



**FULLY BUILT OUT,
FURNISHED, AND
EQUIPPED
COFFEE SHOP
IN A LUXURY 55+
COMMUNITY**

1 RIVERWALK

PLAINSBORO, NEW JERSEY

ICON RIVERWALK

1,707 SF FOR LEASE

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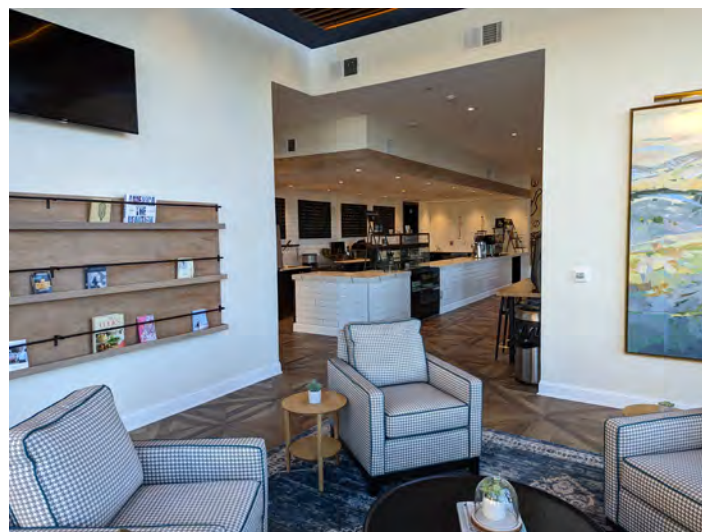


JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





ICON RIVERWALK PLAINSBORO, NEW JERSEY

INTERIOR PHOTOS



ICON RIVERWALK PLAINSBORO, NEW JERSEY

LOCAL MARKET



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MARKET AERIAL



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
Total Population	2,565	55,160	109,583	Businesses	123	3,741	5,564
Average HHI	\$261,896	\$231,207	\$235,982	Employees	3,911	63,279	87,390
Households	3,896	63,257	87,377	Daytime Demo	4,503	78,544	117,327

