

MSC

PALMER
SQUARE®
PRINCETON



DOWNTOWN STYLE. LOCAL FLAVOR.

PALMER SQUARE® PRINCETON

260,000 SF mixed-use development featuring 120,000 SF of high-end lifestyle retail, 140,000 SF of “Class A” office space and 232 residences

...

On-site, full-service hotel, the Nassau Inn, featuring 188 guest rooms and 10,000 SF of conference and meeting space

...

Two multi-level, on-site parking garages with over 1,000 parking spaces provide an incomparably convenient urban-suburban shopping experience

...

Situated in the heart of a vibrant, affluent community steps from the prestigious ivy-league institution, Princeton University

...

With over a dozen events, including Saturday Music, Outdoor Movie Nights, Dueling Pianos, weekly live entertainment, and signature holiday celebrations, thousands of visitors are drawn annually

JOIN THESE TENANTS

RALPH
LAUREN



HERMÈS

bluemercury®
makeup • skincare • spa

WARBY PARKER



Madewell

ARHAUS®



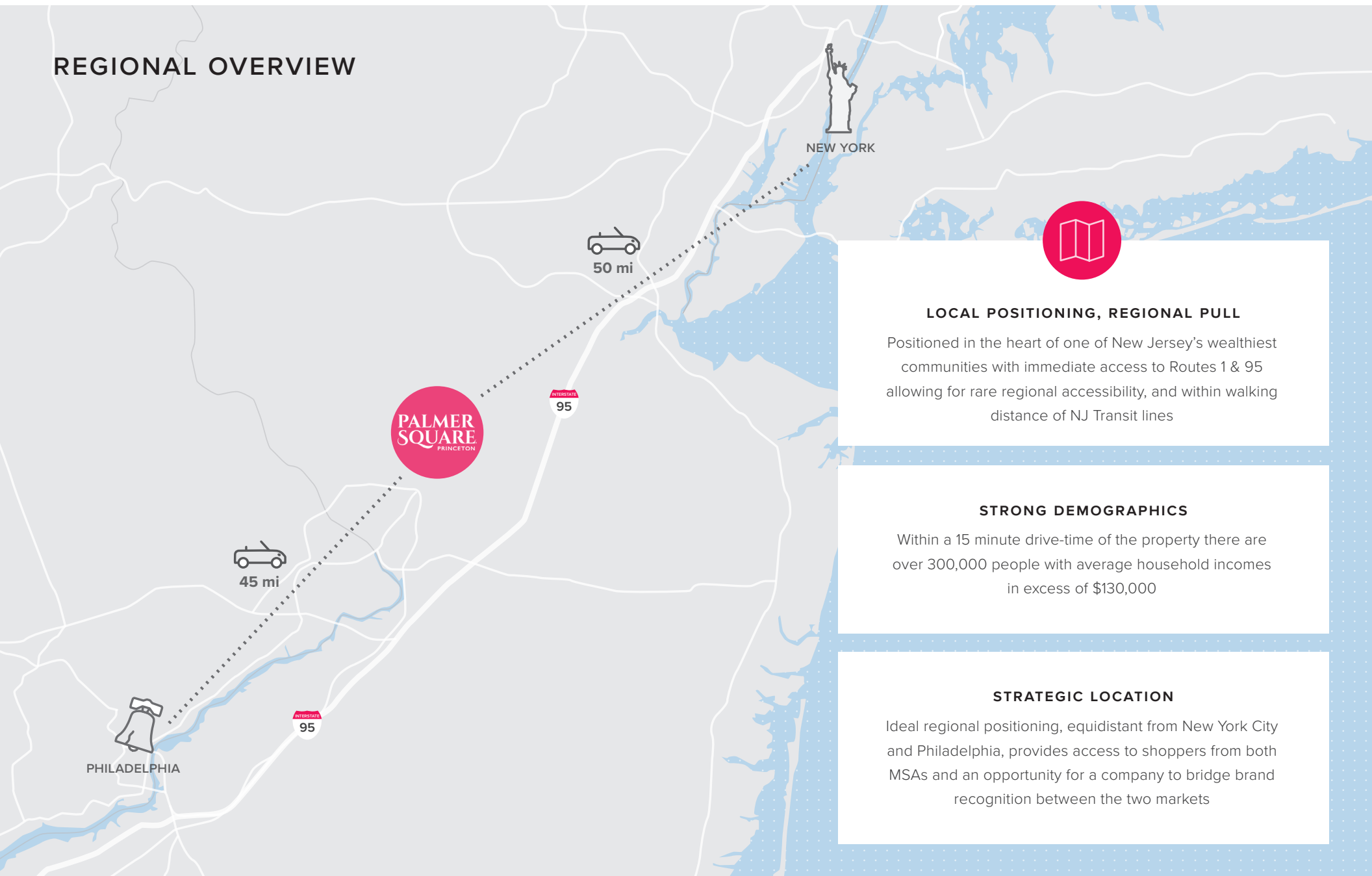
J.CREW

alo

lululemon



REGIONAL OVERVIEW



LOCAL POSITIONING, REGIONAL PULL

Positioned in the heart of one of New Jersey's wealthiest communities with immediate access to Routes 1 & 95 allowing for rare regional accessibility, and within walking distance of NJ Transit lines

