

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



168,370
POPULATION



59,691
HOUSEHOLDS



\$96,117
AVERAGE HH INCOME



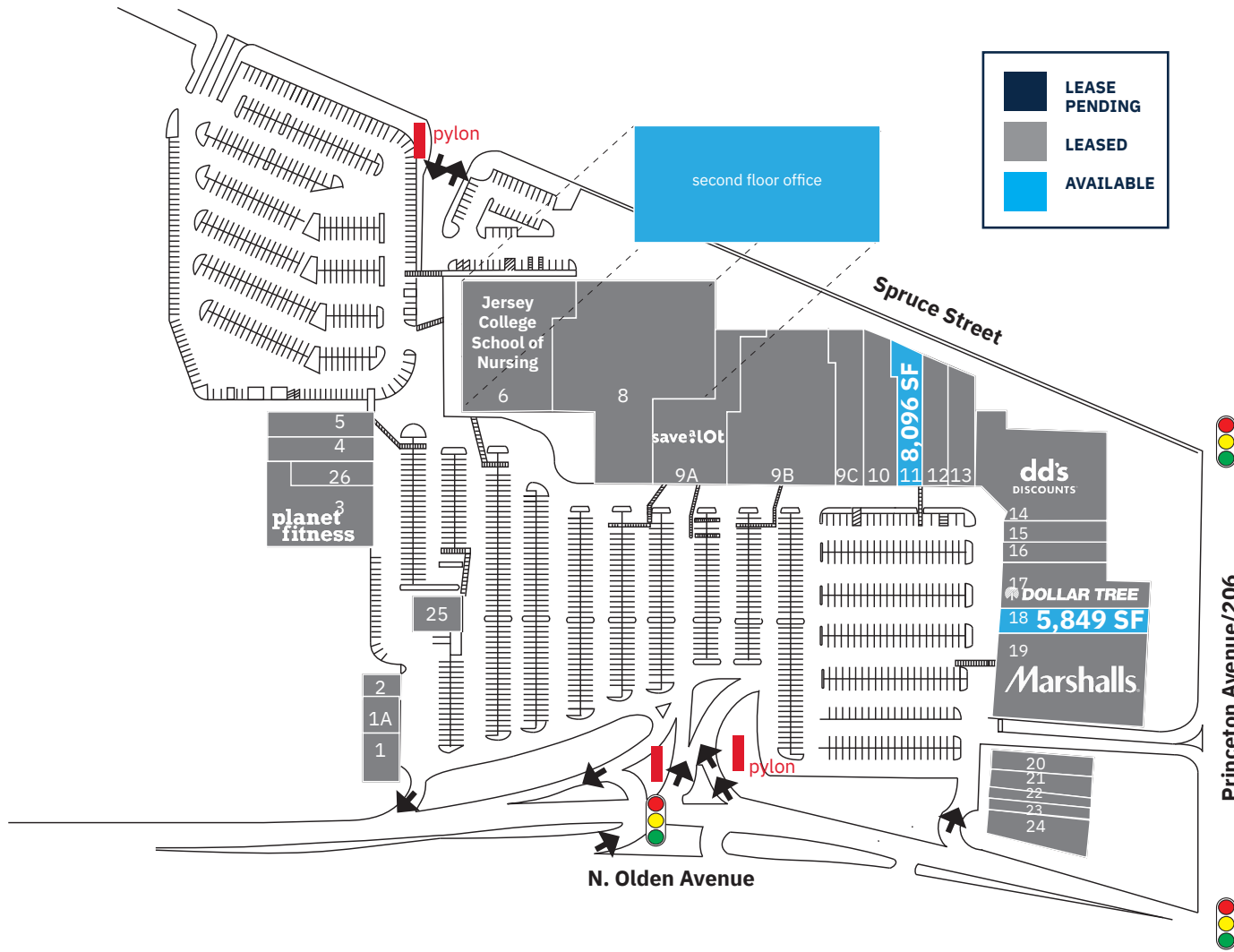
160,325
DAYTIME POPULATION

Source: sitesusa.com

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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

