

Now Leasing Phase 2A -
Anticipated Delivery Q4'26



Village Walk at Montgomery

1320-1360 Route 206, Montgomery

Co-Tenants

- AT&T
- Jersey Mike's Subs
- PJ's Pancake House (Coming Soon)
- The UPS Store
- Falco Bar & Kitchen (Coming Soon)
- Mooyah Burger
- PopUp Bagels (Coming Soon)
- Verizon
- Hand & Stone Spa
- Orangetheory Fitness
- Starbucks
- Wells Fargo

Availabilities

PHASE 1A	PHASE 1B - PAD BUILDINGS	PHASE 2A	PHASE 2B (MIXED USE)
• Fully Leased	• Fully Leased	• PopUp Bagels (Coming Soon) • +/- 6,837 SF (Divisible)	• +/- 8,672 SF (Divisible) • +/- 12,298 SF (Divisible)

Traffic Counts

- 21,910 VPD

Demographics

Radius	Population	Median HH Income	Total Daytime Population
1 Mile	5,008	\$200,668	7,796
3 Mile	22,572	\$209,807	28,995
5 Mile	81,582	\$193,849	105,589

Retail for Lease - Contact

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Site Description

- Redevelopment of Village Shopper Shopping Center to a mixed-use development consisting of approximately 52 residential units and approximately 54,000 SF of retail as well as being adjacent to The Village Shoppes, a 38,000 SF project by the same developer
- The retail will adjoin new residential developments with approximately 365 single-family homes, townhomes, condominiums and active-adult homes behind the project that will have access via a shared roadway
- Located in the heart of Montgomery Township's Master Plan for the redevelopment of the "Downtown" shopping district, the site is situated along Route 206, the main thoroughfare for southern Somerset townships, leading into downtown Princeton a few miles to the south
- Situated at a signalized intersection with Montgomery Center, a ShopRite anchored center
- The project will also have access to a shared traffic signal on Route 518



