

## “Downtown Robbinsville”

Route 33 and Robbinsville Edinburg Road, Robbinsville, New Jersey

### Availabilities

- +/- 972 SF
- +/- 1,063 SF
- +/- 2,082 SF
- +/- 6,277 SF (Former Restaurant w/ Liquor License)

### Co-Tenants

- Capital Health
- De Lorenzo's Tomato Pies
- Dolce & Clemente's Italian Market
- H&R Block
- LabCorp
- The Malvern School
- Penn Medicine Princeton Health
- Rite Aid
- Starbucks
- Tacorito

### Traffic Counts

- 19,068 VPD

### Demographics

Radius	Residential Population	Daytime Population	Median HH Income
1 Mile	7,704	7,983	\$132,536
3 Mile	36,894	43,171	\$115,588
5 Mile	102,156	103,015	\$100,593

### Retail for Lease - Contact

Jason Pierson  
Ph. 732-707-6902  
jason@piersonre.com

Gregg Medvin  
Ph. 732-724-3962  
gregg@piersonre.com

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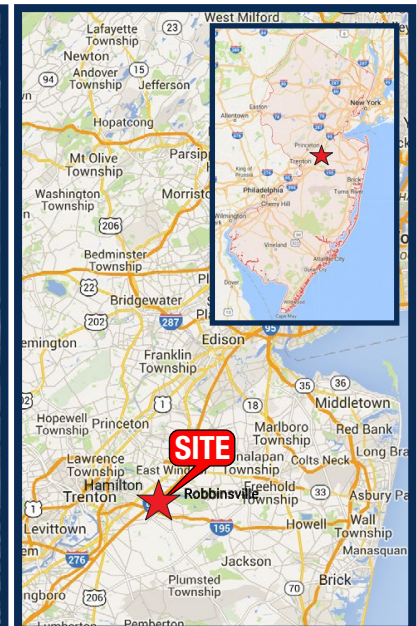
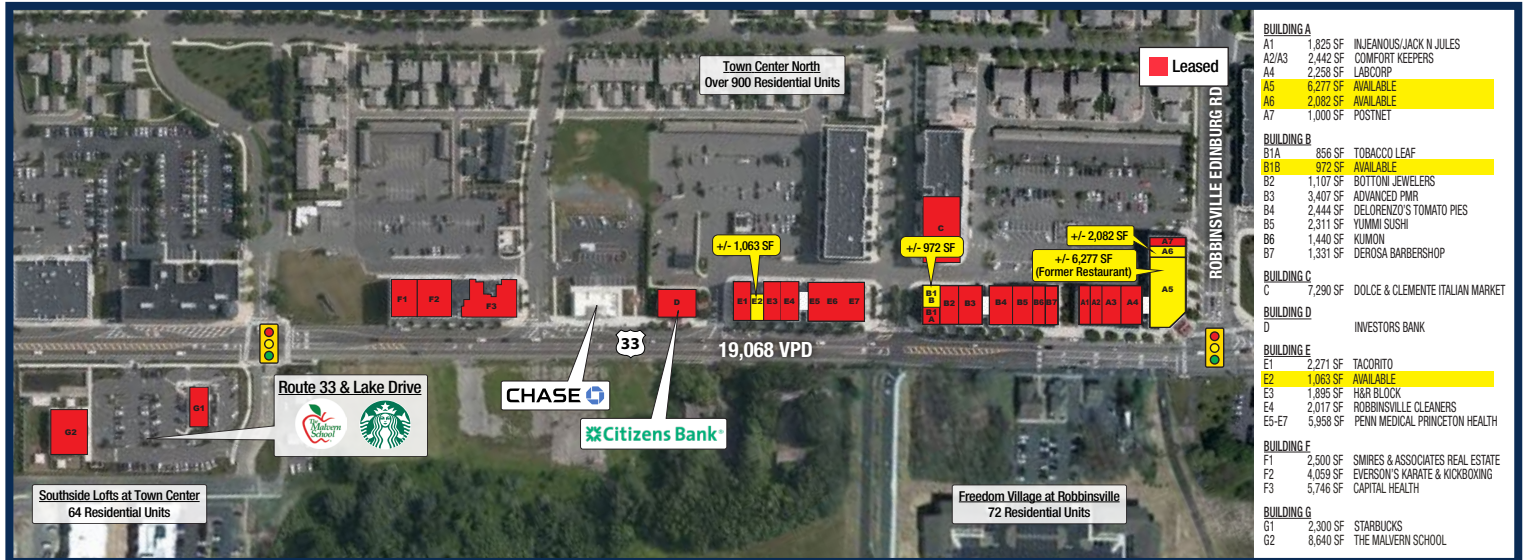


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## Site Description

- Mixed-use residential and retail development in Robbinsville's exciting downtown consisting of over 900 residential units and over 220,000 SF of retail and office space
- Prominent visibility/frontage situated on Route 33 at signalized intersections with back-access to residential community
- Situated in the heart of Robbinsville's residential and commercial zone
- En route to New Jersey Turnpike, I-195 and Route 130



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