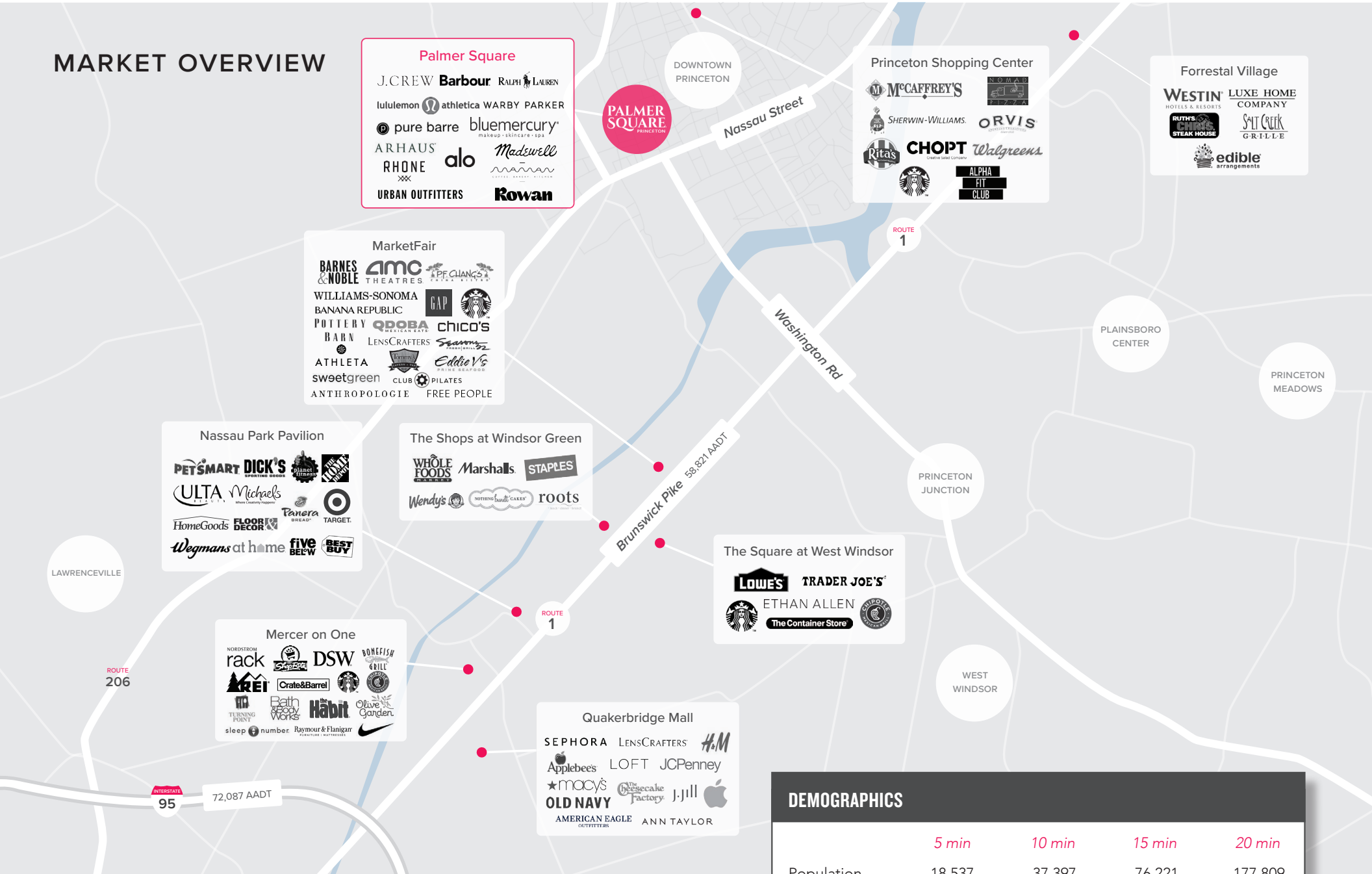
STRONG DEMOGRAPHICS

Within a 15 minute drive-time of the property there are over 300,000 people with average household incomes in excess of \$130,000

STRATEGIC LOCATION

Ideal regional positioning, equidistant from New York City and Philadelphia, provides access to shoppers from both MSAs and an opportunity for a company to bridge brand recognition between the two markets

