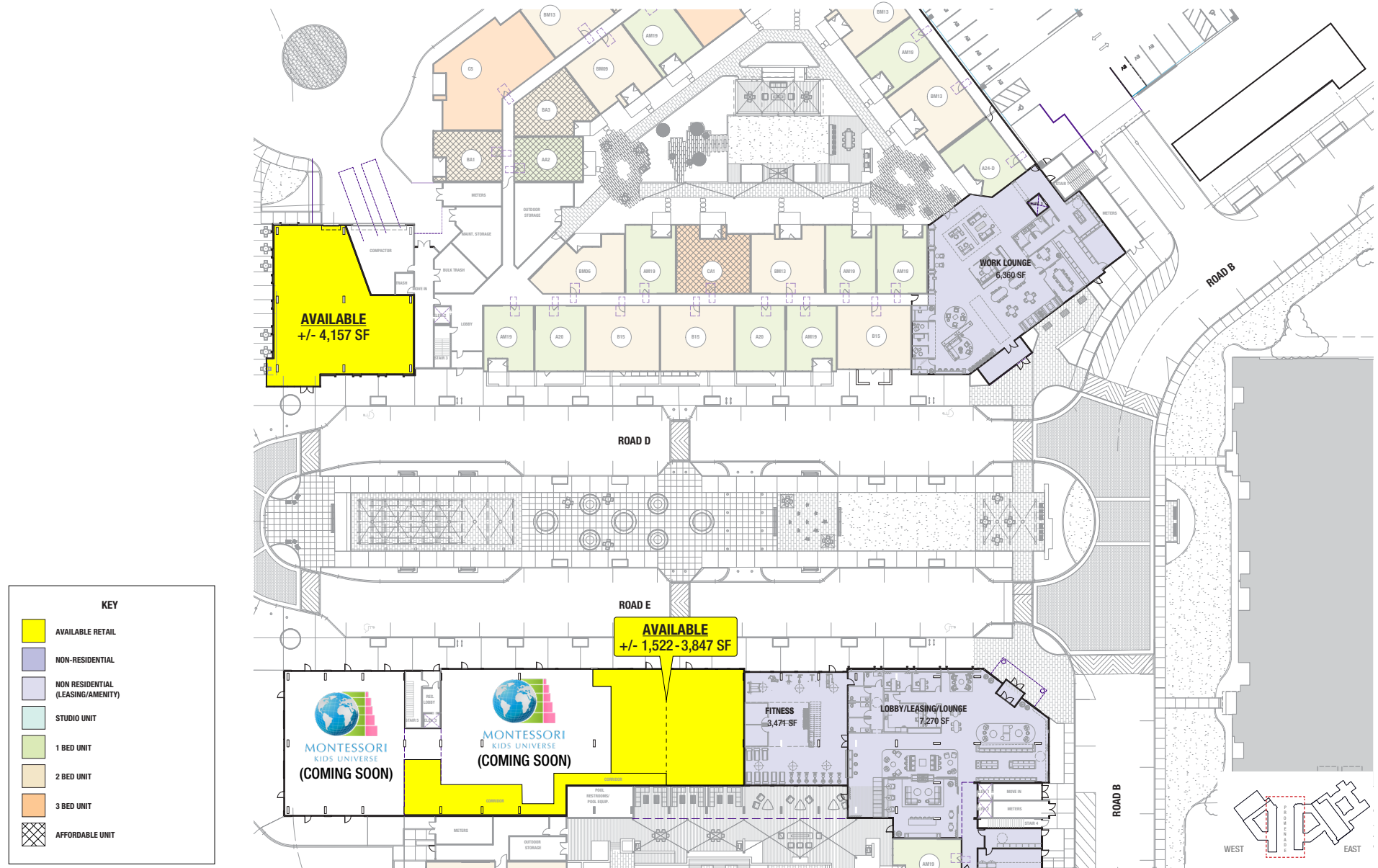
Immediate Surrounding Area



State Map



LEASING PLAN



LIVE VIEW



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