

SuperFresh Opening Q1 2018!

PLAINSBORO PLAZA

10 Schalks Crossing at Scudders Mill Road
Plainsboro, New Jersey

Retail, Medical, Office Space Available



Your Sign Here
1,655 sf

3

MILE RADIUS

39,277

Overall Population

47,695

Employee Population

\$157,437

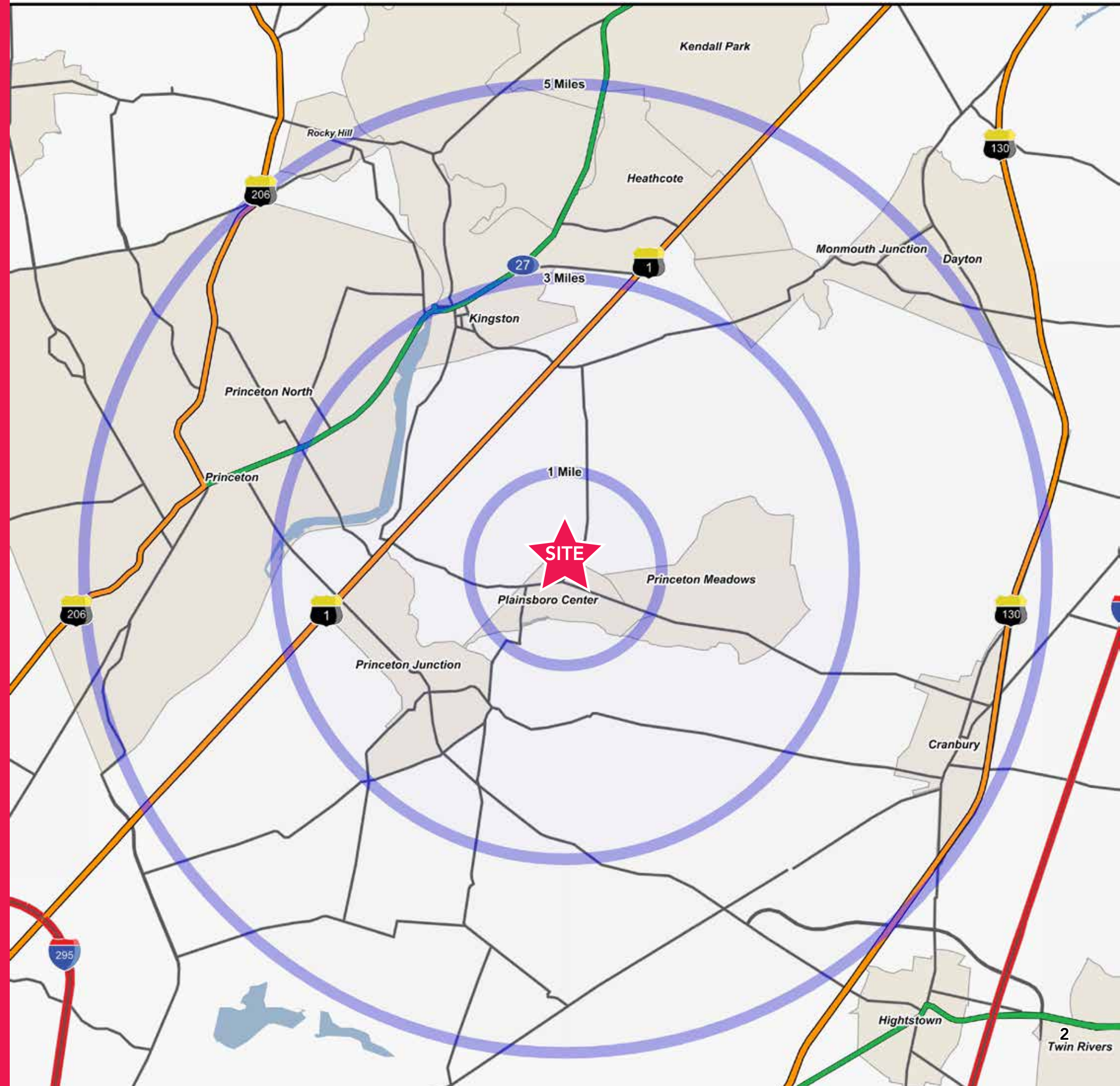
Average HHI

74%

Bachelor's Degree or Higher









37.4%

Annual HHI of \$100k+

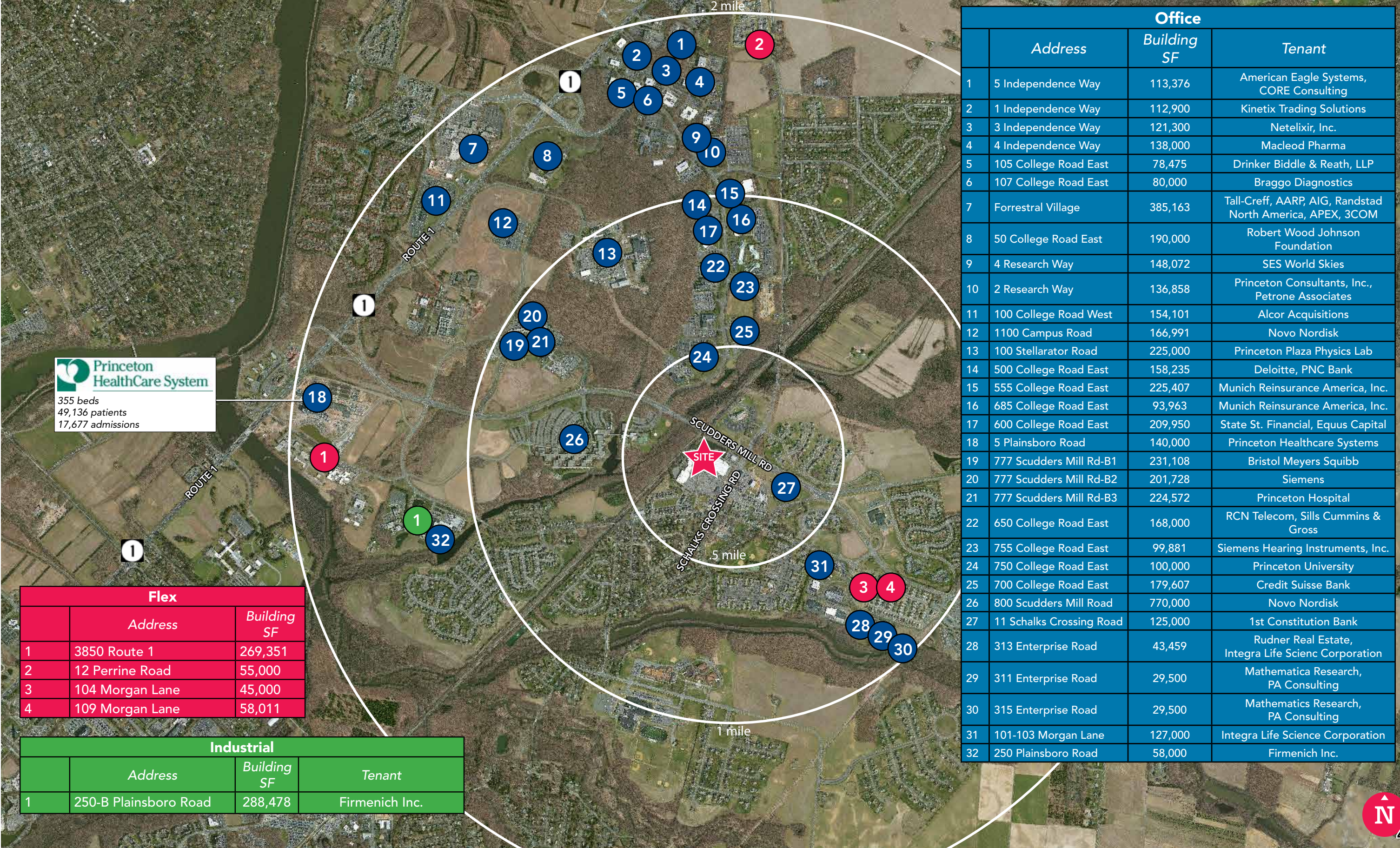


PLAINSBORO PLAZA
10 Schalks Crossing at Scudders Mill Road
Plainsboro, New Jersey



