



Village Walk at Montgomery

1320-1360 Route 206, Montgomery

Co-Tenants

- Hand & Stone Spa
- Jersey Mike's Subs
- Mooyah Burger
- Orangetheory Fitness
- Starbucks
- UPS
- Verizon
- Wells Fargo

Availabilities

PHASE 1

- Fully Leased

PHASE 2 - PAD BUILDINGS

- +/- 5,277 SF (Divisible)
- +/- 5,277 SF (Divisible)

PHASE 2

- +/- 9,995 SF (Divisible)

PHASE 3

- +/- 8,672 SF (Divisible)
- +/- 12,298 SF (Divisible)

Traffic Counts

- 21,910 VPD

Demographics

Radius	Population	Median HH Income	Daytime Population
1 Mile	3,580	\$129,850	6,685
3 Mile	20,682	\$148,384	28,712
5 Mile	80,386	\$131,374	98,609

Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com

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Site Description

- Redevelopment of Village Shopper Shopping Center to a mixed-use development consisting of approximately 52 residential units and approximately 54,000 SF of retail as well as being adjacent to The Village Shoppes, a recent project by the same developer
- The retail will adjoin new residential developments with approximately 365 single-family houses, townhomes, condominiums and active-adult homes behind the project that will have access via a shared roadway
- Located in the heart of Montgomery Township's Master Plan for the redevelopment of the "Downtown" shopping district, the site is situated along Route 206, the main thoroughfare for southern Somerset townships, leading into downtown Princeton a few miles to the south
- Situated at a signalized intersection with Montgomery Center, a ShopRite anchored center
- The project will also have access to a shared traffic signal on Route 518



