

# Capitol Plaza

1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

**LEVIN**  
MANAGEMENT



**2.1M** visits annually\*  
**7.86** visit frequency\*  
**47 min** avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

5,849 SF; 8,096 SF, 2,617 - Second Floor Office

## Property Highlights

- 354,993-square-foot community center – anchored by Forman Mills, American Furniture and Marshalls – draws 2.1 million visitors per year\*
- Ranked in top 3 shopping centers within 5 miles
- Located at the intersection of heavily traveled Route 206/Princeton Avenue and N. Olden Avenue
- Recent leasing activity: America's Best Contacts & Eyeglasses is now open! Duck Duck Tooth Pediatric Dentistry is coming soon!
- Built-in shopper traffic from onsite office component, including Jersey College School of Nursing
- Proximate to Route 1 and I-287
- **5% commission up to 15K SF for co-brokers**

## Retailers



## Average Daily Traffic

**14,681** N Olden Avenue  
**13,310** Spruce Street  
**9,378** Princeton Avenue  
**48,156** Route 1

## Demographics

3-mile radius



**160,677**  
POPULATION



**55,574**  
HOUSEHOLDS



**\$102,653**  
AVERAGE HH INCOME



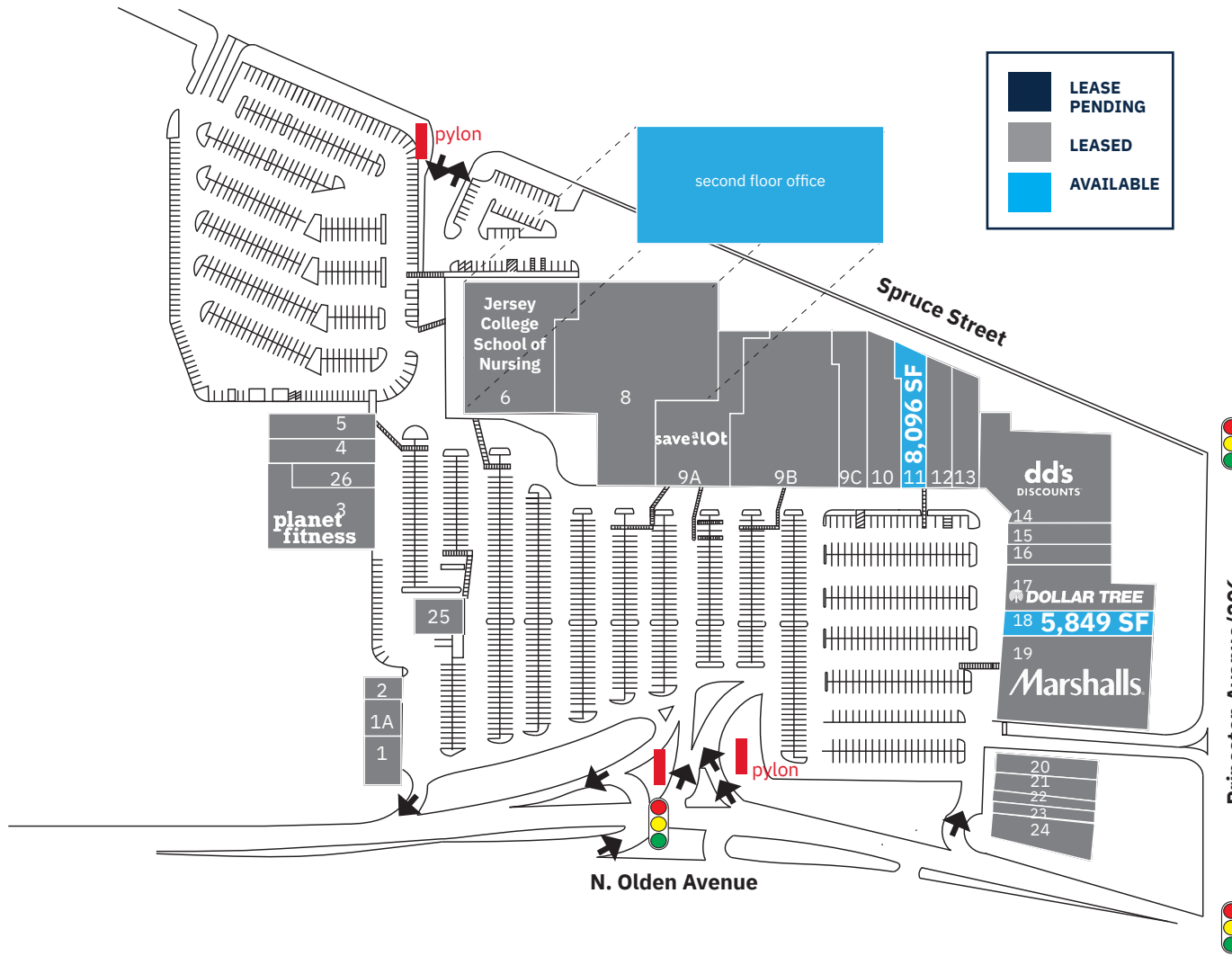
**85,904**  
DAYTIME POPULATION

Source: sitesusa.com

# Capitol Plaza

1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

## SITE PLAN



## TENANT ROSTER

## SF

1	U.S. Armed Forces Career	3,809
1A	Wing Stop	2,197
2	GNC	1,320
3	Planet Fitness	17,380
4	Duck Duck Tooth Pediatric Dentistry	3,918
5	Victorian Beauty Supply	4,598
6	Jersey College School of Nursing	30,543
8	Forman Mills	43,657
9A	Save A Lot	17,584
9B	American Furniture	24,983
9C	Harbor Freight Tools	15,619
10	Rainbow	7,872
11	Available	8,096
12	Ashley Stewart	5,240
13	Buy Rite Liquor	6,000
14	dd's Discounts	20,257
15	America's Best	3,600
16	Foot Locker	3,600
17	Dollar Tree	13,810
18	Available	5,849
19	Marshalls	24,116
20	Laundromat	3,175
21	Rent-A-Center	4,200
22	LA Nails	2,159
23	Chinese Restaurant	2,540
24	Snipes	5,080
25	Bank of America	3,120
26	Pork Chop's BBQ	2,696
	Available - Second Floor Office	2,617



# Capitol Plaza

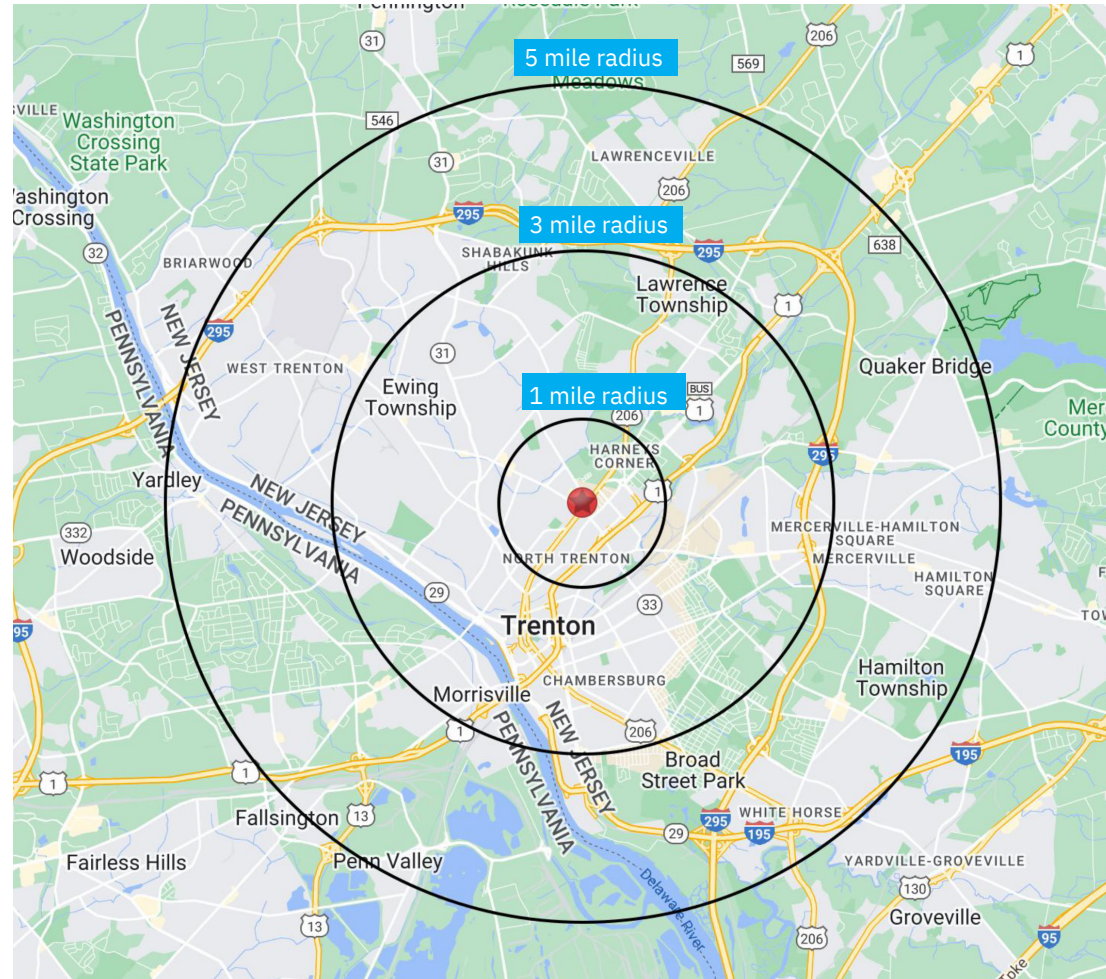
1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

