

FORMER RED LOBSTER

3255 US ROUTE 1 SOUTH, LAWRENCEVILLE, NJ

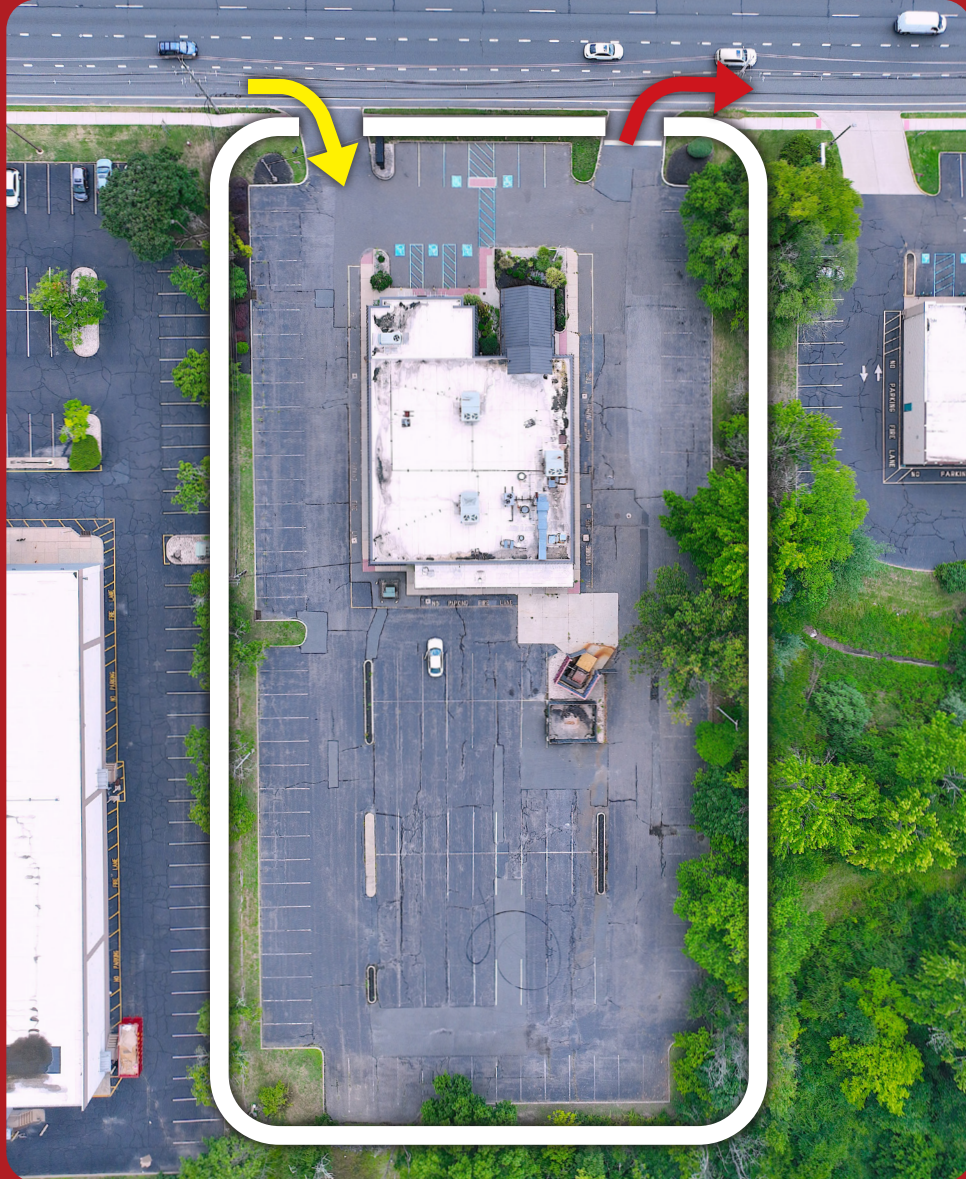


7,768 SF FOR LEASE



FACTS & DEMOGRAPHICS

3255 US ROUTE 1 SOUTH, LAWRENCEVILLE, NJ



PROPERTY FACTS

PROPERTY ADDRESS: 3255 US Route 1 South, Lawrenceville, NJ

BUILDING SIZE: 7,768/sf

LOT SIZE: 2.25 Acres

PROPERTY TAXES: \$65,297.00

PARKING: 135 Parking Spaces.

SALES PRICE: TBD

ZONING: HC-1 Most all highway commercial uses are permitted.

LIQUOR LICENSE: Available Asking \$700,000.00

RENT: CALL FOR QUOTE

SEEKING

Restaurants, Medical, Veterinary, Automotive Sales, Retail.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population	8,465	86,699	229,830
2029 Population Projection	8,543	87,681	229,883
Change (%)	-0.18%	0.23%	0.00%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households	3,301	32,366	84,698
2029 Household Projection	3,363	33,202	85,859

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$137,755	\$117,718	\$115,976

MARKET AERIAL

3255 US ROUTE 1 SOUTH, LAWRENCEVILLE, NJ



Mercer Mall

- petco
- ROSS DRESS FOR LESS
- BED BATH & BEYOND
- DSW
- ShopRite
- CHIPOTE
- rack
- the Habit BURGER GRILL
- Joe Canal's DISCOUNT Liquor Outlet
- Bassett

Nassau Park Pavillion

- Wegmans
- TARGET
- TJ-maxx
- HOMESENSE
- Durlington
- DICK'S SPORTING GOODS
- ULTA BEAUTY
- Panera
- at home
- PETSMART
- five BEL'W
- BEST BUY
- PartyCity
- HomeGoods

Market Fair

- AMC THEATRES
- POTTERY BARN
- Bahama Breeze ISLAND BREWERY
- WEST elm
- BARNES & NOBLE
- P.F. CHANG'S
- FRIDAYS
- Seaworld
- Williams Sonoma
- STARBUCKS

CATHERINES

MATTRESS Warehouse

fortunoff backyard store

DAVID'S BRIDAL

Raymour & Flanigan

FIREHOUSE SUBS

DOMESTIC GRILL

SUPERCUTS

Windsor Green Shopping Center

- WHOLE FOODS MARKET
- Marshall's
- Wendy's
- Staples
- honor yoga
- Jockey Miler SUBS

SITE

RED LOBSTER

FRESH FISH - LIVE LOBSTER

McMurry's Market

SHAKE SHACK

Chipotle

Bristol-Myers Squibb

BUFFALO WILD WINGS

HYATT PLACE

Residence Inn Marriott

Applebee's

verizon

BANK OF AMERICA

Olive Garden

HOTTERS

HOULIHAN'S RESTAURANT & BAR

extended STAY AMERICA

PC RICHARD & SON

HOBBY LOBBY

BORDER

drick 1101 9C TAVERN + BAR

Quakerbridge Mall

- The Cheesecake Factory
- macy's
- Bath & Body Works
- LOFT
- COACH
- SEPHORA
- jcp

Square at West Windsor

- Chipotle
- LOWE'S
- MATTRESS FIRM
- TRADER JOE'S
- ETHAN ALLEN
- MORE THAN FABrics

EXISTING CONDITIONS

3255 US ROUTE 1 SOUTH, LAWRENCEVILLE, NJ





**FOR MORE INFORMATION CONTACT:
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