RETAIL/MEDICAL LEASE > 510-590 VILLAGE SQUARE BLVD.

LAWRENCEVILLE, NJ

2016 AADT: 25,565
GLA: 56,000 SF
Zoning: NC-2
Parking ratio: +/- 4/1000
Asking rent: $17.00/SF NNN
Additional rents: 2017 Est. at +/-$8.00/SF

EXISTING PYLON SIGN; STORE FRONT ILLUMINATED CHANNEL SIGNAGE PERMITTED

	1 mile	3 miles	5 miles
Population	4,710	42,806	151,022
Median Household Income	$95,446	$101,741	$89,464
Average Household Income	$116,966	$128,816	$119,966
Total Employee Population & % of Daytime Population	5,731/63.9%	57,205/62%	193,834/58.2%
Total Daytime at Home Population & % of Population	2,068/36.1%	21,745/38%	80,961/41.8%

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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.

510-590 VILLAGE SQUARE BLVD.

LAWRENCEVILLE, NJ

EXISTING TENANTS

First Bank
Eastern Dental
Palace of Asia
Lawrence Day School
Kumon
Gemstone Cleaners
Quick Mart
Golden Bread Bakery
Thai Pan

SPACES AVAILABLE

1,800 SF

2,800 SF (former specialty super market)

Capital upgrade program underway including but not limited to: New roof, new dryvit façade, drive way, exterior lighting, landscaping

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