Space Available	1,400 - 25,000 sf
Asking Rent	Upon Request
NNN	\$5.50 psf
GLA	220,000 sf
Possession	Immediate
Co-Tenants	<div><div> COMING SOON!</div><div> NOW OPEN!</div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Comments	<ul style="list-style-type: none">• Grocery anchor SuperFresh (Coming Soon!) and Dollar Tree (Now Open!)• Large, growing daytime population with proximity to major corporations such as: Princeton Medical Center, Bristol-Meyers Squibb, Nova Nordisk• Premier retail space in the Township's largest shopping center• Up to 25,000 +/- Junior Anchor space available, which can be subdivided to suit a variety of retail & medical uses• Located at the high volume intersection of Schalks Crossing & Scudders Mill Road• Traffic Light Intersection

Strong Daytime Population





Princeton Alliance Church

Sunday Attendance in
2016 - 1,716 people



Pylon Signage

22,516 AADT

SCUDDERS MILL ROAD



9,007 sf
25' Ceiling Heights

Dentist
Jewelers
Lotus Garden
Italian Rest.
2,350 sf
Dry cleaners
2,000 sf
3,000 sf
Liquor store

Former
Dunkin' Donuts

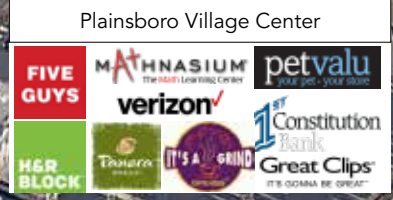
22,178 sf

2,000 sf
Bagel Place
Indian Hut
Podiatrist
Math Genie
2,000 sf
Allied Vision
1,400 sf
Champion MMA
11,500 sf

17,466 sf
20' Ceiling Heights
Coming Soon!



The UPS Store
Mexican Restaurant
Art & Nails
Indus-American Bank
1,655 sf
DUNKIN' DONUTS



Plainsboro Village Center

Plainsboro Village Center - residential

- 12 townhouses
- 11 single-family homes
- 8 apartments



SCHALKS CROSSING ROAD



Unit	SF	Tenant
100A	10,400	Lightbridge Academy
100Ai	9,007	AVAILABLE
100B	22,067	Planet Fitness
100C	8,823	Dollar Tree
6	5,000	Liquor Store
10	3,000	AVAILABLE
15	2,000	AVAILABLE
7	2,000	Dry Cleaners
4	1,650	Mod Salon
16	2,350	AVAILABLE (Former Restaurant)
19	4,380	Italian Restaurant
13	3,680	Lotus Garden
8	1,600	Jewelers
11	2,600	Dentist
12	22,178	AVAILABLE
23	2,000	AVAILABLE
3	1,600	Bagel Place
14	3,000	Flavor of India
20	1,000	Podiatrist
21	2,011	Math Genie
2	2,000	Allied Vision
18	1,400	AVAILABLE
26	2,600	Champion MMA
5	11,500	AVAILABLE
1B	17,466	AVAILABLE
1A	43,605	SuperFresh - Coming Soon!
101	4,444	Indus American Bank
201	1,533	Supercuts
301A	1,655	AVAILABLE
301B	1,489	Dunkin' Donuts
301C	1,488	Mexican Restaurant
501A	1,185	The UPS Store
601	2,436	Art & Nails
701	3,857	McDonald's





Consumer Profiles



Enterprising Professionals

- Well-educated professionals climbing the ladder in STEM occupations; more than half have a bachelor's degree or higher
- A diverse population, with Asians making up more than one-fifth the population
- Buy name-brand & trendy clothes online
- Strive to stay youthful & healthy; eat organic & natural foods, run and do yoga
- A young market makes over 1.5 times more income than the US median