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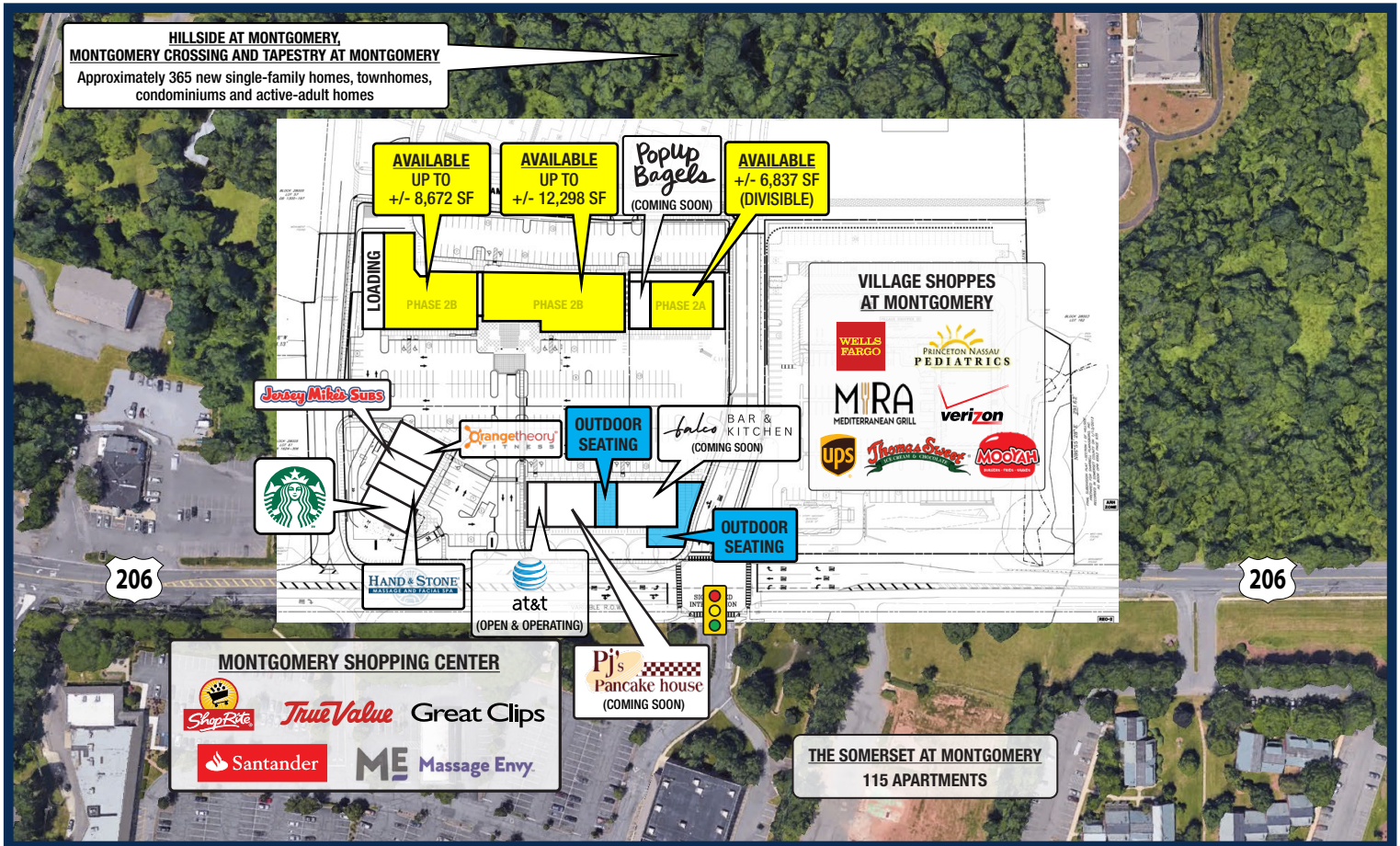
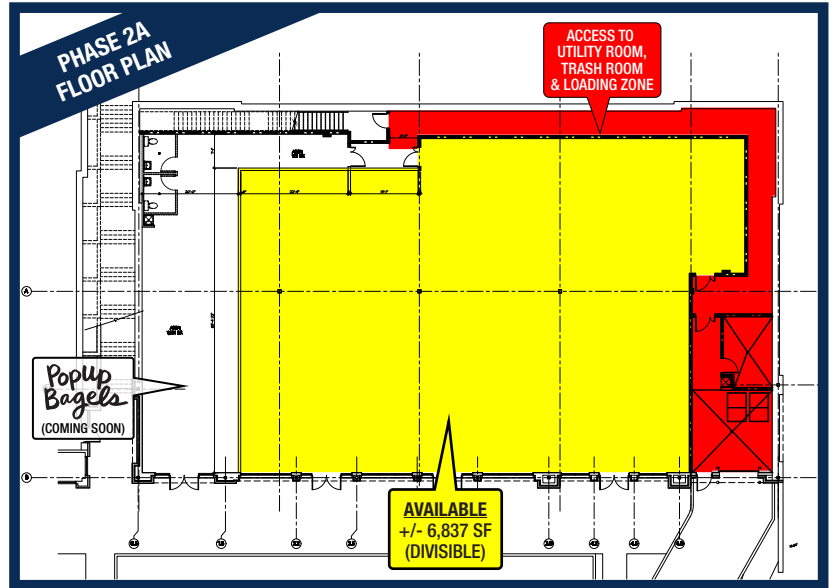
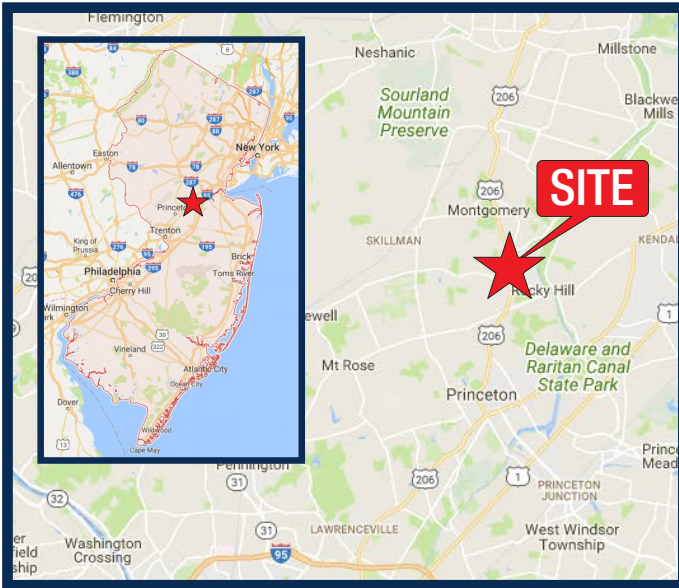
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