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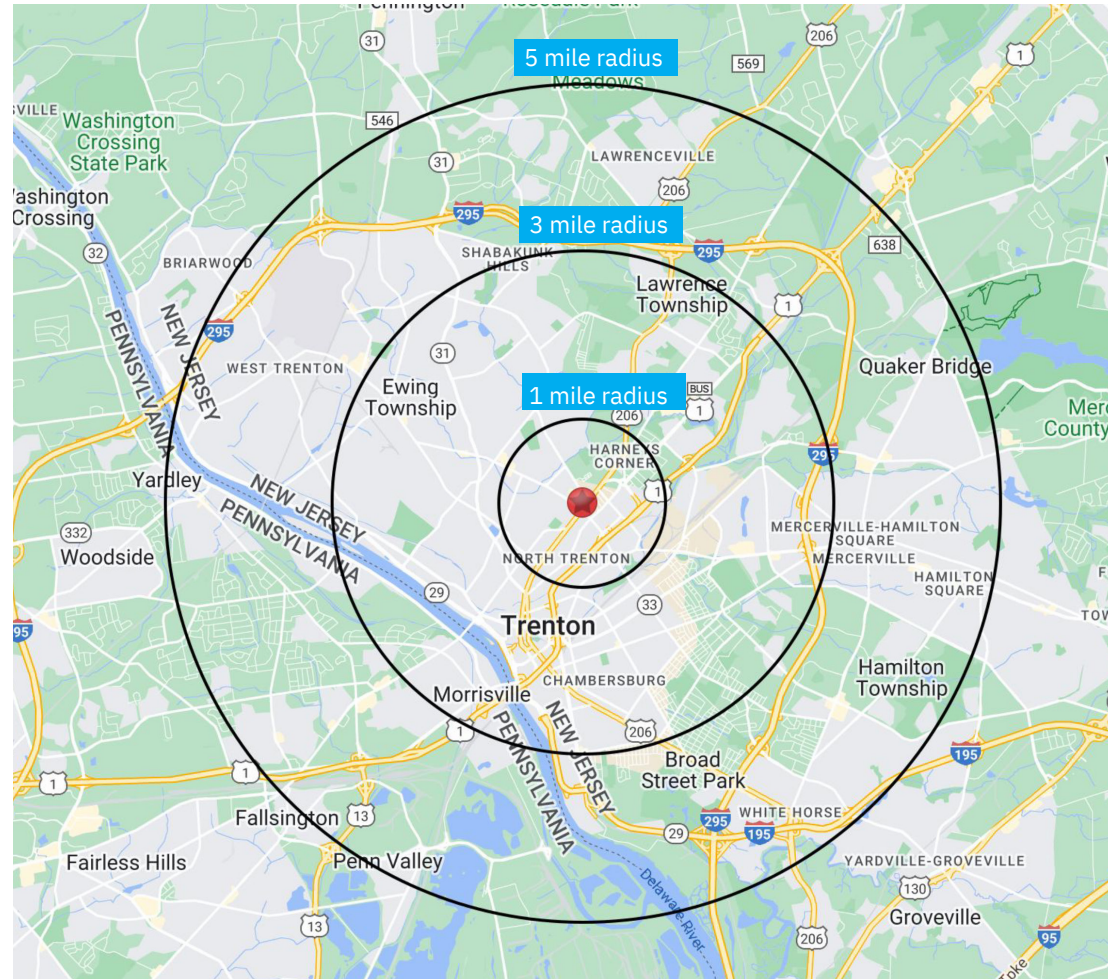
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,453	168,370	266,278
Households	6,160	59,691	99,641
Average Household Income	\$72,006	\$96,117	\$116,685
Projected Average Household Income (2030)	\$75,004	\$94,983	\$114,875
Median Household Income	\$53,294	\$74,721	\$94,641
Total Businesses	882	5,181	9,374
Total Employees	10,400	67,995	122,739
Daytime Population	16,628	160,325	249,428
Total Annual Household Expenditure	\$517.14 M	\$5.77 B	\$10.77 B
HH Income \$200K or more	272	5,694	14,319
College Degree + (Bachelor Degree or Higher)	2,622	30,442	65,951