Starbucks



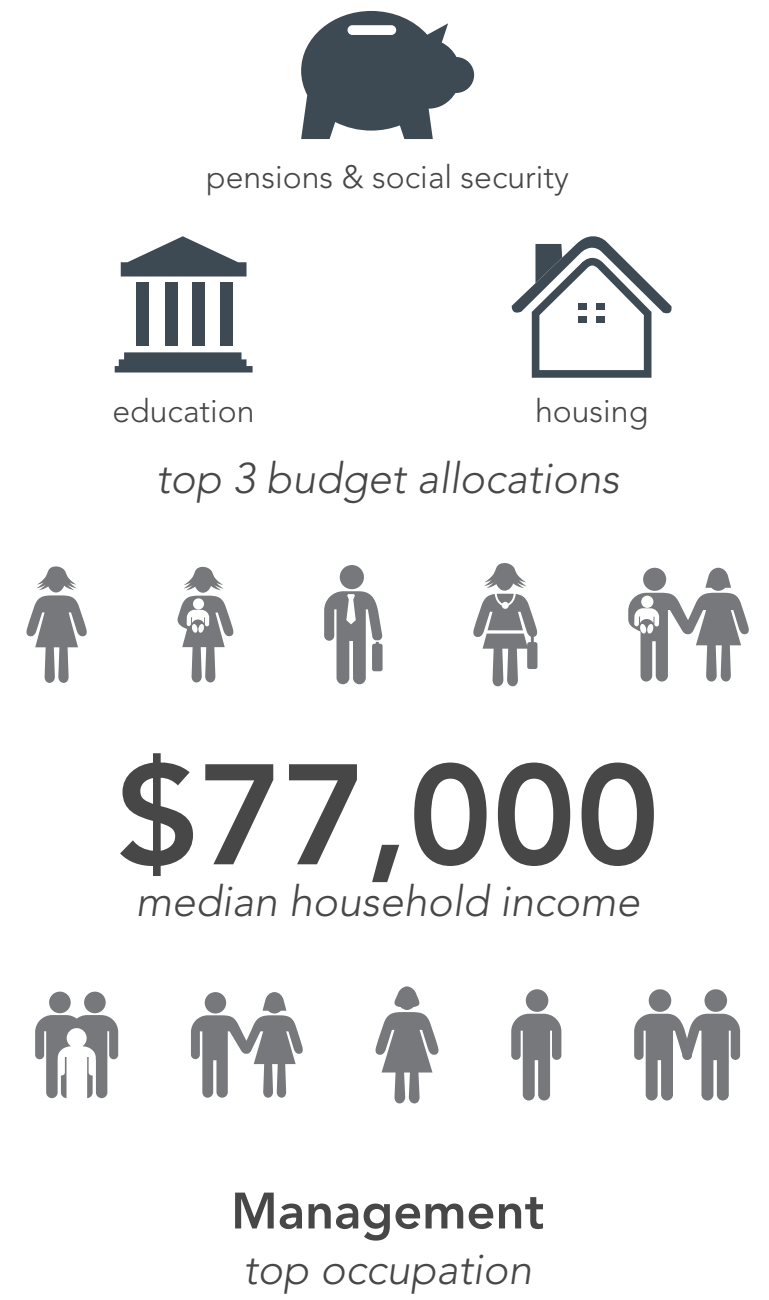
Target



Tide Dry Cleaners



Athleta



Professional Pride



- 64% college educated; 34% with a bachelor's degree or higher
- Many couples have transitioned to empty nesters
- Prefer fashion that is classic and timeless as opposed to trendy
- Residents spend their spare time participating in a variety of sports or watching movies
- Enjoy outdoor gardening, going to the beach, theme parks, museums, and rock concerts



