



Opportunity Summary

Route 1 & Quakerbridge Road
Quakerbridge Mall
Lawrenceville, New Jersey



Premier Location

Located on U.S. Route 1 and near I-295, this property is proximate to both Princeton and Trenton City Center. The site is directly serviced by multiple NJ Transit bus routes which connect the site with Philadelphia (1.5 hours) and NYC (2 hours) making it highly accessible for employees and clients. The site is also under 15 minutes away from the Trenton Transit Center with connections to SEPTA and Amtrak.



TOTAL
POPULATION
1,102,434



DAYTIME
POPULATION
1,113,851



LABOR
FORCE
521,422



BACHELOR'S
DEGREE
25.5%



GRADUATE
DEGREE
21.6%

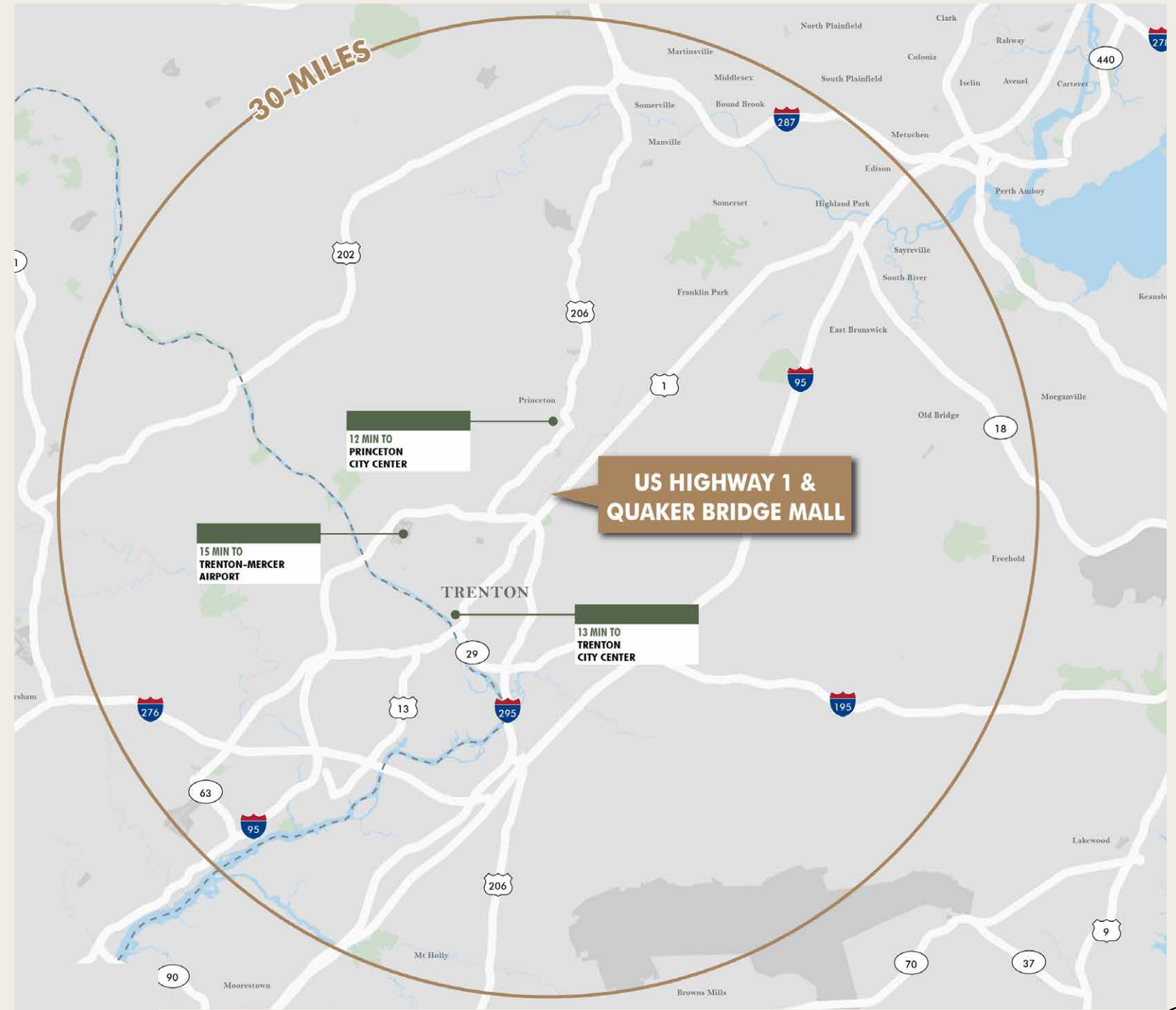


PROJECTED
POPULATION GROWTH
0.2%



MILLENNIALS
AGE 21-34
22.6%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment



Located on the Route 1 corridor, this site is directly connected to Quakerbridge Mall, a vibrant mixed-use shopping destination, granting a future tenant access to over 1 million square feet of food, entertainment and retail options within a short walking distance.

