

**Now Leasing Phase 1B -  
Liquor License Available**



# Village Walk at Montgomery

1320-1360 Route 206, Montgomery



## Co-Tenants

- AT&T
- Jersey Mike's Subs
- Orangetheory Fitness
- Starbucks
- Verizon
- Hand & Stone Spa
- Mooyah Burger
- Pj's Pancake House (Coming Soon)
- The UPS Store
- Wells Fargo

## Availabilities

PHASE 1A	PHASE 1B - PAD BUILDINGS	PHASE 2A	PHASE 2B (MIXED USE)
• Fully Leased	• +/- 5,176 SF (with Additional 1,455 SF Basement)	• +/- 6,837 SF (Divisible)	• +/- 8,672 SF (Divisible) • +/- 12,298 SF (Divisible)

## Traffic Counts

- 21,910 VPD

## Demographics

Radius	Population	Median HH Income	Daytime Population
1 Mile	4,040	\$226,219	4,860
3 Mile	21,487	\$213,102	22,383
5 Mile	72,961	\$201,402	78,010

## Retail for Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
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 38,000 SF project by the same developer
- The retail will adjoin new residential developments with approximately 365 single-family homes, 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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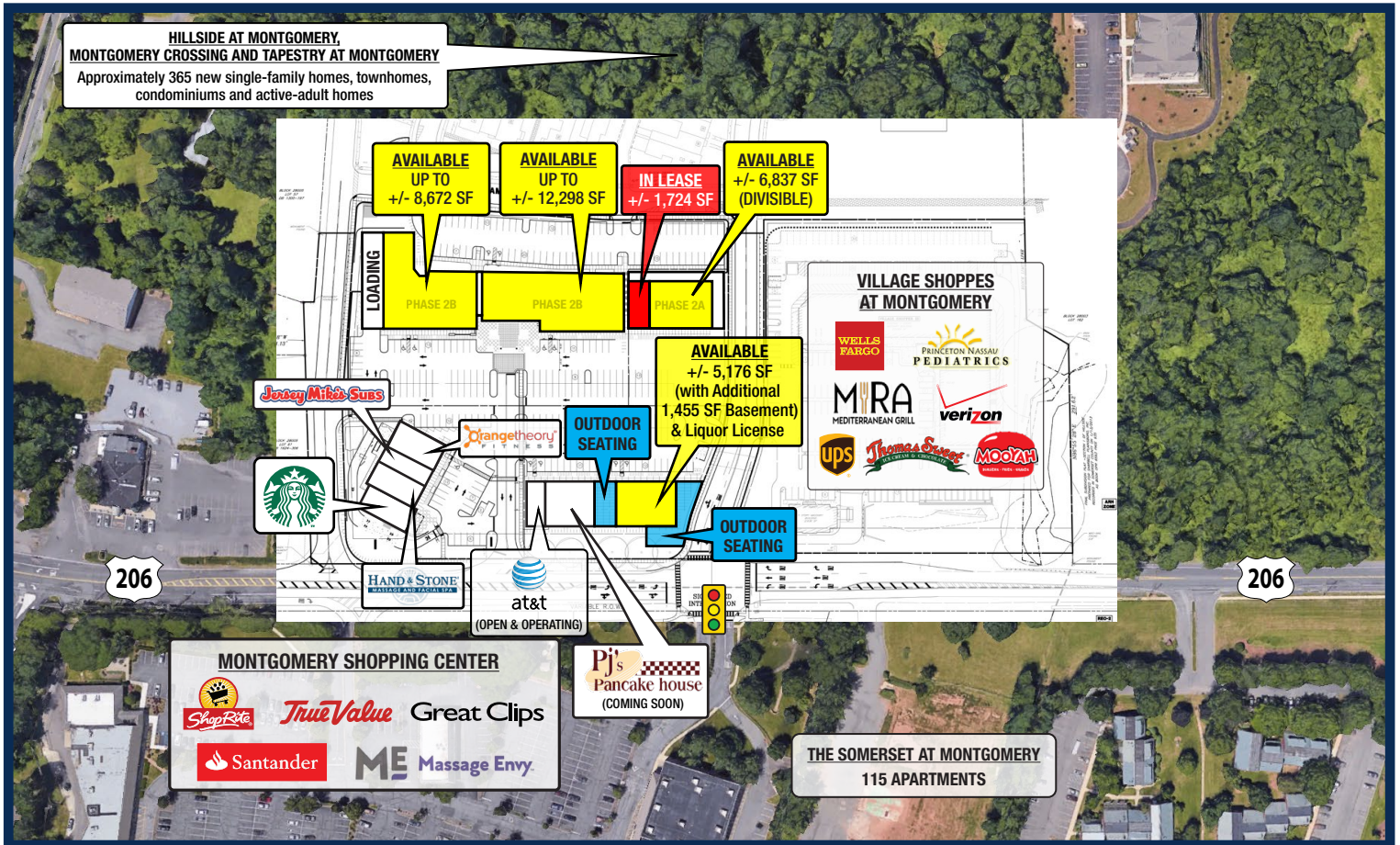
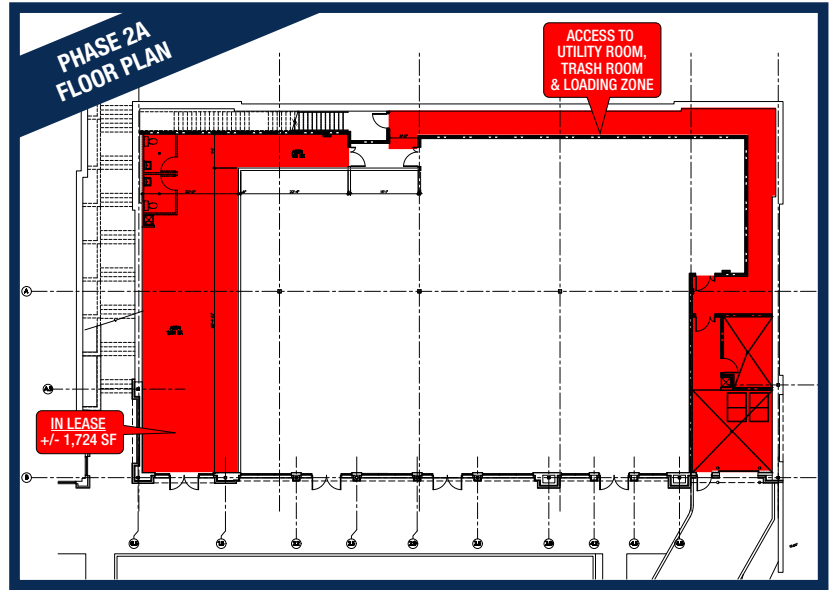
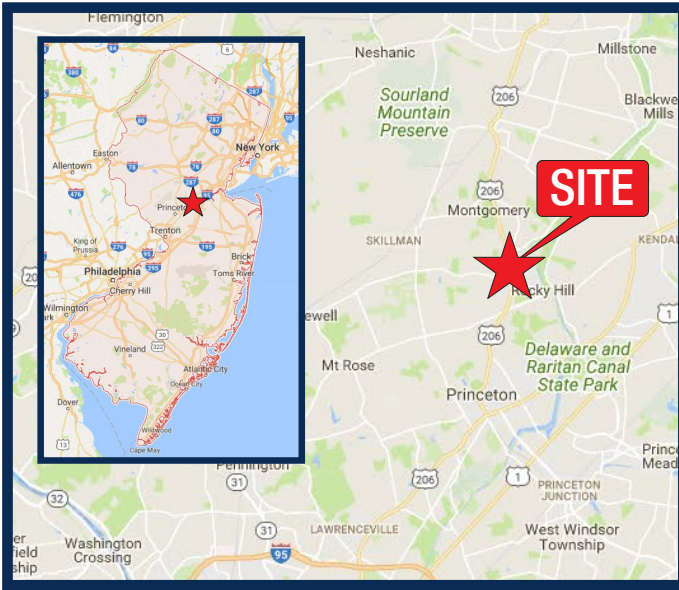
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