Woodhouse Spa



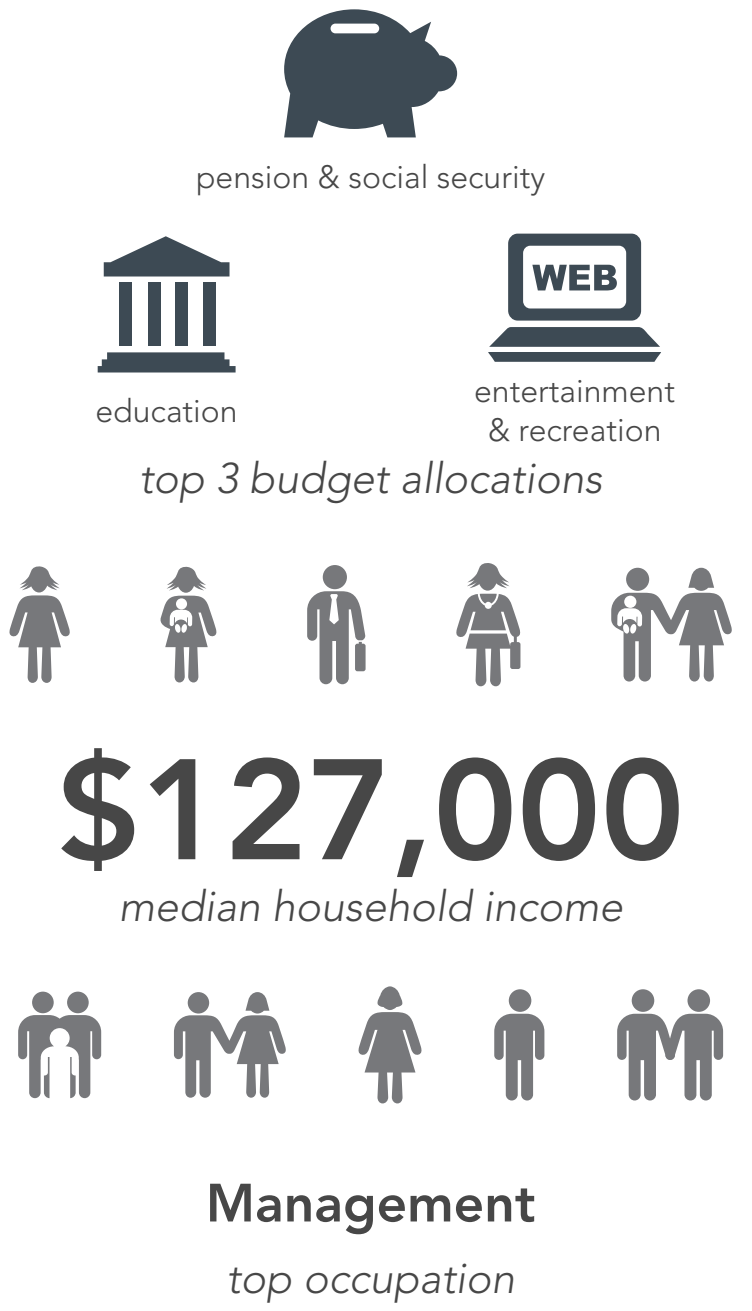
Bloomingdales



The Capital Grille



Apple



Consumer Profiles



- Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city
- Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology
- Enjoy shopping at Trader Joe's and Whole Foods for groceries; partial to organic foods
- Participate in leisure activities including yoga and Pilates
- Shop for clothes at Banana Republic, the Gap, and Nordstrom



Whole Foods



The Gap



Yoga



Apple



food



education



housing

top 3 budget allocations



\$52,000

median household income



Management
top occupation

	1 mile radius	3 mile radius	5 mile radius
Population			
2017 Estimated Population	4,945	39,277	114,633
2022 Projected Population	5,117	40,329	116,215
2010 Census Population	4,788	37,456	108,786
2000 Census Population	4,157	34,046	98,551
2017 Median Age	37.9	38.7	39
Households			
2017 Estimated Households	1,917	15,388	42,474
2022 Projected Households	2,006	16,066	43,957
2010 Census Households	1,863	14,642	39,949
2000 Census Households	1,660	13,641	35,392
Projected Annual Growth 2017 to 2022	0.9%	0.9%	0.7%
Historical Annual Growth 2000 to 2017	0.9%	0.8%	1.2%
Households by Race			
2017 Estimated White	31.9%	45.4%	52.1%
2017 Estimated Black or African American	6.5%	7.3%	7.6%
2017 Estimated American Indian & Native Alaskan	0.3%	0.2%	0.2%
2017 Estimated Asian & Pacific Islander	58.3%	43.3%	35.2%
2017 Estimated Other Races	3.0%	3.8%	4.9%
2017 Estimated Hispanic	5.7%	6.4%	8.0%
Income			
2017 Estimated Average Household Income	\$136,507	\$157,437	\$159,520
2017 Estimated Median Household Income	\$130,125	\$138,686	\$132,659
2017 Estimated Per Capita Income	\$52,922	\$61,721	\$59,278
Education (Age 25+)			
2017 High School Graduate	8.4%	9.8%	11.2%
2017 Some College	9.0%	8.0%	9.3%
2017 Associates Degree Only	3.8%	3.9%	4.4%
2017 Bachelors Degree Only	32.6%	32.3%	31.5%
2017 Graduate Degree	42.7%	41.7%	39.3%
Business			
Number of Businesses	178	2,019	6,456
Total Number of Employees	5,699	47,695	171,759

EXCLUSIVE REPRESENTATION



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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New Jersey has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