EXISTING MALL AMENITIES

SERVICES



Apple, Arthur Murray Dance Studio, AT&T, Cellairis, Cohen's Fashion Optical, East Meets West, EZ Fix, Green House Spa, Happy Returns, K&K Nails & Beauty, LensCrafters, Next T-Shirt, New York Thread, Pearle Vision, Piercing Pagoda, Regis Salons, Repair & Fix, Seventh Sense Botanical Therapy, T-Mobile, T.D. Alterations, Verizon

FOOD & BEVERAGE



30 Burgers, Auntie Anne's, Arthur Treacher's, Charleys Philly Steaks, Cinnabon, Co-Cool, Smoothies and Bubble Tea, Daniel's Ramen, Danillo's Pizzeria, Dunkin' Donuts, Godiva Chocolatier, Haagen Dazs, Master Wok, Nathan's, News Stand, Old York Cellars, Popeyes, Sarku Japan, Starbucks, The Cheesecake Factory, Zona Fresca

ENTERTAINMENT

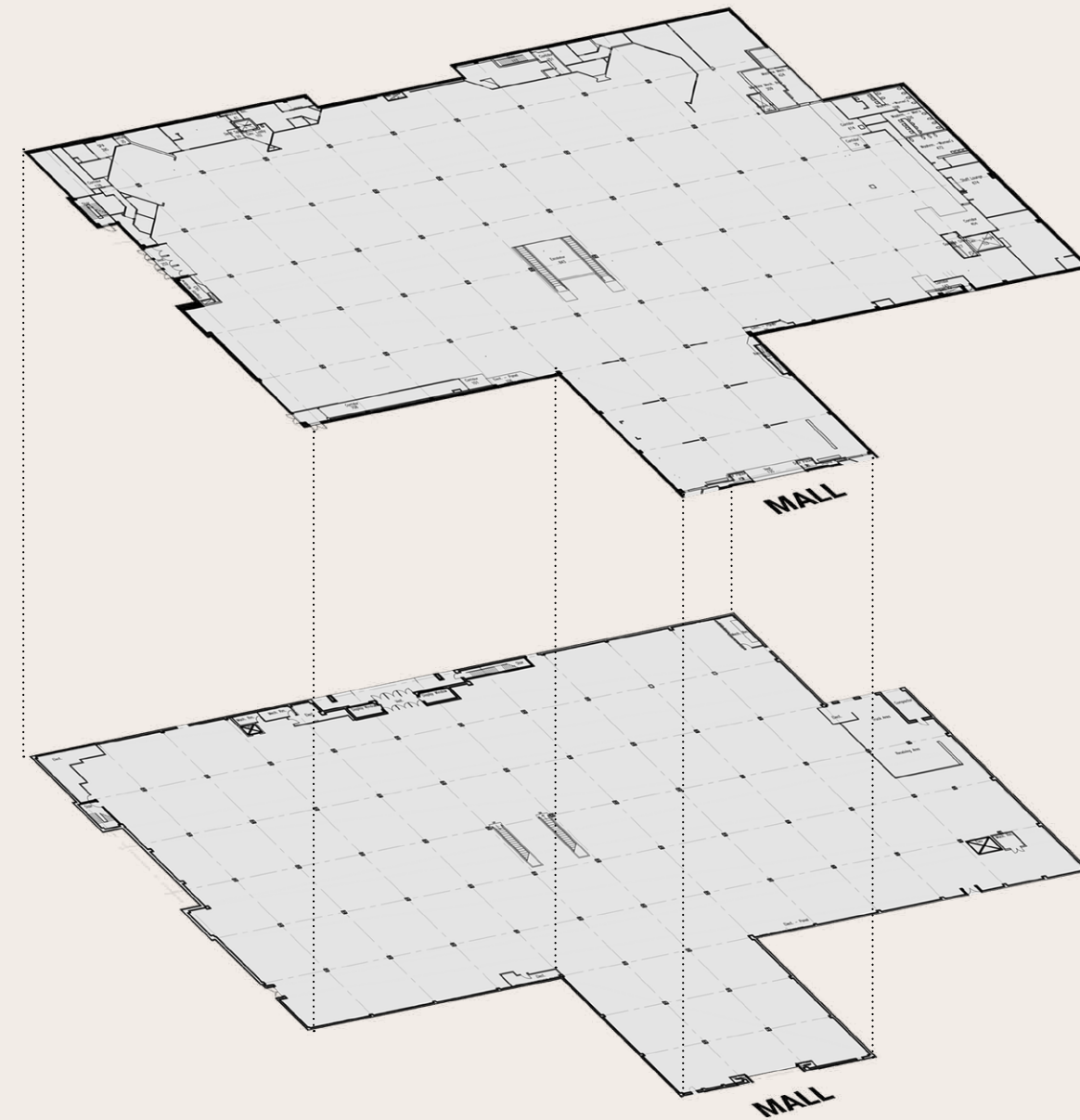
Arthur Murray Dance Center, Hyperspace Gaming



