

500 AVALON SQUARE

W SQUARED

PRINCETON JUNCTION

West Windsor, New Jersey

OPENING Q1' 2026

574 Apartments & Condominiums
150 Townhomes
135 Assisted Living Units

AVAILABLE
+/- 1,522 - 3,847 SF


AVAILABLE
+/- 4,157 SF



**MONTESSORI
KIDS UNIVERSE**
(COMING SOON)


**NJ TRANSIT
PARKING**

**PRINCETON JUNCTION
TRAIN STATION**
Approximate
4 Minute Walk




**NJ TRANSIT
PARKING**

Retail for Lease - Contact

Gregg Medvin
Ph. 732-724-3962
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DETAILS

Availabilities

Ground Floor Retail

- +/- 1,522-3,847 SF
- +/- 4,157 SF

Market Activators



Market Co-Tenants



Site Description

- The project includes 859 residential units with approximately 18,000 SF of recently constructed retail space - the residential component will consist of 574 apartments & condos, 150 townhomes and 135 senior housing units, with Montessori Kids Universe Daycare signing a lease to join the project
- Princeton Junction Train Station is directly adjacent, serving both NJ Transit's Northeast Corridor, as well as select Amtrak services with over 123,000 annual Amtrak riders and over 4,000 average weekday commuters. The station provides for approximately 4,500 parking spaces.
- The community offers transit-oriented living just a mile from the heart of Carnegie Center, containing over 2.3M SF of first-class office space
- Easily accessible market in close proximity to Routes 295, 195, 1 and the New Jersey Turnpike
- Rare pylon sign availability along Washington Road that is dedicated to retail tenants

Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
1 Mile	8,652	6,861	\$155,758	38.4
3 Mile	38,286	59,916	\$174,468	39.4
5 Mile	121,818	167,664	\$147,037	39.9

SITE PLAN

PYLON SIGN LOCATION

150 Townhomes
(100% Sold Out)

135 Assisted Living Units

574 Apartments & Condominiums

AVAILABLE
+/- 1,522-3,847 SF

AVAILABLE
+/- 4,157 SF



PRINCETON HIGHTSTOWN RD



PRINCETON JUNCTION

Amtrak: 123,612 Annual Riders
NJ Transit: 4,010 Average Weekday Riders
4,494 Total Parking Spaces

MARKET AERIAL

PRINCETON

WEST WINDSOR



PRINCETON UNIVERSITY

1

SRI INTERNATIONAL
600,000 SF

600 & 619 ALEXANDER CENTER
97,447 SF

PRINCETON OVERLOOK
158,180 SF

ALEXANDER RD

WASHINGTON RD
13,989 VPD

WINDSOR GREEN

- WHOLE FOODS MARKET
- Joskey Mikes Subs
- Marshalls
- Staples
- NOTHING BUT CAKES
- education
- Wendy's
- hair cutters
- roots

MARKETFAIR

- Eddie V's
- QDOBA MEXICAN EATS
- BARNES & NOBLE
- LENSCRAFTERS
- BANANA REPUBLIC
- POTTERY BARN
- Marriott west elm
- PSA BANK
- AMC THEATRES
- ON THE BORDER
- P.F. CHANG'S
- Starbucks

Residence INN
BY MARRIOTT

HYATT PLACE

HYATT REGENCY

WELLS FARGO

CARNEGIE CENTER OFFICE PARK
2.3M SF

W SQUARED

MONTESSORI KIDS UNIVERSITY
(COMING SOON)

ELLSWORTH VILLAGE SQUARE

- Dominos
- SUBWAY
- DUNKIN'
- The Bank of Princeton
- JEI Learning Center

PRINCETON ASCEND

- Joskey Mikes
- Princeton
- LIQUORIDA
- Dricks
- Junior
- Everbrook ACADEMY

Wawa

PEPBOYS AUTO

Advance Auto Parts

GODDARD SCHOOL

WINDSOR HAVEN
150 Townhomes

4,494 TOTAL PARKING SPACES

PARC AT PRINCETON JUNCTION
232 Apartments

ENCLAVE AT PRINCETON JUNCTION
51 Townhomes

PROJECT FREEDOM
72 Apartments

PRINCETON JUNCTION

AMTRAK

NJ TRANSIT

Amtrak: 123,612 Annual Riders
NJ Transit: 4,010 Average Weekday Riders
4,494 Total Parking Spaces

7 ELEVEN

WINDSOR PLAZA

- Woo-Ri Mart
- TOUS Les JOURS
- Pi's Pancake house
- INFOCUS
- URGENT CARE
- BANK OF AMERICA
- STOR Arthur Murray
- HANCO mango
- bbq CHICKEN

