

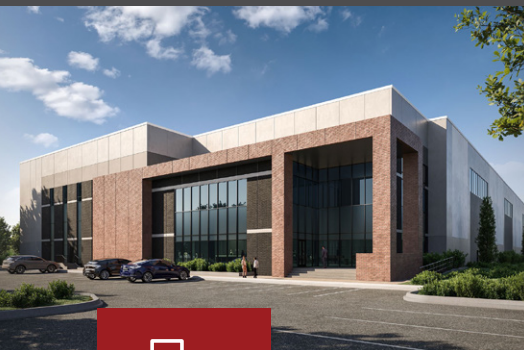
— THE — COMMERCE CENTER @

PRINCETON NURSERIES

Princeton Area's Largest Mixed-Use Development
Along Einstein Alley on the Route 1 Corridor



*Example Renderings and Representative Projects Only



162 Acres of Class A Commercial Development Space

The Princeton Nurseries Development is a 271-acre mixed use development offering hospitality, residential, retail, recreation, data center, life sciences, high-tech laboratory, office/medical office, fulfillment center, flex industrial and/or warehousing/distribution building(s). One of the region's most dynamic hubs, Princeton Nurseries is located on the Route 1 corridor along Einstein Alley spanning both Plainsboro and South Brunswick.



Date Center
Life Sciences
High-Tech
Fulfillment
Warehouse/Distribution



	Size	Use
A	341,031 SF	Data Center
C	56.6 Acres	Development Lot
D	53 Acres	Development Lot
E	13 Acres	Development Lot

The Commerce Center @ Princeton Nurseries South Brunswick is 162 Acres of Class A Commercial Development Space. This is an active development where 341,000 square feet for a global company is under construction. The Commerce Center offers a total buildout of 1.8 million square feet, which can be developed as data center, life sciences, high-tech laboratory, office/medical office, fulfillment center, flex industrial or warehousing/distribution building(s). There is ample power to support this development as it is adjacent to a PSE&G 125-megawatt substation. The Commerce Center is being developed by the premiere development team of Woodmont, Russo Development and Vision Real Estate Partners (WRV).

Adjacent to the Commerce Center, is the Shoppes and Residences @ Princeton Nurseries Plainsboro. This is a 109 acre fully approved residential, retail and recreation development consisting of 950 residential units, 255,000 square feet of retail which includes a grocer, a 125-guest hotel, and 80,000 square feet of office space. The residential units are varied across a wide range of housing typologies including single family, town homes, multi-family apartments, affordable housing and age restricted carriage homes and flats. Residential for sale communities will be developed by NVR and Pulte Homes with the multifamily and mixed-use product being developed by the WRV partnership.



