

# OFFERING MEMORANDUM



INVESTMENT- LONG TERM LEASES IN PLACE



STARBUCKS



The Malvern School



SOUTHSIDE LOFTS  
64 Residential Units  
(Separately Owned)



2323 ROUTE 33

ROBBINSVILLE, NEW JERSEY

## CONTACT

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# ABOUT **STARBUCKS** & *The Malvern School*

## About Starbucks:

**Starbucks Coffee** is one of the world's most recognized and financially established retail brands, making it a highly desirable tenant for commercial real estate investors. The company operates thousands of locations across high-traffic urban, suburban, and drive-thru markets, supported by strong brand loyalty and consistent customer demand. **Starbucks'** investment-grade credit profile, long-term operating history, and focus on strategic site selection contribute to stable occupancy and reliable rent payments. Its ability to generate daily traffic and serve as a complementary anchor for neighboring retailers enhances the overall value and performance of retail shopping centers.

## About The Malvern School

**The Malvern School** is a leading provider of private early childhood education, offering accredited programs for infants through pre-kindergarten across the Mid-Atlantic region. With a reputation for educational excellence, purpose-built facilities, and a loyal family customer base, **The Malvern School** has established itself as a dependable long-term occupier of commercial real estate. Its locations benefit from consistent enrollment demand driven by surrounding residential communities and favorable demographic trends. For commercial real estate investors, **The Malvern School** represents a stable, community-oriented tenant with predictable operations, long-term occupancy potential, and strong neighborhood presence that supports enduring property value.





# FINANCIAL ANALYSIS

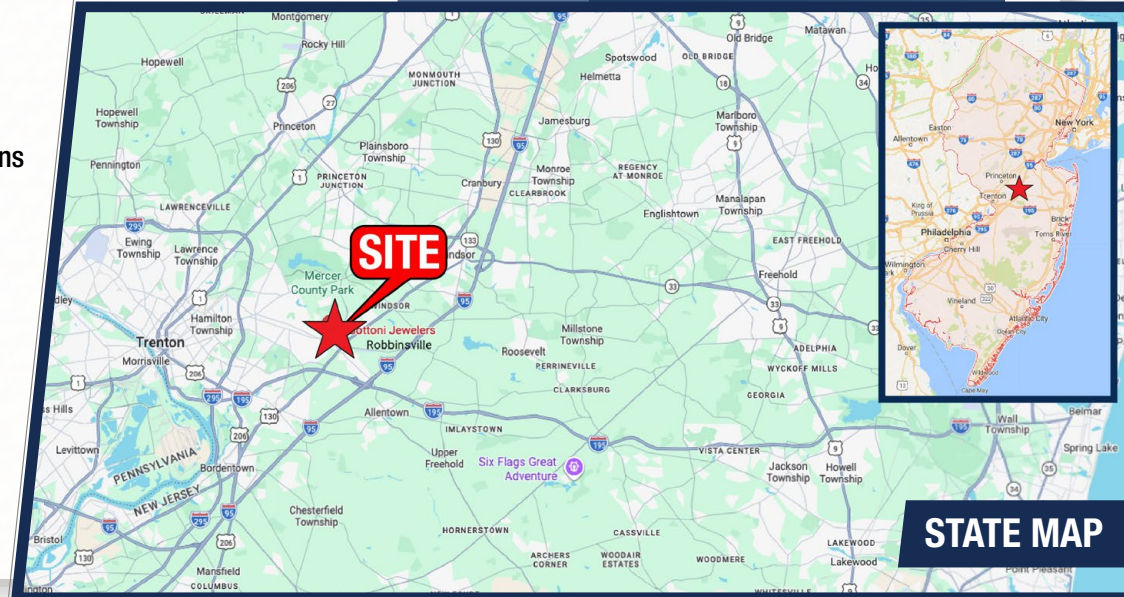
**ADDRESS: 2323 Route 33, Robbinsville, New Jersey 08691**

**ASKING PRICE: \$5,316,667**

**NOI: \$319,000**

## SITE DESCRIPTION

- Approximately 2.11 acres located within Town Center South, a mixed-use residential and retail development in Robbinsville's exciting downtown consisting of over 900 residential units and over 220,000 SF of retail and office space
- Prominent visibility/frontage situated on Route 33 at signalized intersections with approximately 19,705 VPD along Route 33 passing the site daily
- Situated in the heart of Robbinsville's residential and commercial zone
- En route to New Jersey Turnpike, I-195 and Route 130
- Consists of two long-term tenants in Starbucks and The Malvern School, with term remaining, including option periods