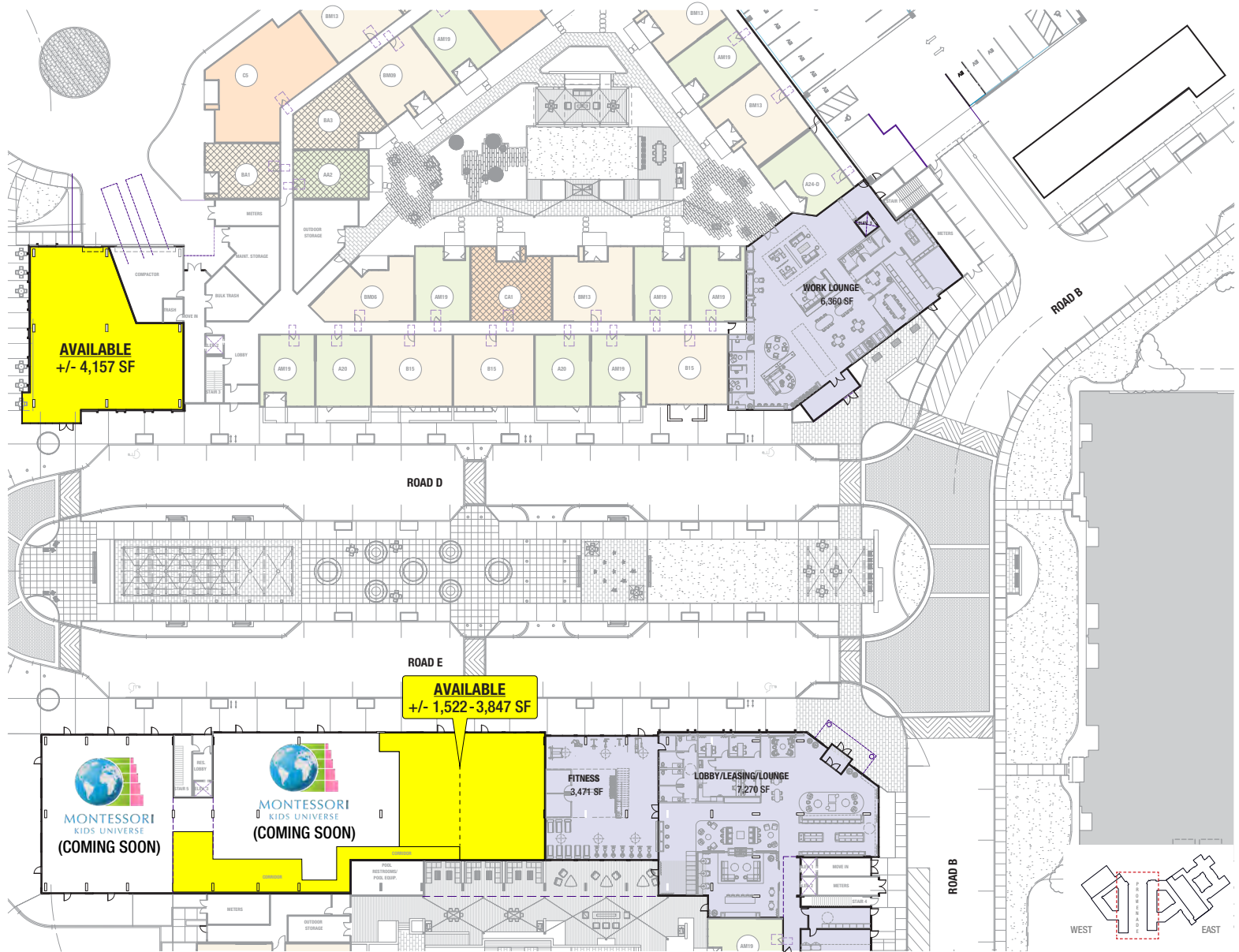
THE SQUARE AT WEST WINDSOR

- TRADER JOE'S
- LOWE'S
- The Container Store
- MATTRESS FIRM
- ETHAN ALLEN
- Fidelity

THE MEWS AT PRINCETON JUNCTION
635 Apartments

WEST WINDSOR HIGH SCHOOL SOUTH
1,626 Students
122 Faculty

LEASING PLAN



KEY	
	AVAILABLE RETAIL
	NON-RESIDENTIAL
	NON RESIDENTIAL (LEASING/AMENITY)
	STUDIO UNIT
	1 BED UNIT
	2 BED UNIT
	3 BED UNIT
	AFFORDABLE UNIT

LIVE VIEW



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