



761 ROUTE 33 WEST

EAST WINDSOR, NEW JERSEY

WINDSOR CROSSING

FOR LEASE 3,000 SF

& MULTIPLE PAD SITES AVAILABLE

SHANE WIERKS
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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

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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 CENER WITH
 RESIDENTIAL ACCESS SHADOW
 ANCHORED BY WALMART AND
 HOME DEPOT



JEFFERY REALTY
Retail Specialist

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 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



SITE SOURCE



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PROPOSED PAD SITES



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UNIT 123



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