**LEVIN**  
MANAGEMENT

## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,404	160,677	256,335
Households	5,956	55,574	94,609
Average Household Income	\$72,279	\$102,653	\$122,345
Projected Average Household Income (2028)	\$85,164	\$118,981	\$140,648
Median Household Income	\$60,594	\$77,328	\$94,297
Total Businesses	772	4,977	9,026
Total Employees	9,726	68,606	122,498
Daytime Population	11,232	85,904	157,669
Total Annual Household Expenditure	\$346.9 M	\$3.97 B	\$7.69 B
HH Income \$200K or more	401	5,973	13,610
College Degree + (Bachelor Degree or Higher)	2,533	28,434	63,377

Source: sitesusa.com

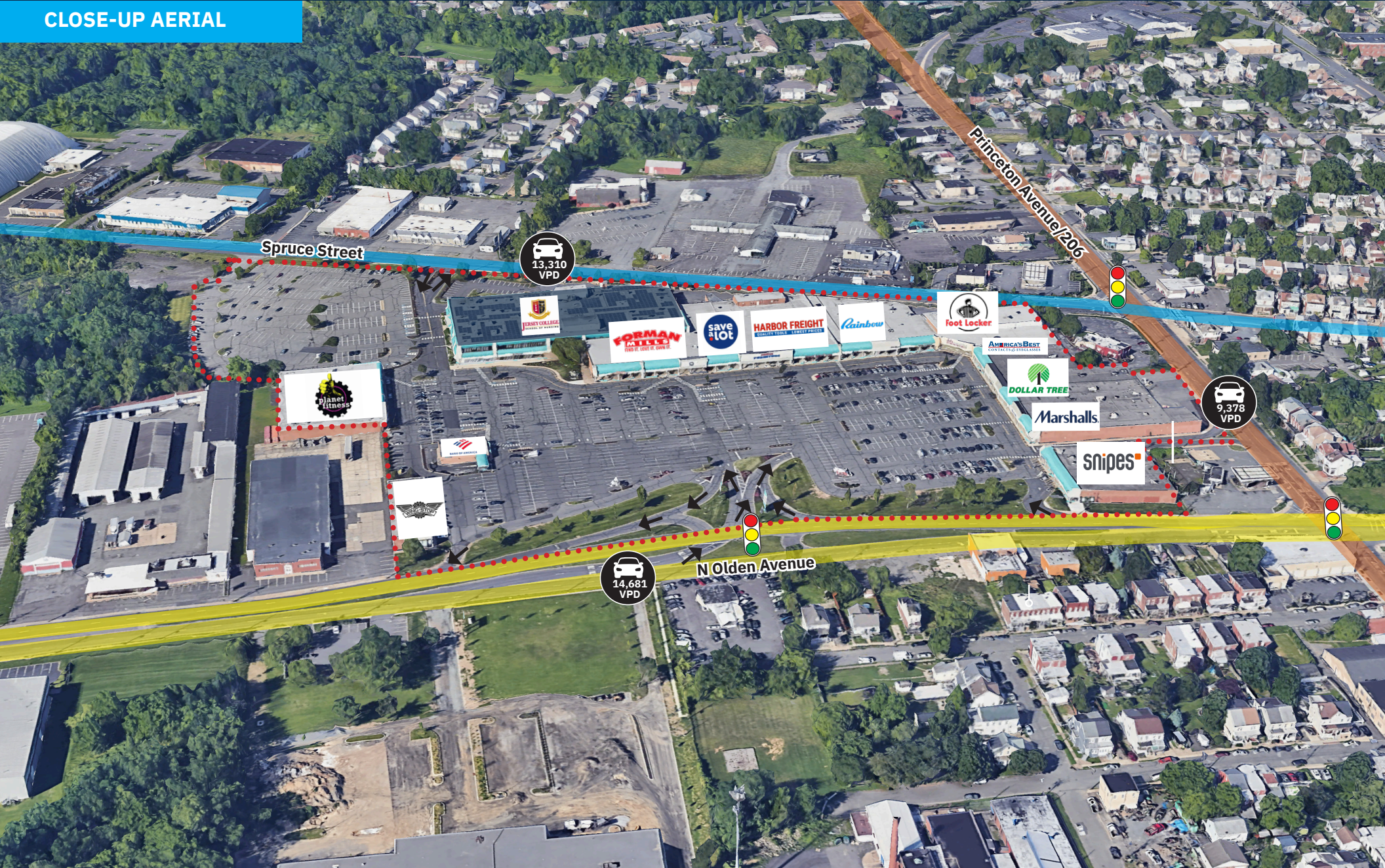




1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

**LEVIN**  
MANAGEMENT

## CLOSE-UP AERIAL





# Capitol Plaza

1500-1560 NORTH OLDEN AVENUE | EWING TOWNSHIP, NJ 08638

**LEVIN**  
MANAGEMENT

## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

**FRED YOUNKIN**

**Leasing Representative**

**t. 908.226.5288 m. 484.612.2532**

**fyoungkin@levinmgt.com**



### **Main Office**

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

**levinmgt.com | 70 YEARS**