

**AVAILABLE**  
+/- 2,782 SF

**AVAILABLE**  
+/- 3,150 SF  
Pad Site w/ Drive-Thru  
Approved to be Built

**AVAILABLE**  
+/- 7,200 SF  
Approved to be Built

  
**PIZZA STAR**  
ARTISAN ITALIAN  
(COMING SOON)

  
**ANYTIME FITNESS**  
(COMING SOON)

  
**Kasia MARKET**

  
**Kasia MARKET**

# Montgomery Place

2311 Route 206, Montgomery (Belle Mead), New Jersey

## Availabilities

- +/- 2,782 SF
- +/- 3,150 SF  
(Pad Site w/ Drive-Thru Approved to be Built)
- +/- 7,200 SF (Approved to be Built)

## Co-Tenants

  
**Kasia MARKET**

  
**ANYTIME FITNESS**  
(COMING SOON)

  
**PIZZA STAR**  
ARTISAN ITALIAN  
(COMING SOON)

  
**SRI RANGAM**  
VEG RESTAURANT  
(COMING SOON)

  
**STEM ACADEMY**  
FOR YOUNG KIDS  
(COMING SOON)



**dogtopia.**

**PARIS BAGUETTE**

  
**CVS pharmacy**

## Traffic Counts

- 25,722 VPD

## Demographics

Radius	Population	Total Daytime Population	Median Household Income	Households
1 Mile	5,158	3,612	\$200,001	1,810
3 Mile	24,225	20,498	\$200,001	8,157
5 Mile	66,330	58,314	\$179,273	23,255

## For Lease - Contact

Gary Krauss  
Ph. 732-724-5974  
gary@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

# Montgomery Place

2311 Route 206, Montgomery (Belle Mead), New Jersey

## Site Description

- +/- 86,960 SF regional shopping center with potential for an additional +/- 10,350 SF to be constructed, in the heart of the rapidly growing Montgomery/Belle Mead market
- Anchored by CVS and Kasia market, a high-end Asian market featuring fresh produce, a butcher shop, fresh/live seafood market, Korean cosmetics and prepared foods
- Two entrances to the center: full access on Route 206 and a second entrance at the signalized intersection at Belle Mead-Griggstown Road with back access to the residential housing nearby
- Adjacent to Pike Run homes with 500 houses/townhomes, Pike Run apartment complex with 800 units. Across Route 206 is the Country Club Estates with 148 homes and Meadows at Montgomery, an active 55+ community of 96 units.
- Part of the expanding Princeton sub-market with high incomes and a highly educated population, the site is approximately six miles from downtown Princeton

## Market Aerial



## For Lease - Contact

Gary Krauss

Ph. 732-724-5974

[gary@piersonre.com](mailto:gary@piersonre.com)

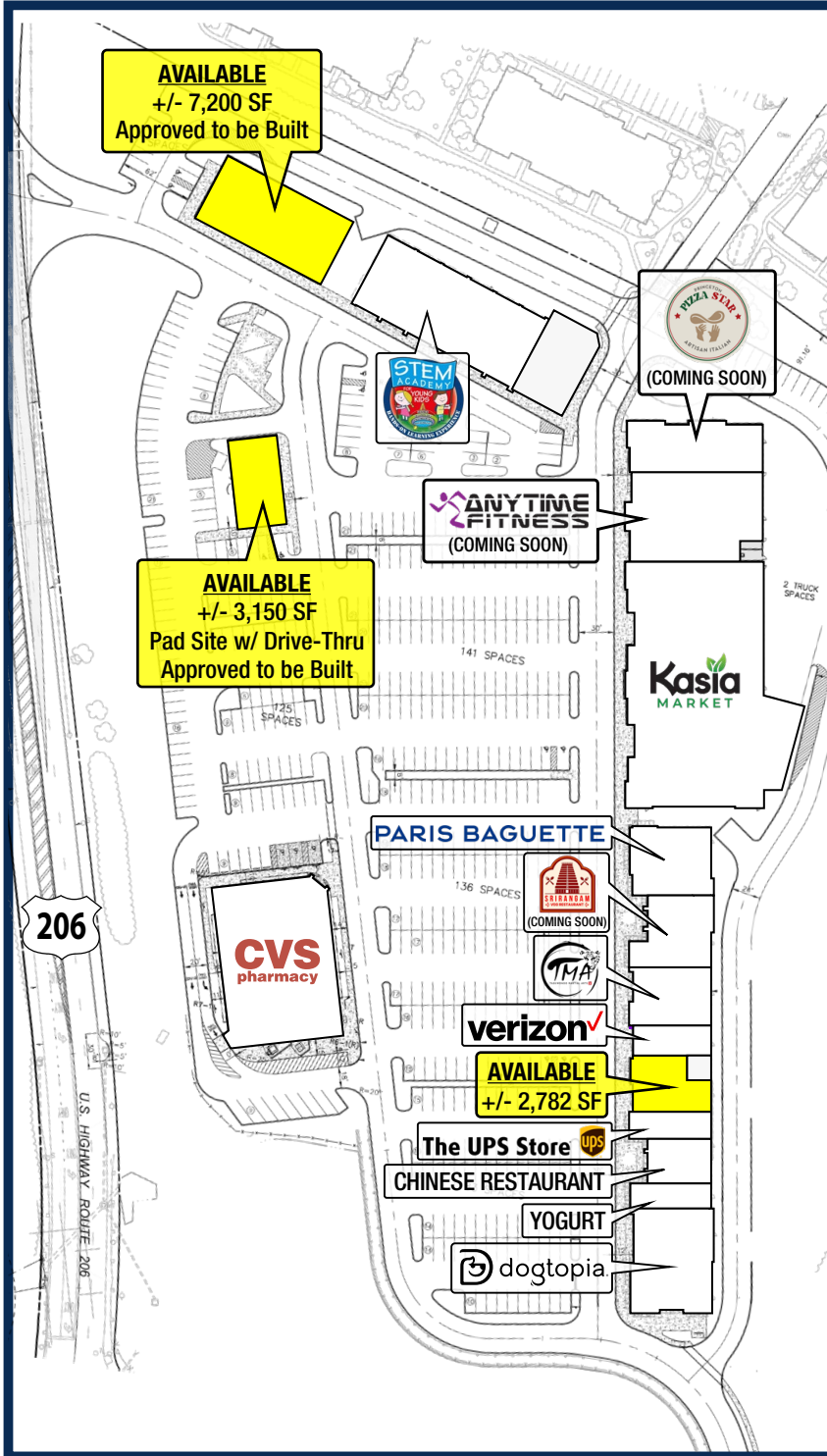
**PIERSON**  
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.

