



East Windsor, NJ

Mercer County

Royal Plaza

a foundation for nearly 100 years



Location: ¼ mile South of Princeton-Hightstown Road
510 U.S. Highway 130, East Windsor, NJ

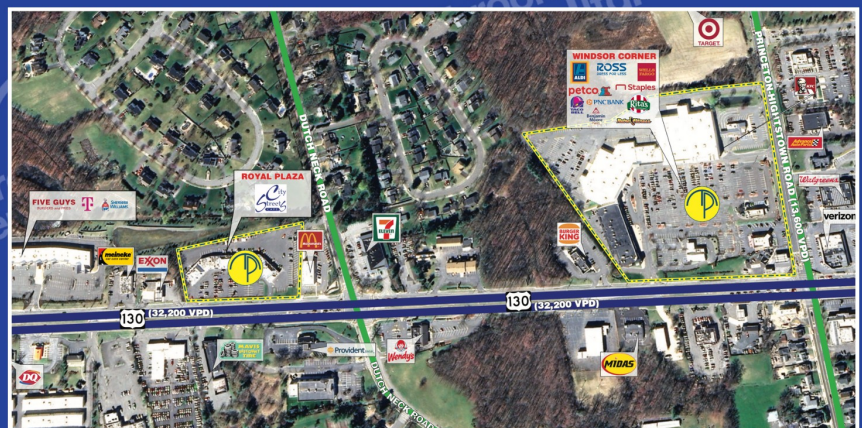
Description: Neighborhood Strip Center

Major Tenants: City Streets Cafe, U.S. Nails

GLA: 25,870 sf ±

Parking: 178 parking spaces

Demographics:	2026	1 Mile	3 Miles	5 Miles
Population		6,162	50,472	121,436
Average HH Income		\$120,432	\$122,964	\$126,802
Total HH		2,807	18,945	45,775
Median Age		45.0	43.2	44.7



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Store.	Tenant	Dimensions	Size
1-2.	Indian Kabob Meat Market	(43'-6" x 50'-0" irr.)	2,000 sqft
3-4.	Indian Restaurant	(35'-6" x 50'-0")	2,000 sqft
5-10.	City Streets Cafe	(136'-6" x 50'-0" irr.)	7,350 sqft
11A.	City Streets Cafe	(20'-0" x 25'-0")	500 sqft
11.	Jewelry	(20'-0" x 25'-0")	500 sqft
12.	Dance Studio	(20'-0" x 50'-0")	1,010 sqft
13.	Garden State Financial & Tax Services	(20'-0" x 50'-0")	1,010 sqft
14.	Flower Shop	(20'-0" x 50'-0")	1,000 sqft
15.	Smoke Zone	(30'-0" x 50'-0" irr.)	1,850 sqft

Store.	Tenant	Dimensions	Size
16.	Beauty Salon	(20'-0" x 50'-0")	1,000 sqft
17.	Chinese Restaurant	(15'-3" x 50'-0")	1,000 sqft
18.	U.S. Nails	(20'-3" x 50'-0")	1,000 sqft
19.	Pizzeria	(21'-8" x 50'-0")	1,000 sqft

Second Floor Office Space

Store.	Tenant	Dimensions	Size
Bldg A.	Offices	(28'-9" x 40'-0" irr.)	1,100 sqft
Bldg B.	Offices	(28'-9" x 78'-9" irr.)	1,850 sqft
B1	Available - 2nd Story Office		1,300 sqft
B2-A	Available - 2nd Story Office		200 sqft
Bldg C.	Day Spa	(28'-9" x 39'-3")	1,200 sqft