



The Shoppes at Campus Town

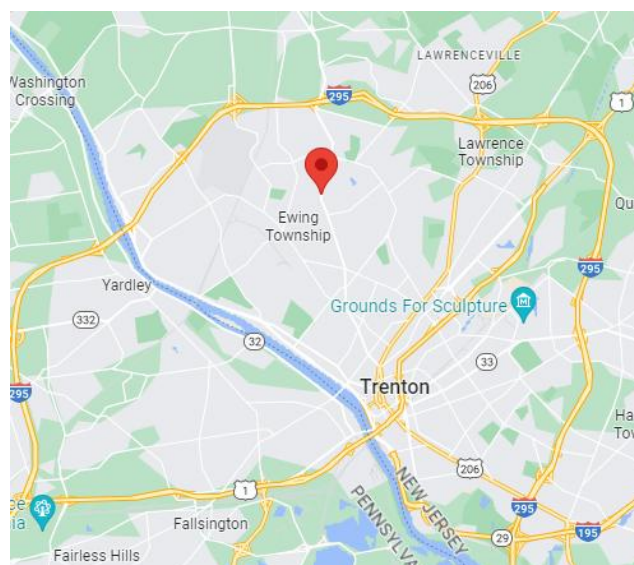
100-500 Campus Town Circle, Ewing, NJ 08638

First Floor Retail Units Available for Lease:

- **Building 100: 2,846 SF Restaurant Space**
- **Building 300: 1,693 SF Retail/Medical Space**
 - Suite 501: 2,620 SF Restaurant Space
 - Suite 503: 2,200 SF Shell Space
- **Building 400: Restaurant/Retail: 9,260 SF;**
Divisible to 2,443 SF & 6,817 SF
 - Suite 601: 2,507 SF Medical Built-out
- **Building 500: 8,639 SF Retail Space;**
Divisible to 3,867 SF & 4,772 SF
- Upper floors provide private off-campus housing for TCNJ students with on-site management & maintenance
- The Shoppes at Campus Town is an 83,000 SF retail center located on the edge of TCNJ along Route 31
- Direct Access to TCNJ Campus with over 10,000 students, faculty members and staff
- Located less than one mile from Princeton South Corporate Park; Access to Capital Health Systems, Merrill Lynch, and Rider College

Rental Rate: \$26.00/SF NNN

plus all Operating Expenses, Utilities & Janitorial (est. \$10.67/SF)



For more information:

Gerard Fennelly, Harrison Westfall

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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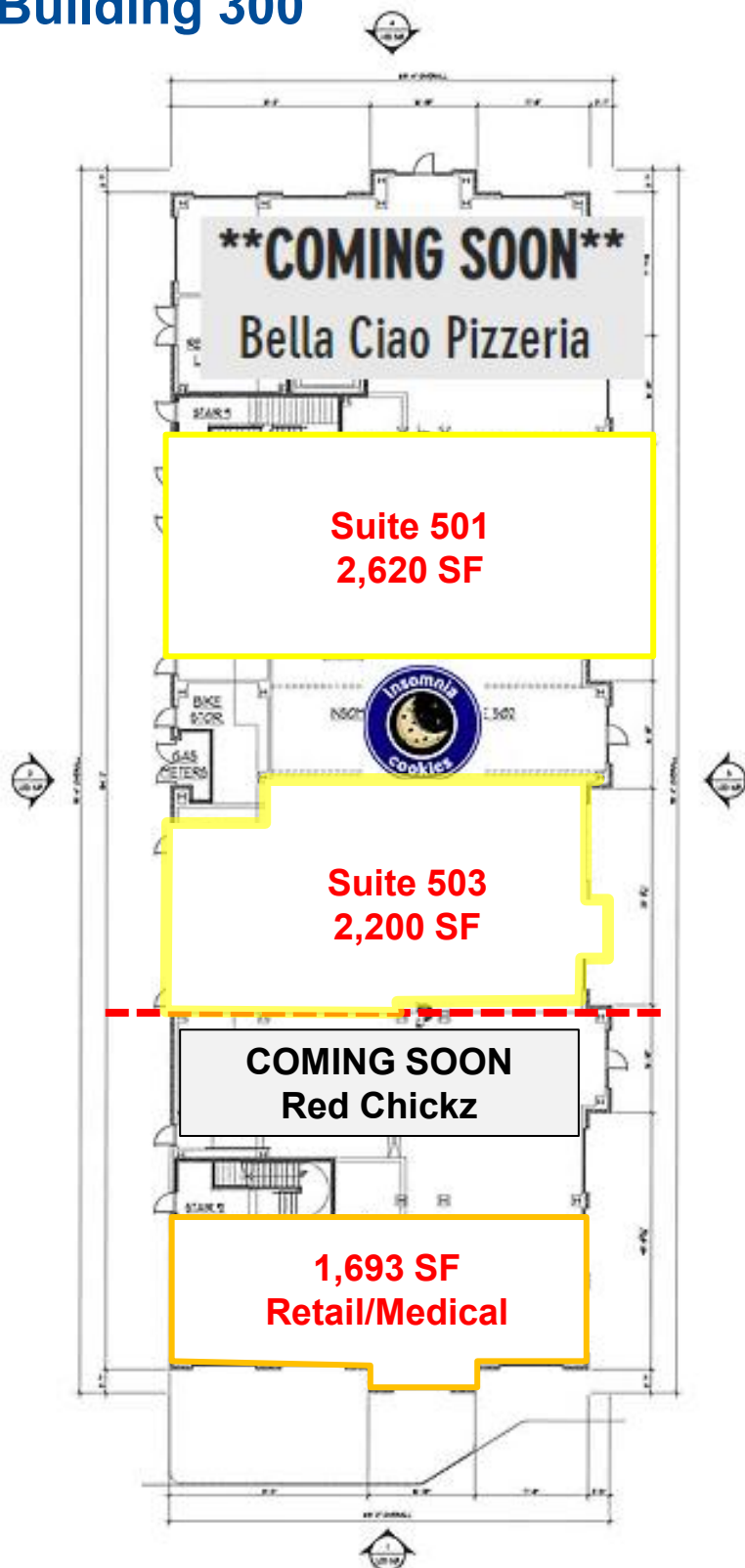
300 Main Boulevard East
Ewing, NJ 08638

For Lease

6,513 SF Retail Space

1,693 SF, 2,620 SF & 2,200 SF Units

Building 300



Demographics:	2 miles	5 miles	10 miles
2024 Population	35,111	209,203	517,993
2024 Households	12,921	76,184	192,054
Total Specified Consumer Spending	\$410.3M	\$2.4B	\$7B
Avg Household Income	\$96,714	\$101,468	\$122,567