**STATE MAP**

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# MACRO MARKET AERIAL





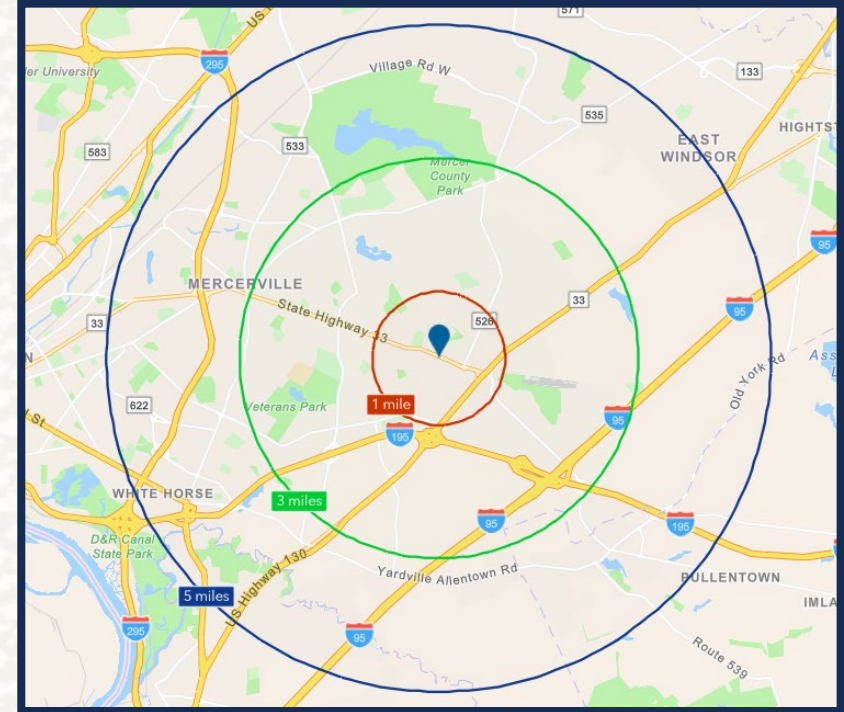
# MICRO MARKET AERIAL





# AREA DEMOGRAPHICS

| Population                    | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------------|-----------|-----------|-----------|
| 2026 Total Population         | 9,645     | 42,634    | 118,672   |
| 2026 Total Daytime Population | 8,416     | 43,204    | 109,736   |
| Household Summary             | 1 Mile    | 3 Mile    | 5 Mile    |
| 2026 Households               | 3,627     | 16,877    | 45,328    |
| Median Household Income       | 1 Mile    | 3 Mile    | 5 Mile    |
| 2026 Households by Income     | \$149,637 | \$134,330 | \$127,219 |



## ROBBINSVILLE TOWNSHIP COMMUNITY SNAPSHOT



\$174,962

Median Household  
Income



\$70,732

Per Capita Income



\$1,093,458

Median Net Worth



518

Total Businesses



14.1%

High School  
Graduate



15.0%

Some College/  
Associate's Degree



68.5%

Bachelor's/Grad/  
Prof Degree



# ABOUT ROBBINSVILLE, NEW JERSEY



Robbinsville Township, New Jersey, is a strategically positioned community in Mercer County at the heart of the Northeast corridor. Its central location provides exceptional access to major population centers throughout New Jersey, Pennsylvania, and the broader Mid-Atlantic region. The township is served by Interstate 195, Interstate 295, the New Jersey Turnpike, and U.S. Route 130, creating outstanding regional connectivity. New York City, Philadelphia, Trenton, and Princeton are all within a convenient commuting distance for residents and businesses alike. Nearby NJ TRANSIT rail service and regional airports further enhance accessibility for employees, visitors, and corporate travelers. Robbinsville has become an attractive destination for logistics, advanced manufacturing, healthcare, technology, and professional services. The area benefits from a highly educated workforce drawn from surrounding Mercer and Middlesex counties.

Major distribution and fulfillment operations have reinforced the township's reputation as a premier industrial and commercial hub. Strong residential growth continues to support expanding retail and service sectors. Businesses benefit from excellent infrastructure, predictable municipal planning, and proximity to affluent consumer markets. Robbinsville's central location also offers efficient access to the Port of New York and New Jersey and other key East Coast distribution networks. These advantages have positioned the township as one of Central New Jersey's most desirable locations for long-term commercial investment and business growth.



# ABOUT MERCER COUNTY, NEW JERSEY



Mercer County, New Jersey, is centrally located between New York City and Philadelphia, making it one of the state's most strategically positioned regions. Covering approximately 228 square miles, the county serves as a vital hub for commerce, education, government, and innovation. The county seat of Trenton functions as New Jersey's capital and supports a significant public-sector employment base. Mercer County is home to renowned institutions including Princeton University, The College of New Jersey, Mercer County Community College, and Rider University. These institutions contribute to a highly educated workforce and foster ongoing research, innovation, and entrepreneurship. The local economy is supported by government, healthcare, life sciences, technology, advanced manufacturing, financial services, and professional industries.

Numerous corporate offices, research facilities, and business parks have established operations throughout the county. Mercer County also benefits from its proximity to major pharmaceutical and technology clusters across Central New Jersey. Modern industrial parks, healthcare campuses, and higher education facilities continue to attract investment and job growth. Extensive highway, rail, and airport access strengthens regional connectivity for businesses and residents. A diverse population, skilled labor force, and strong quality of life further enhance the county's economic competitiveness. These advantages position Mercer County as one of New Jersey's premier destinations for commercial investment, business expansion, and long-term economic development.



# CONFIDENTIALITY & **DISCLAIMER**

The information contained herein is not a substitute for a thorough due diligence investigation. Pierson Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained herein has been obtained from sources we believe reliable; however, Pierson Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Pierson Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



# CONTACT INFORMATION



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**Pierson Commercial Real Estate LLC**  
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