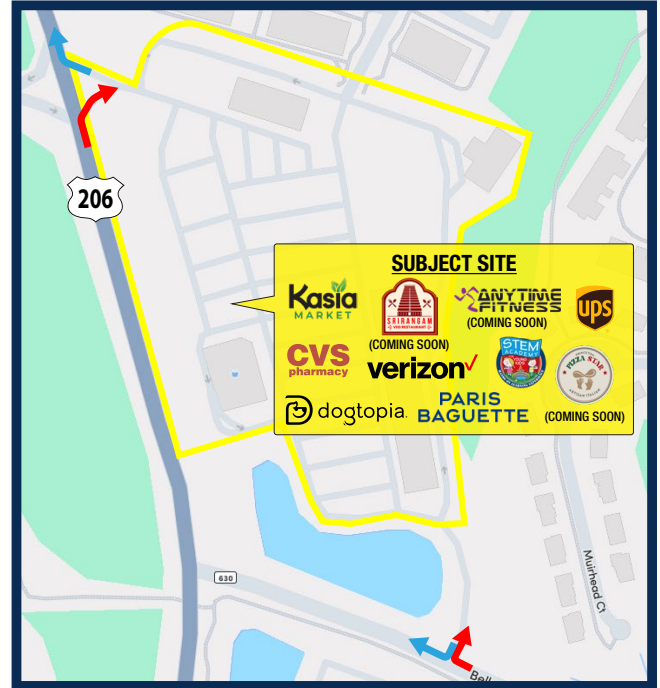
# Montgomery Place

2311 Route 206, Montgomery (Belle Mead), New Jersey

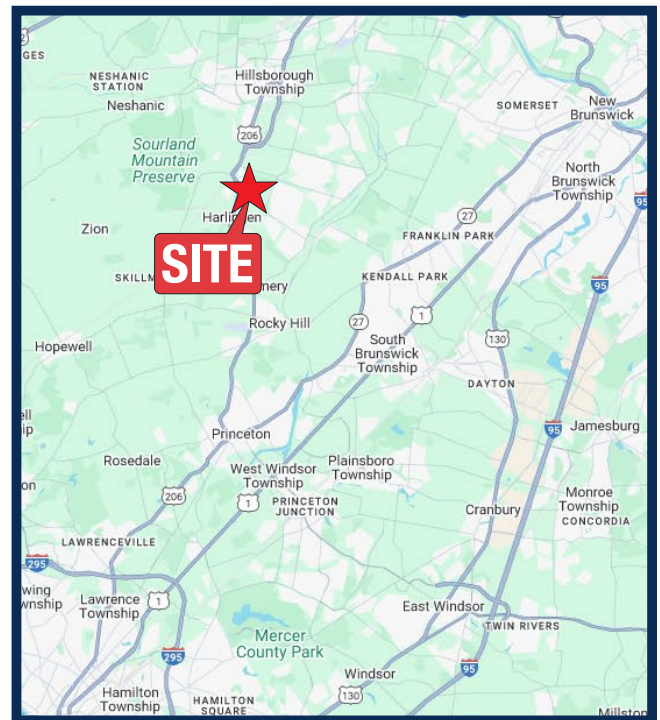
## Site Plan



## Access Points



## State Map



## For Lease - Contact

Gary Krauss

Ph. 732-724-5974

gary@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, mobile data, general data, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and data to determine to your satisfaction the suitability of the property for your needs.