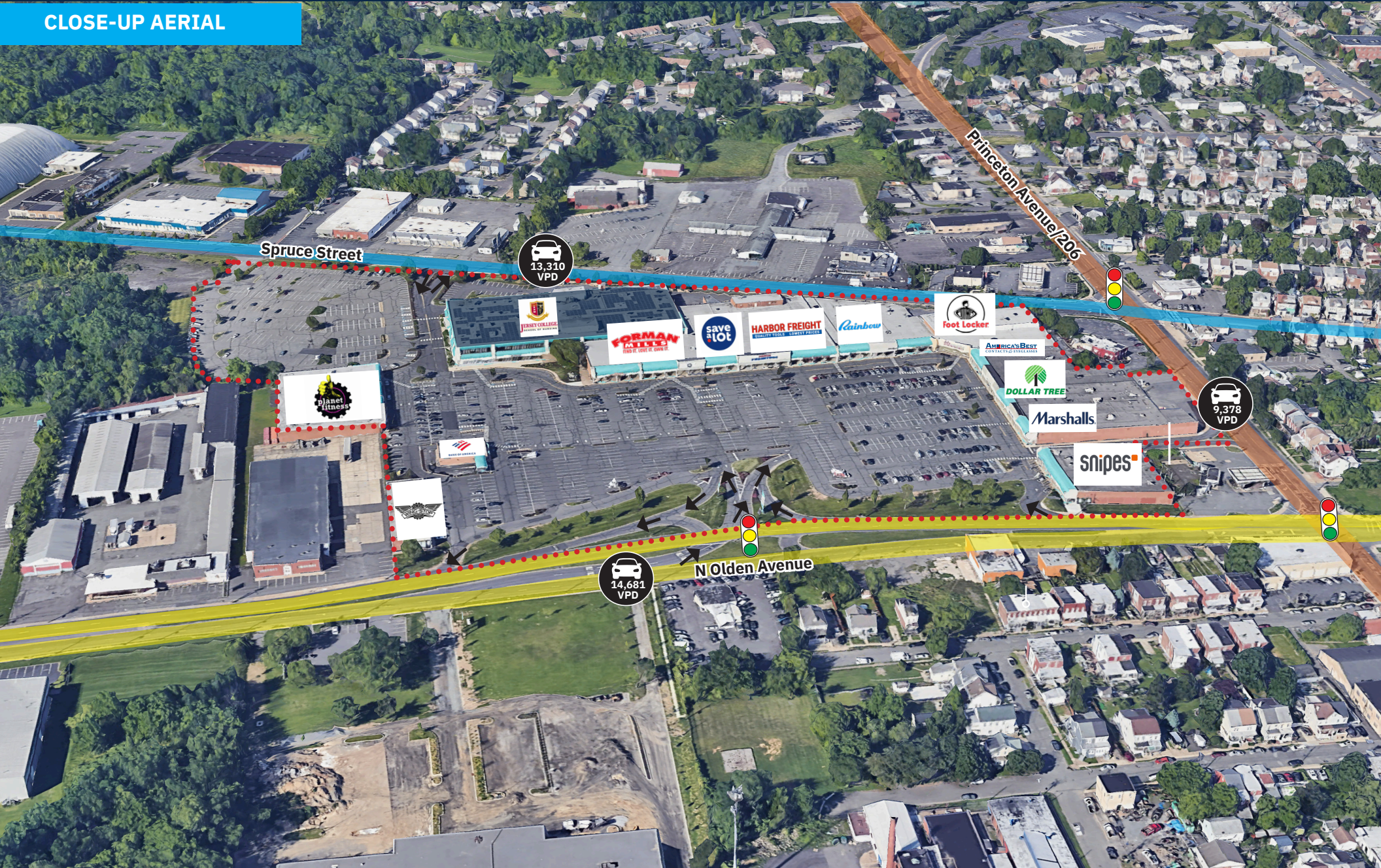
Source: sitesusa.com



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CLOSE-UP AERIAL

