## FOR LEASE
# RARE OPPORTUNITY!
### PRINCETON AREA FINE DINING RESTAURANT
### FORRESTAL VILLAGE

## 120 ROCKINGHAM ROW, PRINCETON, NJ

**RETAIL**

**+/- 9,843 SF**

## Available Space

+/- 9,843 SF  Existing Fine Dining Restaurant - Natural division @ 6,078 SF

**LIQUOR LICENSE AVAILABLE**



## Neighboring Retailers

> Ruth's Chris Steak House®, Salt Creek Grill, Westin Hotel

> New residential development +/- 400 new homes

> Rt. 1 Traffic Counts @ 107,763

## Space Features

> Multi-level restaurant space

> Adaptable casual dining layout

> Large outdoor seating area

> Two private dining/meeting rooms

> Abundant parking

> High-end installation

> Excellent access to/from  Rt. 1

> Highway signage available

> FFE negotiable

> All retail uses considered

> Strong office population in this 500,000 SF mixed-use development

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 20,603 | 253,627 | 649,674 |
| Estimated Households | 7,237 | 86,602 | 223,258 |
| Household Income (Avg) | $94,688 | $70,655 | $79,878 |
| Daytime Population (total) | 10,913 | 103,970 | 309,330 |

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## EXISTING FINE DINING RESTAURANT AVAILABLE FOR LEASE







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