

**NEW DEVELOPMENT -
Now Leasing Phase II**



**HILLSIDE AT MONTGOMERY,
MONTGOMERY CROSSING AND TAPESTRY AT MONTGOMERY**
Approximately 365 new single-family homes, townhomes,
condominiums and active-adult homes

APPROXIMATELY
52 APARTMENTS

Jersey Mike's Subs



HAND & STONE
RESTAURANT AND SPA

Orangetheory

at&t
(Coming Soon)

Pj's
Pancake house
(Coming Soon)

OUTDOOR
SEATING

PHASE 2

OUTDOOR
SEATING

MONTGOMERY SHOPPING CENTER
ShopRite True Value Great Clips
Santander ME Massage Envy

21,910 VPD



Village Walk at Montgomery

1320-1360 Route 206, Montgomery

Co-Tenants

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

Availabilities

PHASE 1

- Fully Leased

PHASE 2 - PAD BUILDINGS

- Fully Leased
- +/- 5,277 SF (Divisible)

PHASE 2

- +/- 9,995 SF (Divisible)

PHASE 3

- +/- 8,672 SF (Divisible)
- +/- 12,298 SF (Divisible)

Traffic Counts

- 21,910 VPD

Demographics

Radius	Population	Median HH Income	Daytime Population
1 Mile	3,580	\$129,850	6,685
3 Mile	20,682	\$148,384	28,712
5 Mile	80,386	\$131,374	98,609

Retail for Lease - Contact

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



Village Walk at Montgomery

1320-1360 Route 206, Montgomery

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 recent 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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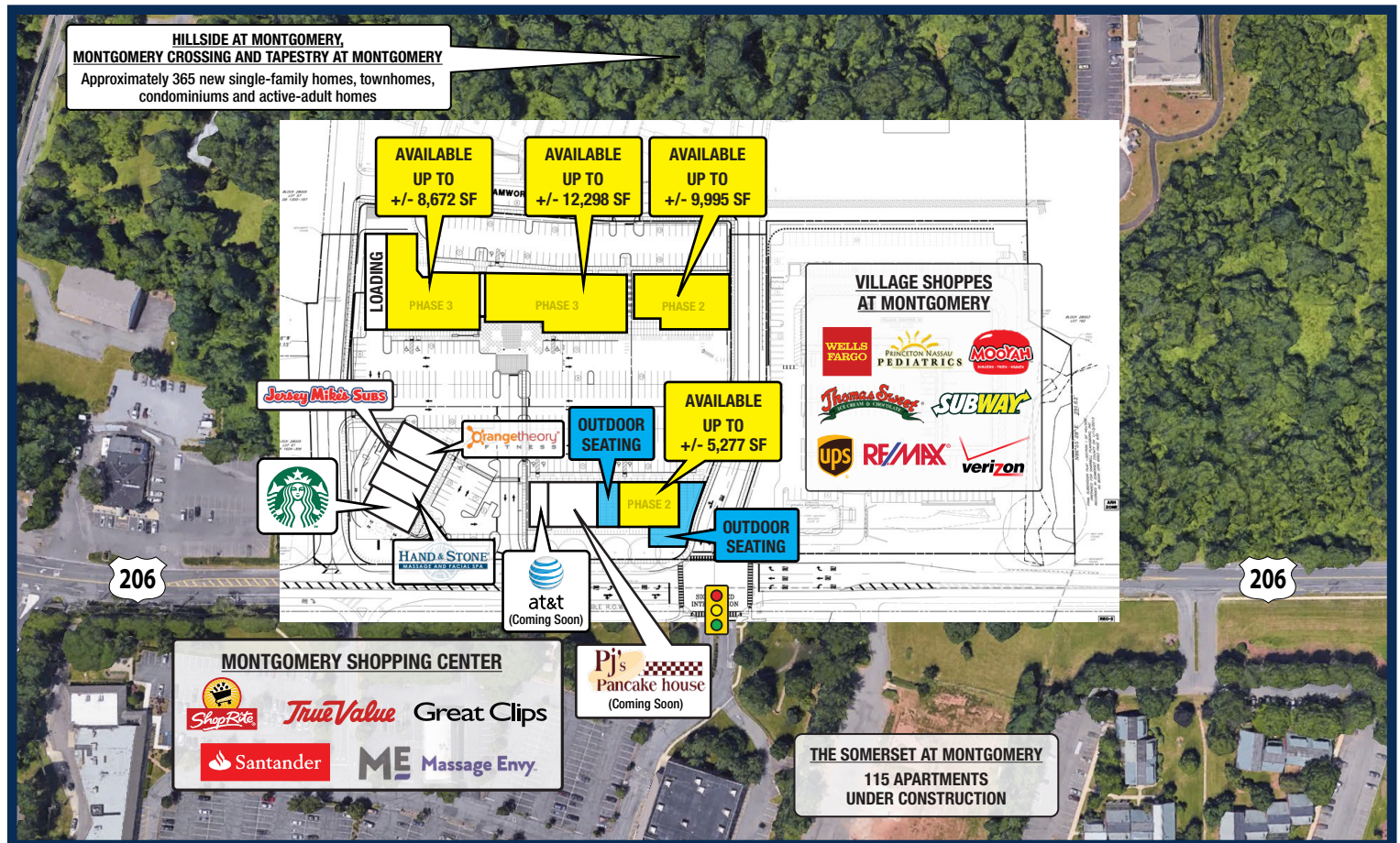
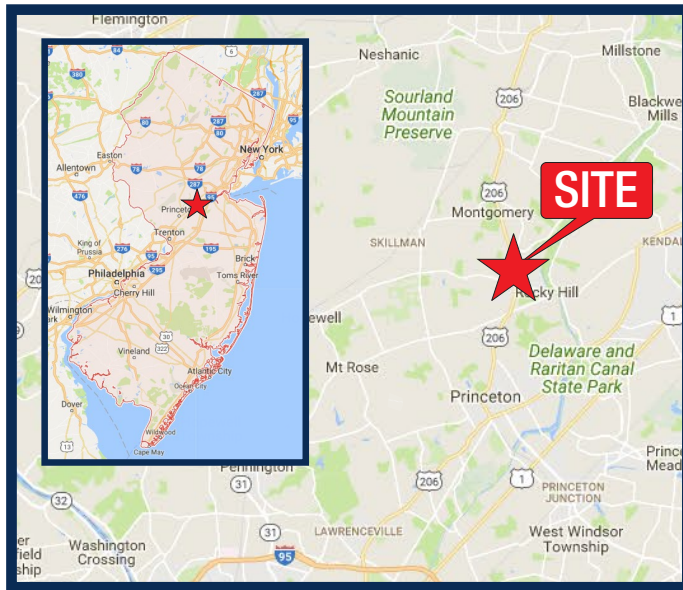
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