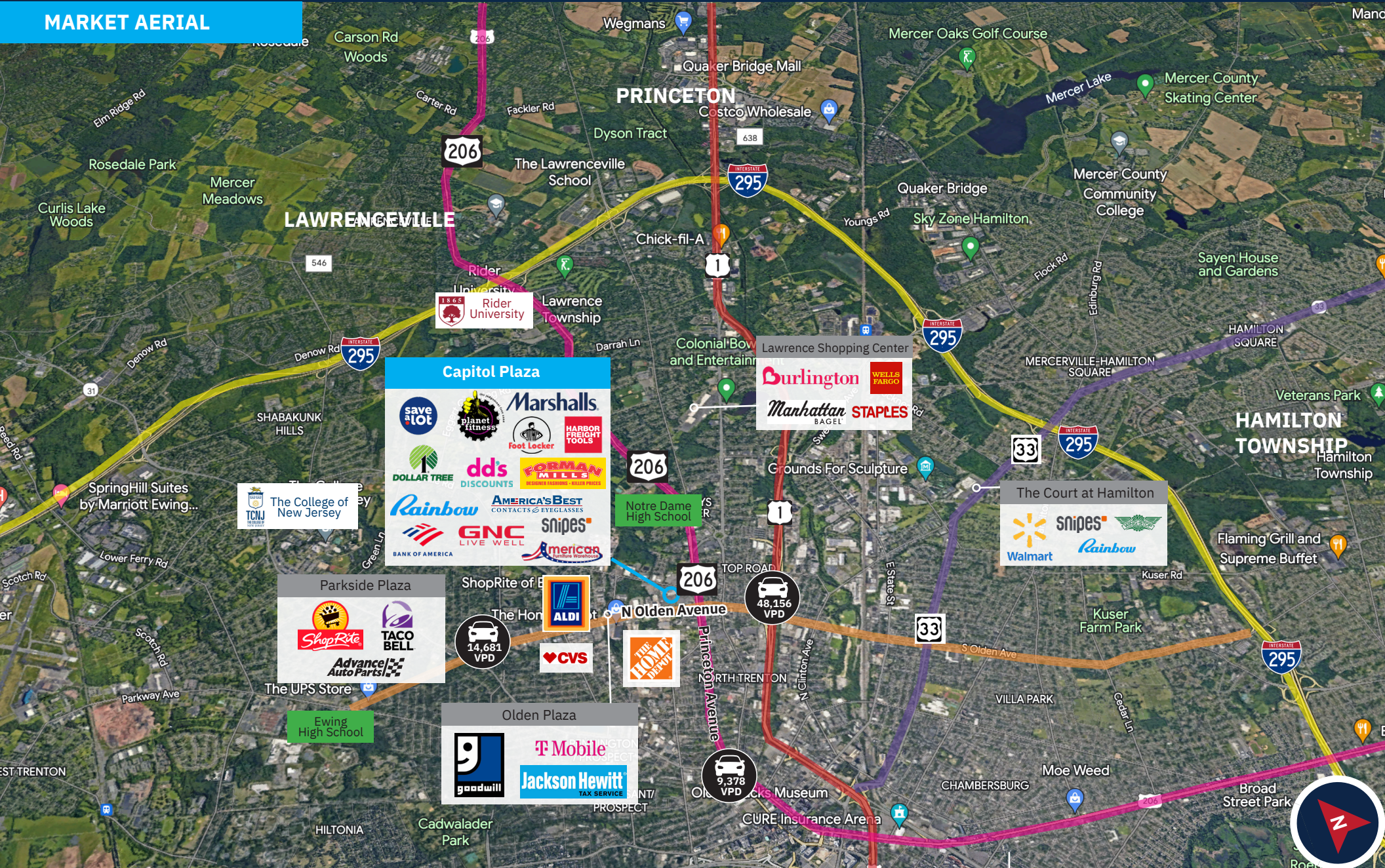


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MARKET AERIAL



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