



761 ROUTE 33 WEST EAST WINDSOR, NEW JERSEY WINDSOR CROSSING

FOR LEASE 3,000 SF
& MULTIPLE PAD SITES AVAILABLE

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SPACE	TENANT
101	Vatan Indian Kitchen
103	Patidar Cash & Carry
111	Edible Arrangements
112	Kumon
113	Bollywood
114	Crunch Fitness
115-116	Bawarchi Biryani Point
117	Egg Lovers Restaurant
118	Green Health Massage
119	NJ Taekwondo
120	Mahzu Restaurant 7,800 SF (can be made available)
121	The Learning Experience
122	Garden State Comm. Bank
123	3,000 SF AVAILABLE
PAD A	4,500 SF AVAILABLE
PAD B	5,700 SF AVAILABLE

761 ROUTE 33 W. EAST WINDSOR NJ

SITE INFORMATION

CENTER SIZE: 79,938 SF

TAX: \$4.41 PSF

AVAILABLE: 2,000 SF

INS: \$0.65 PSF

2nd FLOOR 3,000 SF

CAM: \$3.50 PSF

PAD SITES **NNN:** EST. \$8.56

RENT: CALL FOR QUOTE

TRAFFIC: 10,646 VPD RT. 33 W

FRONTAGE: 600' RT. 33 W.

NOTES: GROCER ANCHORED CENTER WITH

RESIDENTIAL ACCESS SHADOW

ANCHORED BY WALMART AND

HOME DEPOT



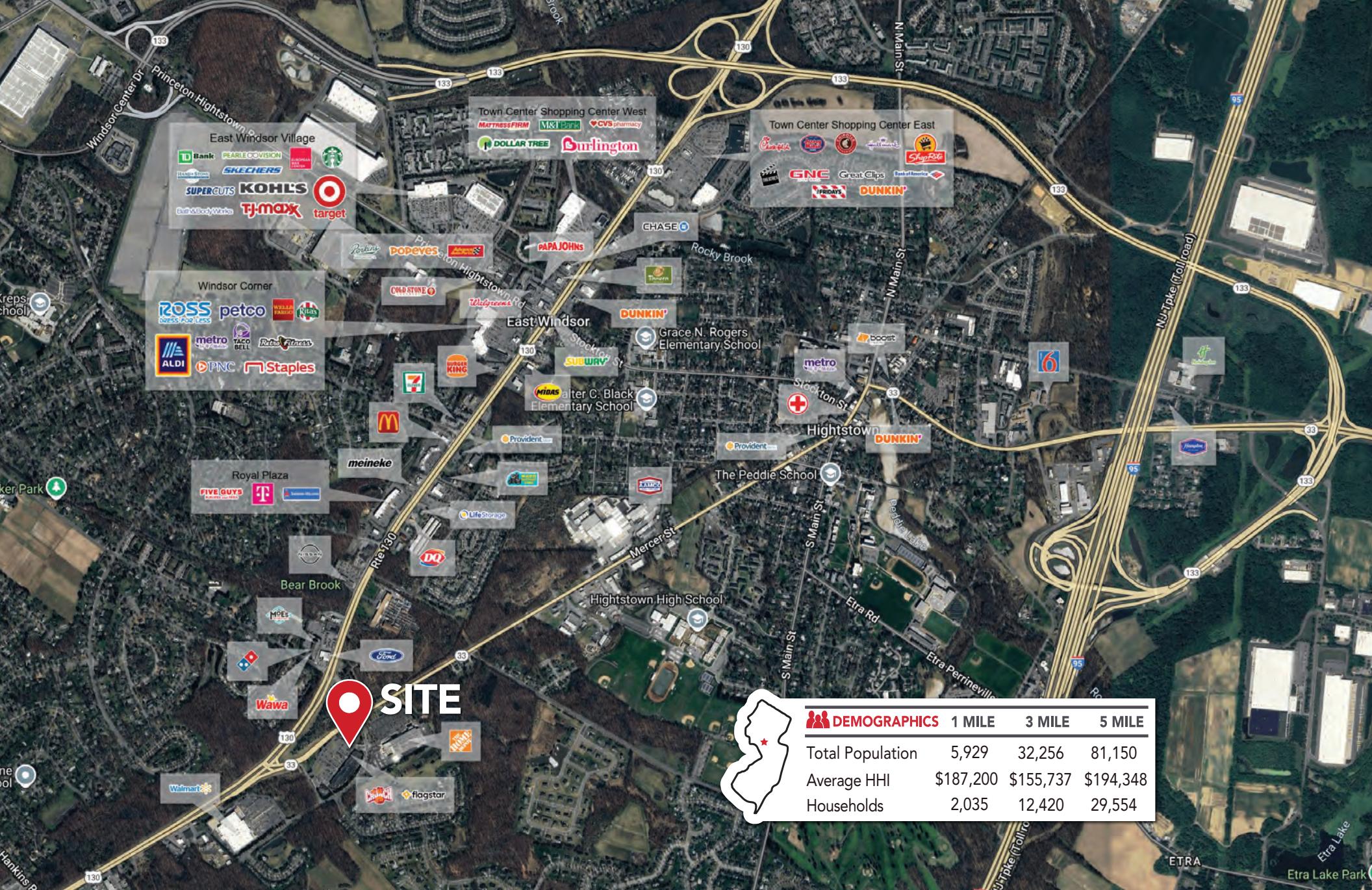
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PROPOSED PAD SITES



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UNIT 123



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MARKET AERIAL