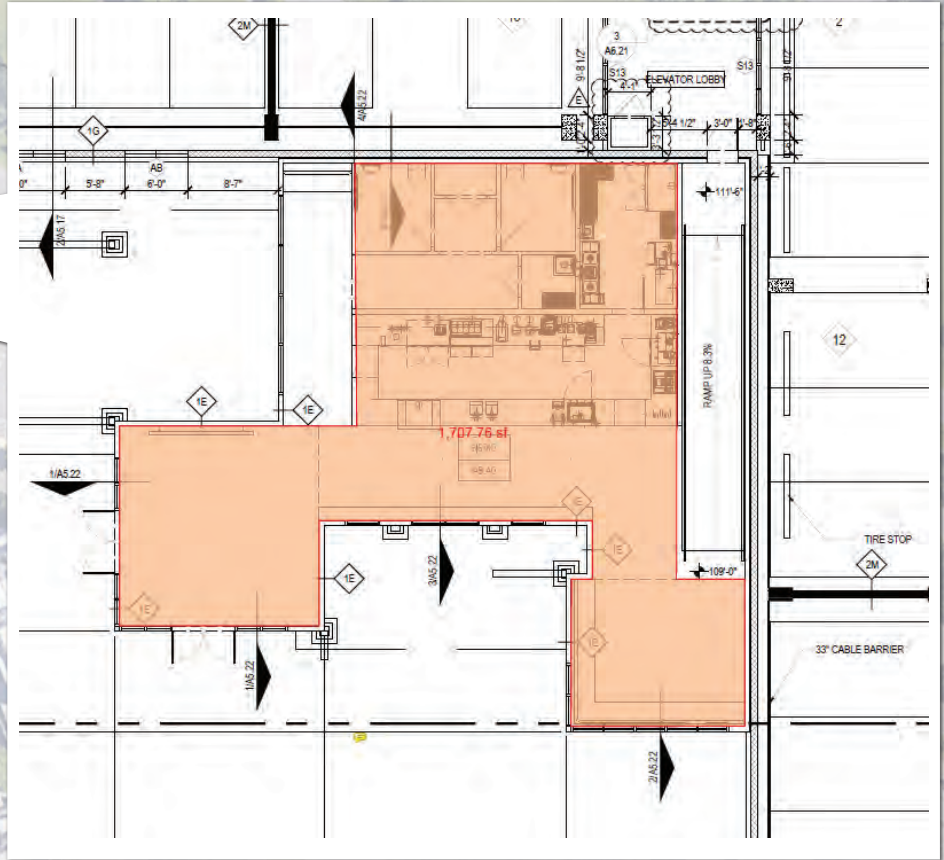
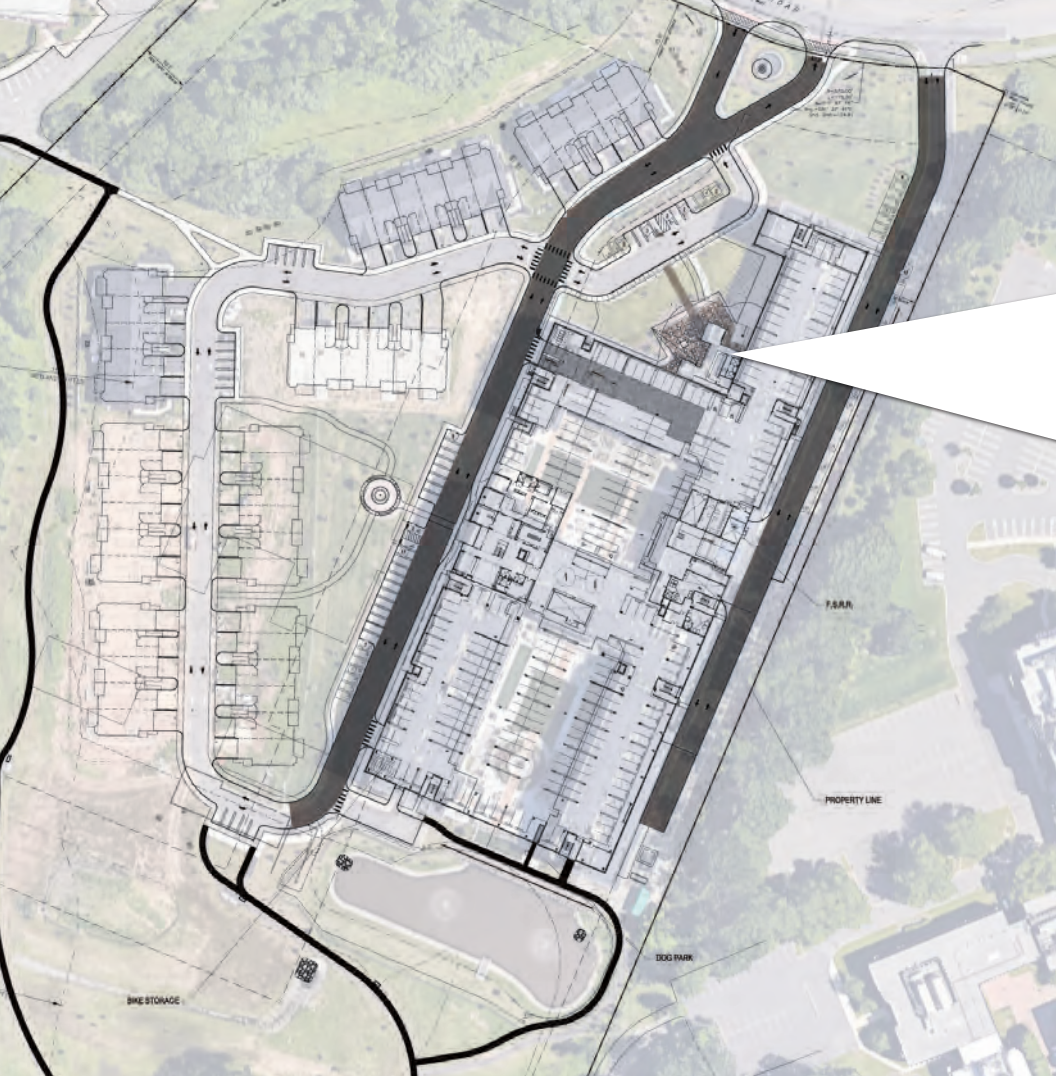


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SITE INFORMATION

BUILDING: 260 UNITS/5 FLOORS

RENT: CALL FOR QUOTE

NOTES: • Strong daytime population with over 63,279 employees within 3 miles and near direct access to multiple traffic drivers such as Penn Medicine Princeton Health, Lifetime Fitness, Merwick Rehabilitation, and Children's Hospital of Philadelphia.

AVAILABLE: 1,707 SF

PARKING: DEDICATED SPACES

- Seeking operator to be an amenity to luxury property
- Flexible lease terms