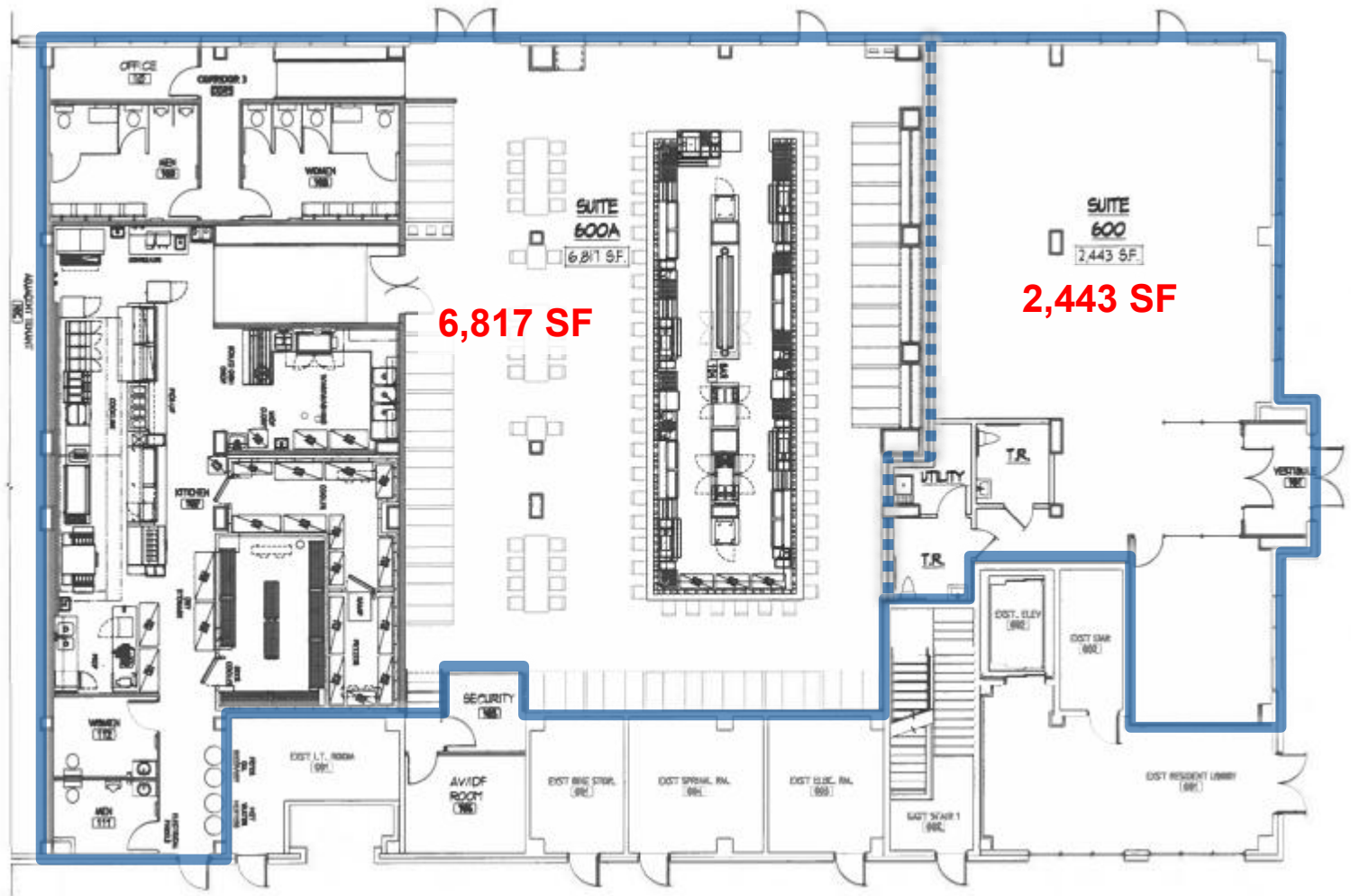
The Shoppes at Campus Town

400 Main Boulevard East
Ewing, NJ 08638

For Lease

9,260 SF Restaurant Space
Divisible to 6,817 SF & 2,443 SF

Building 400



The Shoppes at Campus Town

500 Main Boulevard East

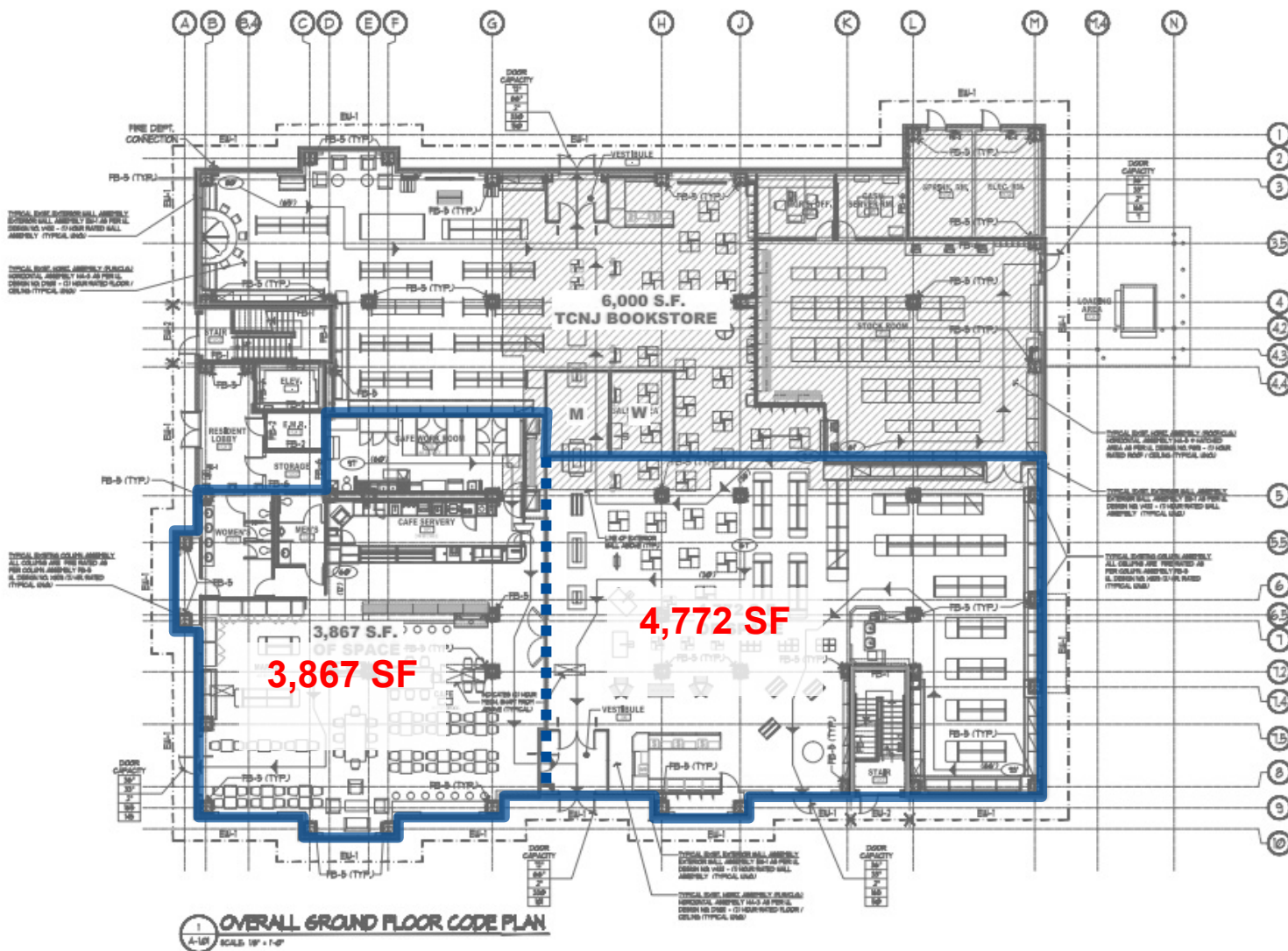
Ewing, NJ 08638

For Lease

8,639 SF Retail Space

Divisible to 3,867 SF & 4,772 SF

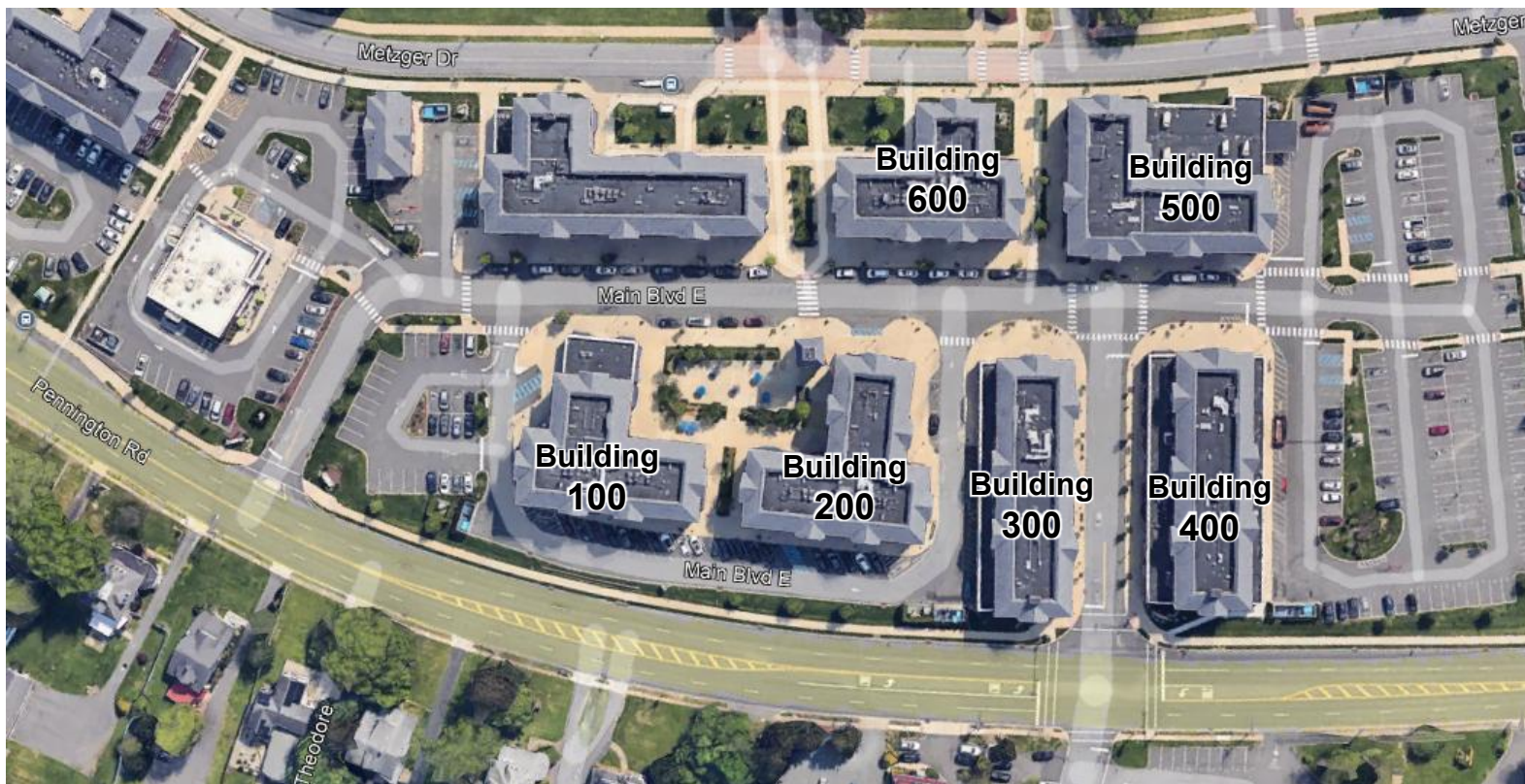
Building 500



For Lease

Retail and Medical Space

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Panera – 900 Lion Road, Campus Town

InFocus Urgent Care – Building 100, suite 100
Blazin J - Building 100, suite 101 – Leaving 1/1/26
