



a foundation for nearly 100 years



Location: 1/4 mile south of Princeton-Hightstown Road
510 U.S. Highway 130, East Windsor, NJ

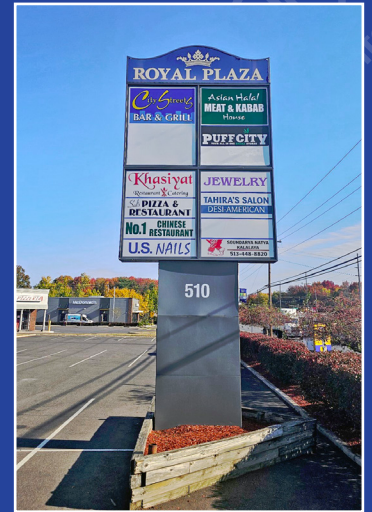
Description: Neighborhood Strip Center

Major Tenants: City Streets Cafe

GLA: 25,870 sf ±

Parking: 178 spaces

Demographics:	2025	1 Mile	3 Miles	5 Miles
Population		8,431	38,001	90,441
Average HH Income		\$101,460	\$119,891	\$141,771
Total HH		3,251	14,298	33,379
Median Age		41.4	42.9	41.9



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East Windsor, NJ

Mercer County

Royal Plaza

Store	Tenant	Dimensions	Size	Store	Tenant	Dimensions	Size
1-2.	Indian Kabob Meat Market	(43'-6" x 50'-0" irr.)	2,000 sf	16.	Beauty Salon	(20'-0" x 50'-0")	1,000 sf
3-4.	Indian Rest.	(35'-6" x 50'-0")	2,000 sf	17.	Chinese Restaurant	(15'-3" x 50'-0")	1,000 sf
5-10.	City Streets Cafe	(136'-6" x 50'-0" irr.)	7,350 sf	18.	U.S. Nails	(20'-3" x 50'-0")	1,000 sf
11A.	City Streets Cafe	(20'-0" x 25'-0")	500 sf	19.	Pizzeria	(21'-8" x 50'-0")	1,000 sf
11.	Jewelry	(20'-0" x 25'-0")	500 sf	<u>Second Floor Office Space</u>			
12.	Dance Studio	(20'-0" x 50'-0")	1,010 sf	Bldg A.	– Offices	(28'-9" x 40'-0" irr.)	1,527 sf
13.	Available	(20'-0" x 50'-0")	1,010 sf	Bldg B.	– Offices	(28'-9" x 78'-9" irr.)	4,495 sf
14.	Flower Shop	(20'-0" x 50'-0")	1,000 sf	Bldg C.	– Day Spa	(28'-9" x 39'-3" irr.)	1,430 sf
15.	Smoke Zone	(30'-0" x 50'-0" irr.)	1,850 sf	<i>the above dimensions are for illustrative purposes only.</i>			



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