



842 State Road, Princeton

WHERE VISIBILITY MEETS VERSATILITY: PRIME COMMERCIAL SPACE ALONG RTE 206

Positioned along one of Princeton's most traveled corridors, this highly visible commercial property offers an exceptional opportunity for office, retail, or service-based businesses seeking both exposure and flexibility.

With direct frontage on Route 206 and a secondary entrance from Cherry Valley Road, accessibility is seamless for clients, customers, and staff alike. The building's thoughtful layout allows for a range of configurations—from a full-scale operation to multiple professional suites—making it equally appealing for established businesses and growing enterprises.

QUICK HIGHLIGHTS

- Approx. 7,458 total square feet
- 4,000 SF first-floor open plan (former bank space with vault)
- 3,458 SF second floor, divisible into up to 3 suites
- 56 on-site parking spaces
- Excellent visibility with high-traffic exposure on Route 206
- Zoned for office, retail, and service uses
- Triple net lease structure

Position your business where it can be seen—
and where it can grow. For leasing details or
to schedule a private tour, contact Winn.



SCAN TO VIEW
PROPERTY SITE

MARKETED BY

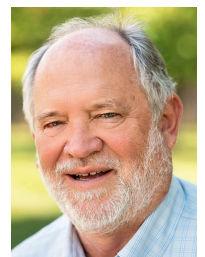
Gough 'Winn' Thompson

REALTOR® Associate

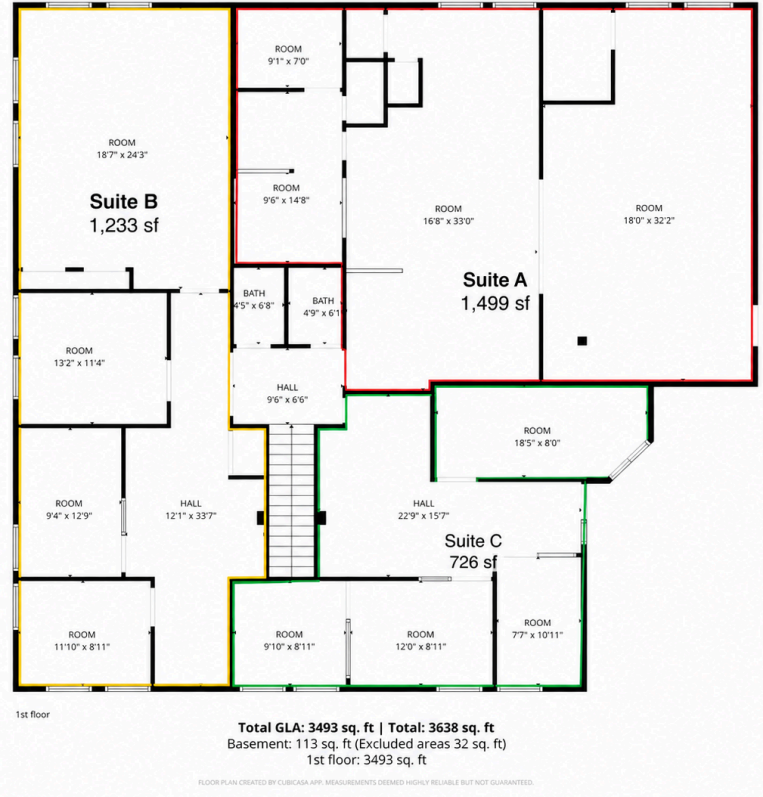
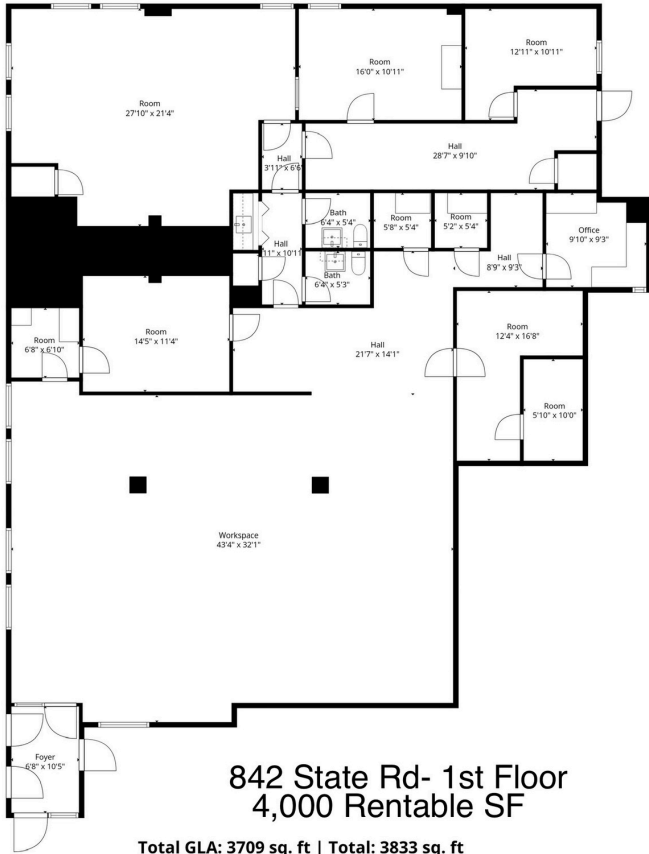
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FLOOR PLANS



First Floor

4,000 SF | Open Concept

- Expansive former bank layout
- Vault feature intact
- Ideal for retail, showroom, medical, or service use
- Private entrance and strong street presence

Second Floor – Multiple Configurations Available

Suite A – 1,499 SF

- Two large rooms plus workroom
- Water & sewer hookups
- Ideal for medical, lab, or specialty use

Suite B – 1,233 SF

- Large windowed office with sink
- Three additional private offices
- Bright, professional layout

Suite C – 726 SF

- Up to four private office spaces
- Efficient footprint for small teams or startups

Additional Features

- Shared restrooms on second floor
- Central A/C | Natural gas heat
- Public water and sewer
- Well-maintained, excellent condition building
- Ample parking for staff and visitors

Lease Details

- Rental Rate: \$12.00/SF (Triple Net)
- CAM: \$10.05 psf including heat and ac
- Tenant responsible for electric (direct billed)
- Immediate availability