Hair Worx – Building 100, suite 102
Crepes & Churros of France - Building 100, Suite 103A
Lady and the Shallot - just opened - Building 100, suite 103B
Building 100, suite 104 – vacant 2,846 sf restaurant space

Redberry Yogurt - Building 200, suite 200A
CAVI Center for Integrated Wellness – Building 200, suite 200B
Spencer Savings Bank – Building 200, suite 201
EmPower Yoga, Building 200, suite 202
Polished Nail Spa – Building 200, suite 203
Verizon – Building 200, suite 204

Bella Ciao Pizzeria - Building 300, suite 500
Building 300, suite 501 – vacant 2,620 sf
Insomnia Cookies - Building 300, suite 502
Building 300, suite 503 – vacant 2,200 sf
Red Chickz (just signed) - Building 300 suite 504
Building 300, suite 505 – vacant 1,693 sf

Building 400, suite 600 – vacant 2,443 sf
Building 400, suite 600A – vacant 6,817 sf
Building 400, Suite 601 – vacant 2,507 SF
Laced by VC – Building 400, suite 602
Jersey Mikes - Building 400, suite 603

Barnes & Noble/TCNJ Bookstore w/ Starbucks –
Building 500 all (until 8/2026)
Building 500, 3,867 vacant as of 8/2026
Building 500, 4,772 vacant as of 8/2026

Teamalaya - Building 600, suite 301
Mexican Mariachi - Building 600, suite 302
Yummy Asian Cuisine - Building 600, suite 303
Frutta Bowls - Building 600, suite 304