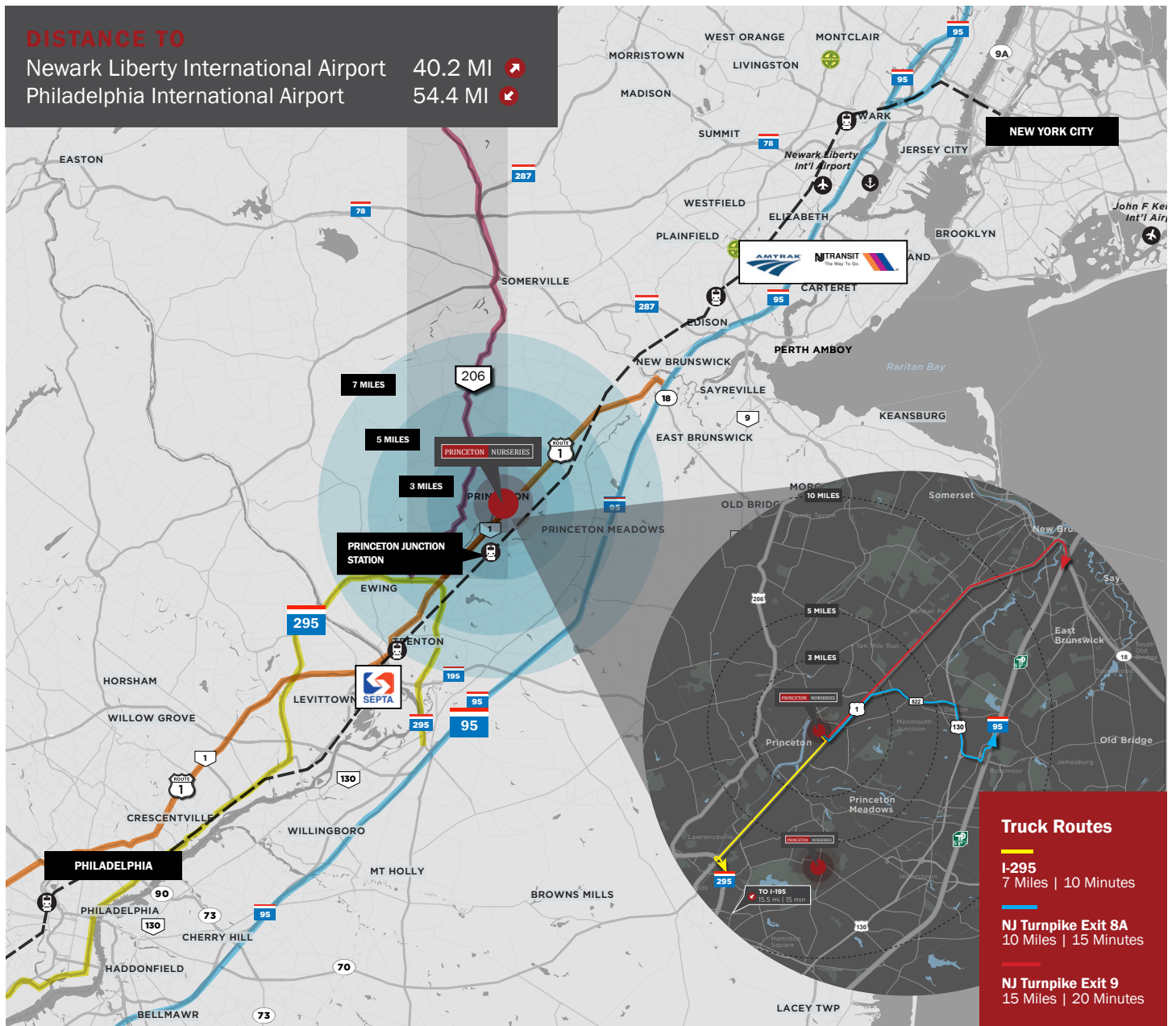
A Prime Location

With close proximity to major highways and ports



Route 1	<0.1 mi
Route 27	2 mi
Route 522	2.4 mi
Princeton Junction Station	4 mi
Route 206	5 mi
Route 130	6.5 mi
I-295	7 mi
NJ Turnpike Exit 8A	10 mi

Route 18	13 mi
Port Newark/Elizabeth	13.5 mi
NJ Turnpike Exit 9	15 mi
I-195	15.5 mi
I-287	16 mi
Outerbridge Crossing	24 mi
Goethals Bridge	31 mi
Newark Airport	40.2 mi



Demographics

Radius of 20 Miles | 2025



1,789,404

Population



651,397

Households



\$120,150

Median Household Income



41.1

Median Age



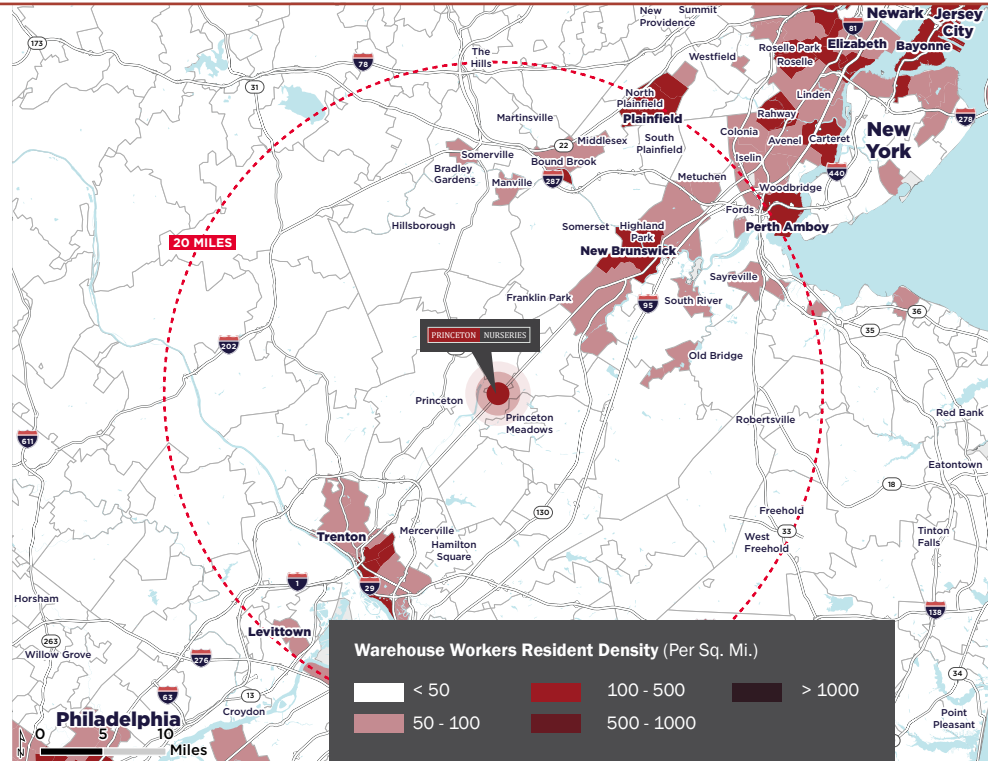
\$98,583

Median Disposable Income



\$505,476

Median Net Worth



The Commerce Center at Priceton Nurseries Site lies within Middlesex County, however its proximity to Somerset and Mercer Counties provides the Property with exceptional access to Central New Jersey and its deep, well-educated labor force. Moreover, the Property is just 15 miles from the Bucks County, Pennsylvania border.



**FOR MORE INFORMATION,
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