

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

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



Montgomery Place

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

Availabilities

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

Co-Tenants



(COMING SOON)



Traffic Counts

- 25,722 VPD

Demographics

Radius	Population	Total Daytime Population	Median Household Income	Households
1 Mile	5,366	3,839	\$212,800	1,894
3 Mile	26,270	22,039	\$201,937	9,265
5 Mile	67,386	59,307	\$180,609	23,947

For Lease - Contact

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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



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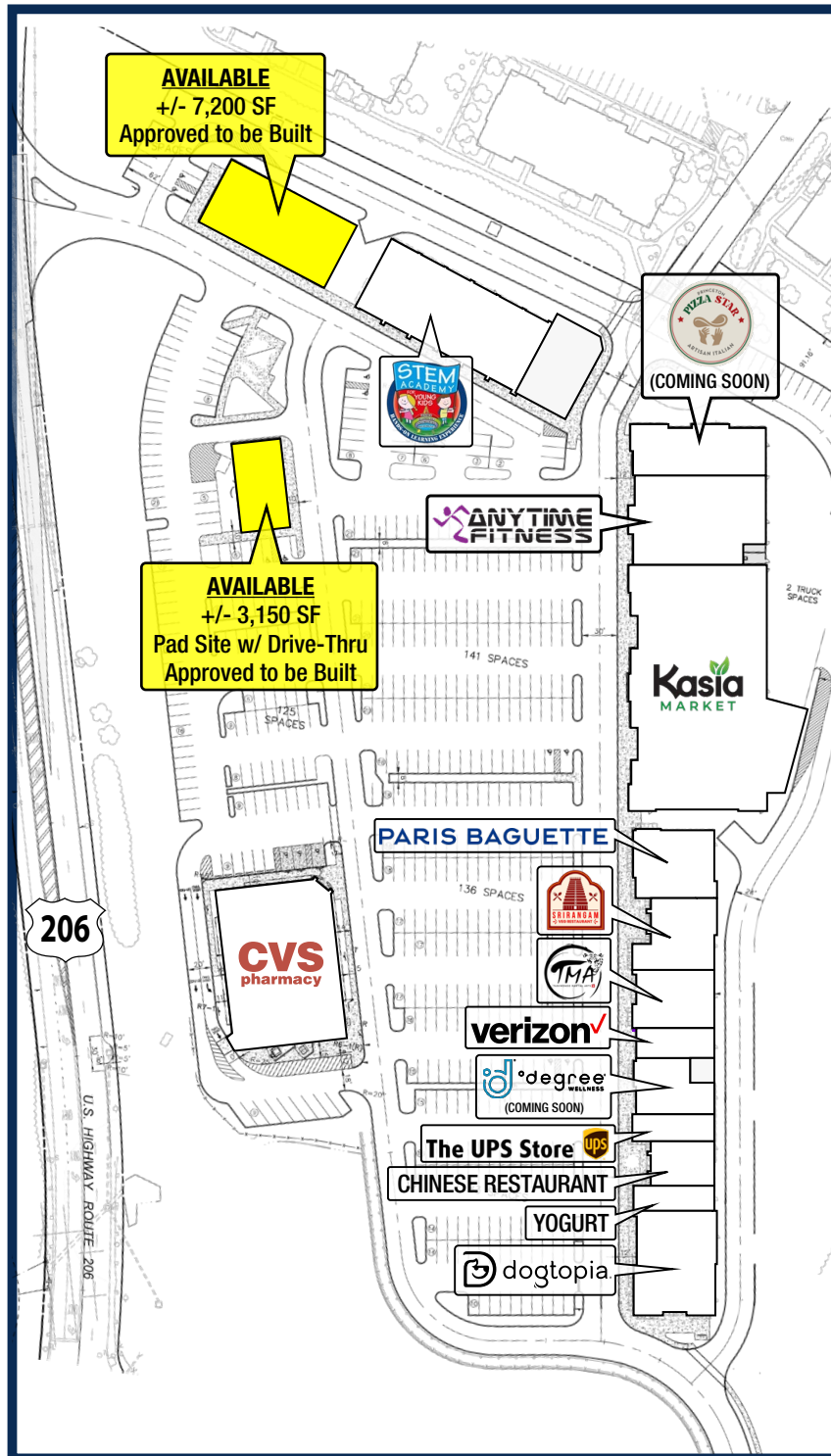
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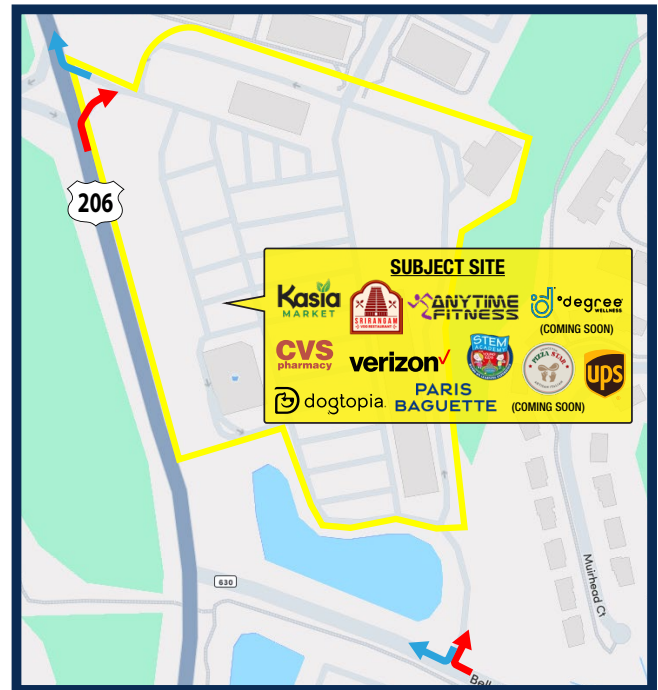
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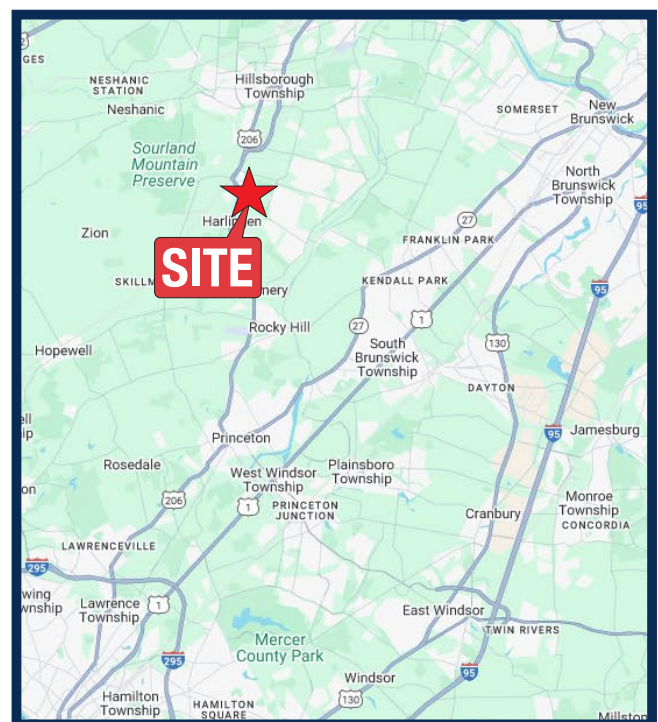
Site Plan



Access Points



State Map



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