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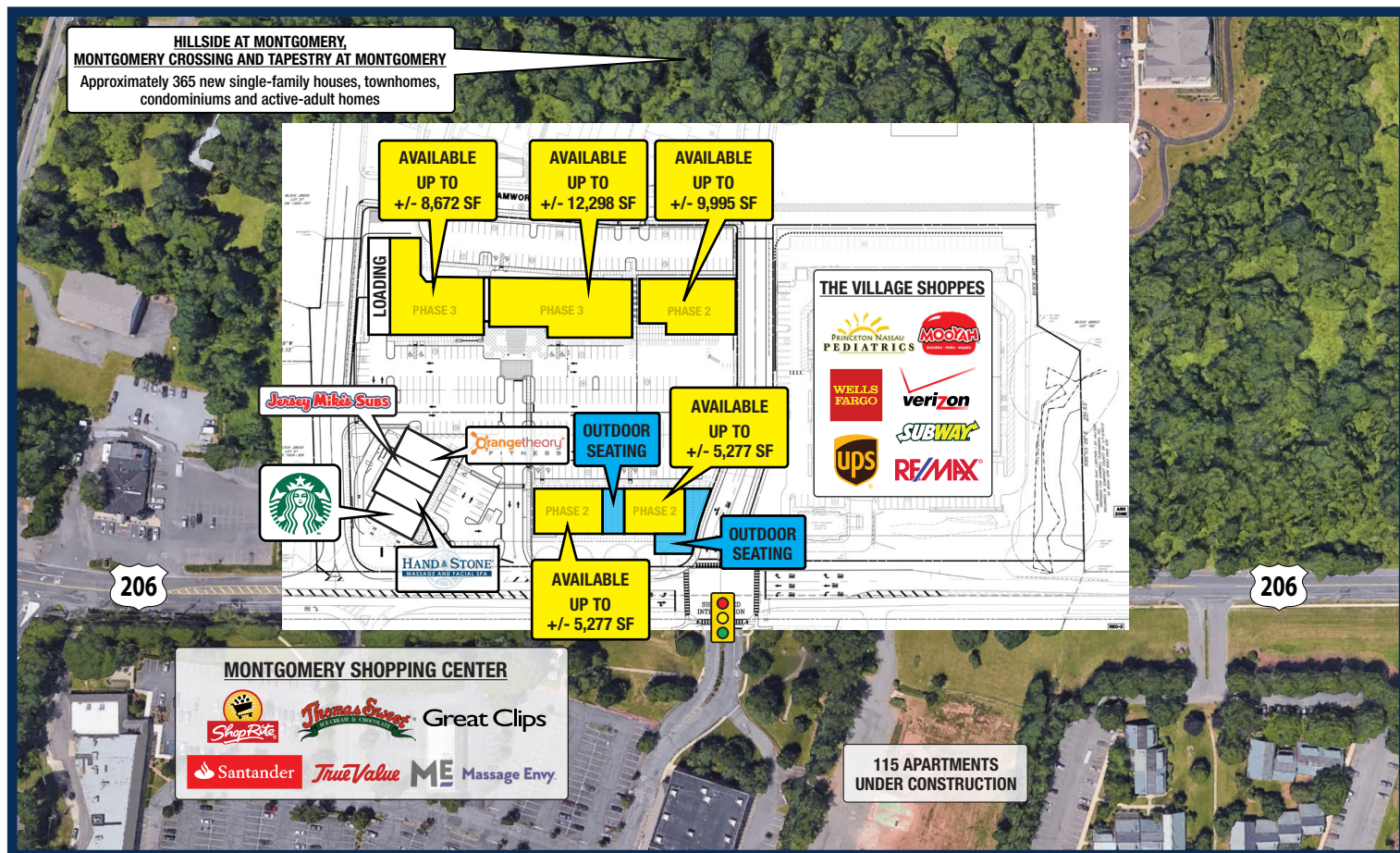
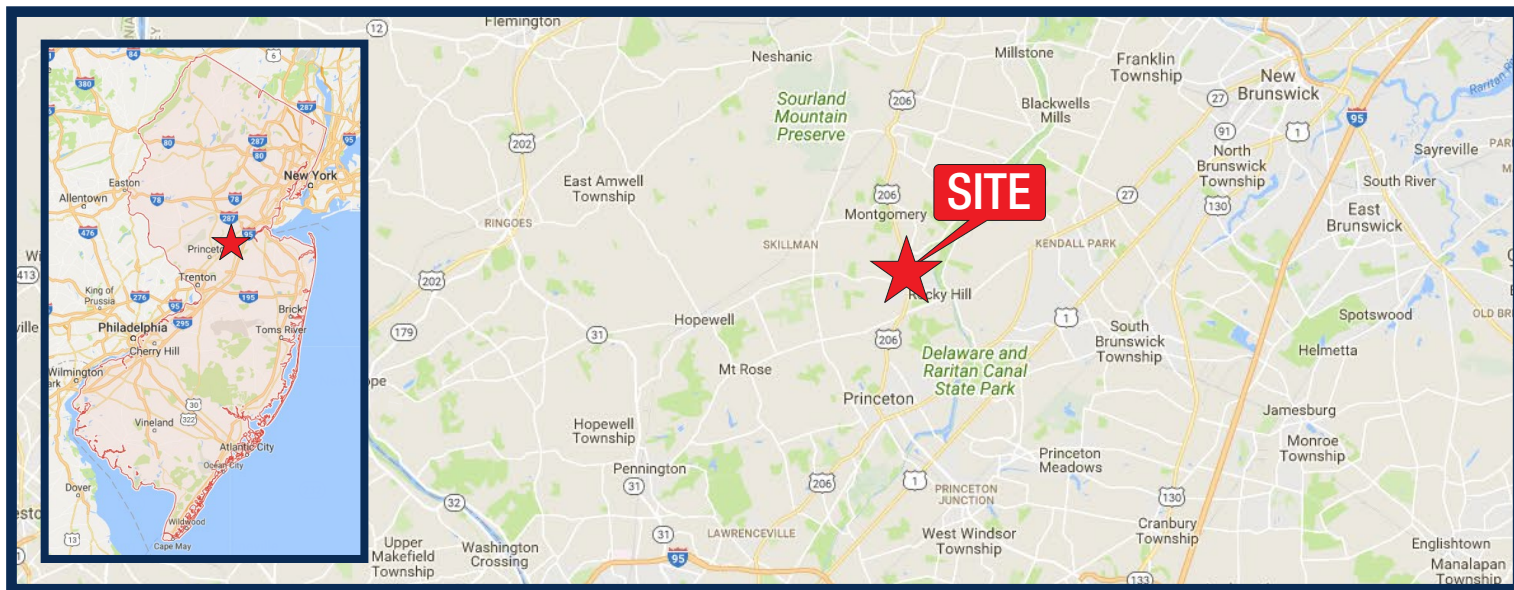
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