Specifications

PROPERTY INFORMATION

Site Acreage	10.25 Acres
Gross Leasable Area	153,930 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Over 750 parking spaces within ~700 feet of property entrances



LEVEL 2 | **76,775 SF**
CEILING HEIGHT: 16'-0"

LEVEL 1 | **77,155 SF**
CEILING HEIGHT: 16'-0"



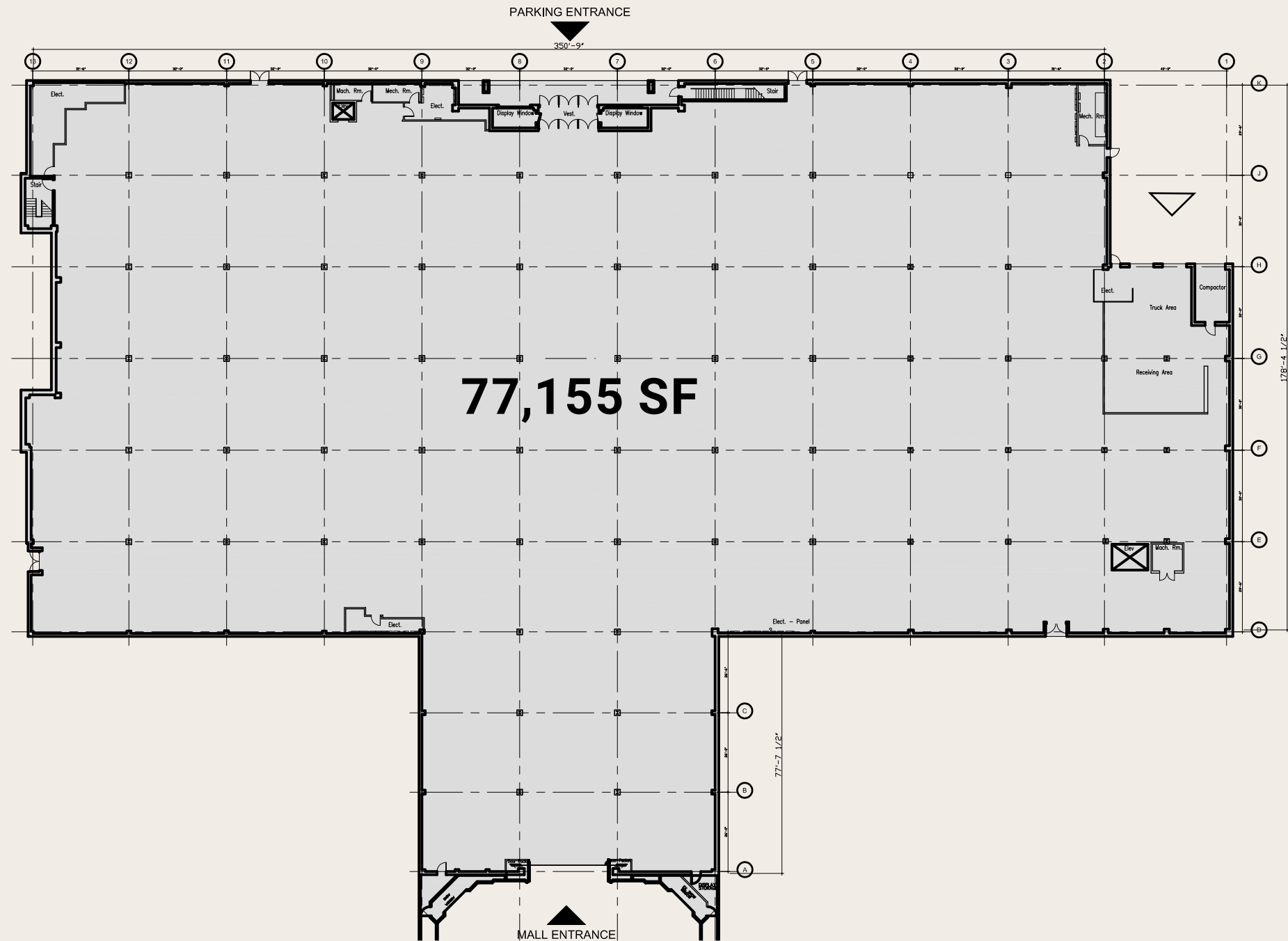
Existing Conditions

LEVEL 1
77,155*

CEILING HEIGHT: 16'-0"
COLUMN SPANS OVER 30'-0"

- ▼ Key Entrance
- ▽ Loading

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements



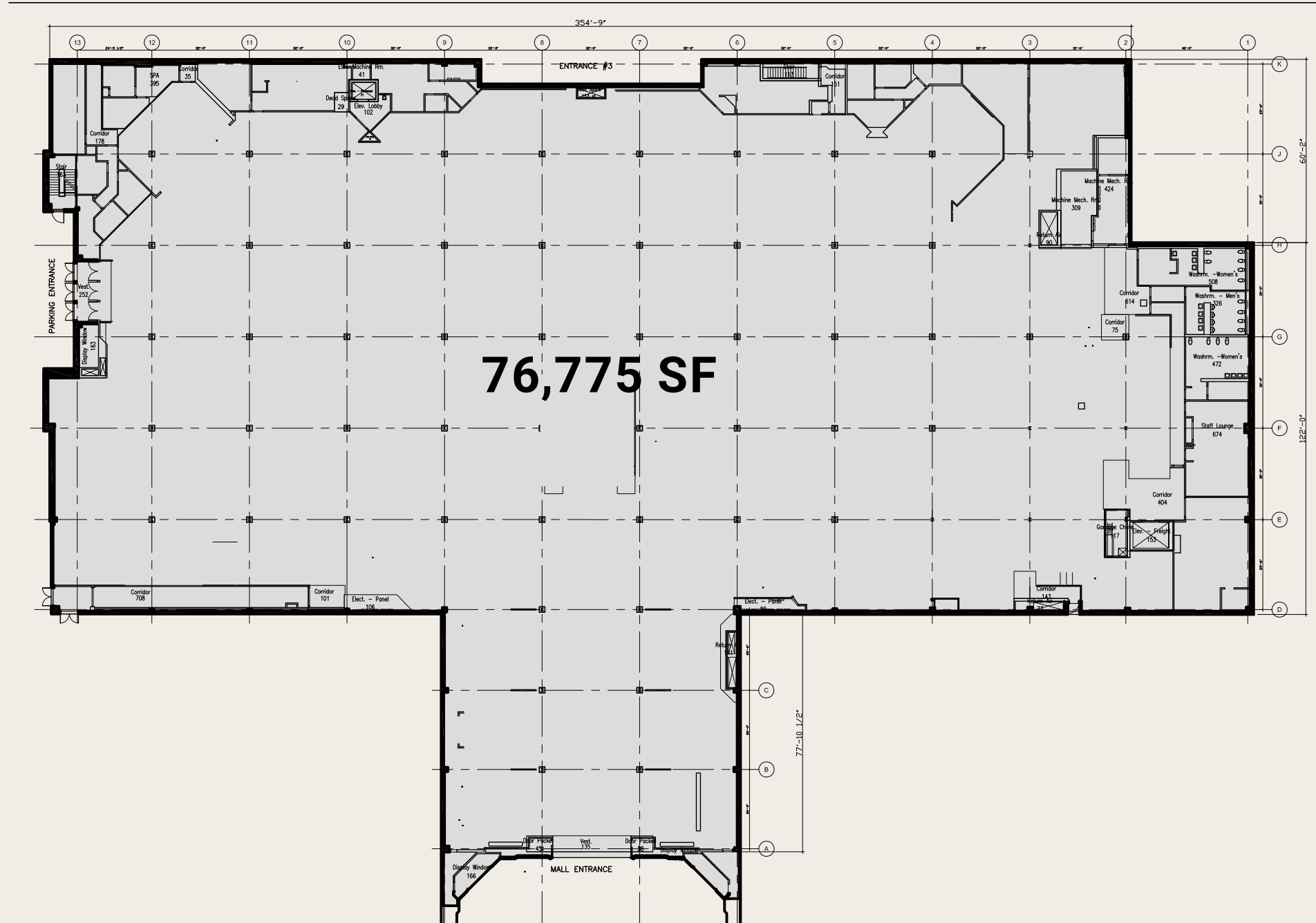
Existing Conditions

LEVEL 2
76,775 SF*

CEILING HEIGHT: 16'-0"
COLUMN SPANS OVER 30"

Key Entrance

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements





Leasing Contact

Brandon Weiss
Hudson's Bay Company
brandon.weiss@hbc.com
646-761-9479