MARKET OVERVIEW



DEMOGRAPHICS				
	5 min	10 min	15 min	20 min
Population	18,537	37,397	76,221	177,809
Avg HH Income	\$252,305	\$266,459	\$243,453	\$213,681
Employees	13,377	43,553	91,745	127,027



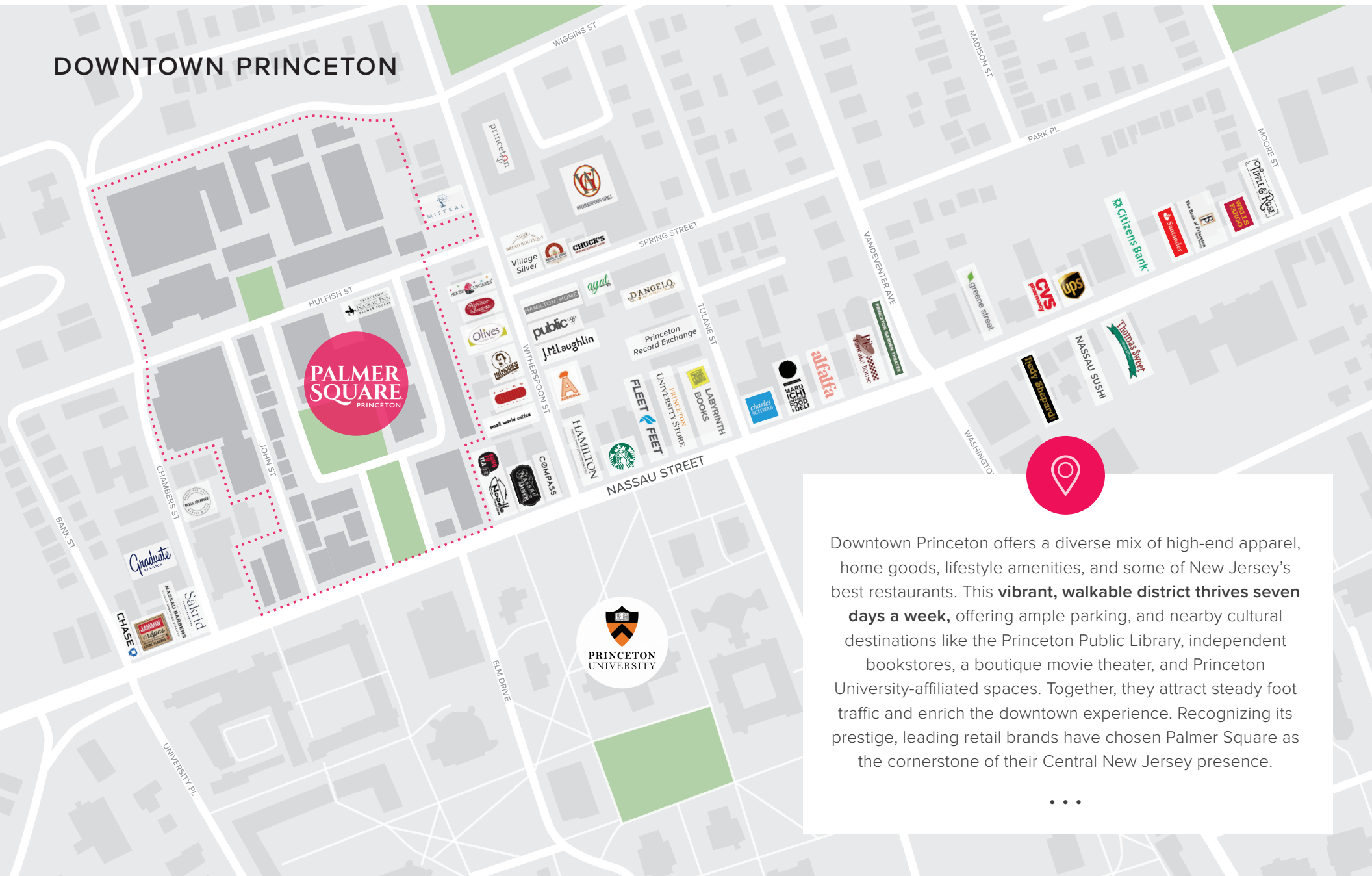
PRINCETON, NJ

Princeton is one of the most unique and well-positioned markets in the country: **a vibrant, walkable, live/work/play urban environment** in a traditional suburban setting. The thriving downtown, anchored by Palmer Square, sits at the doorstep to one of the most prestigious universities in the country, an institution whose brand gives the area a reputation of exclusivity and prestige. Situated in the heart of Palmer Square, the historic Nassau Inn offers 188 guest rooms and full-service hospitality. With a strong residential and office population, downtown Princeton is just a 3-minute drive off Rt. 1, providing easy regional access to both New York City and Philadelphia.

...



DOWNTOWN PRINCETON



Downtown Princeton offers a diverse mix of high-end apparel, home goods, lifestyle amenities, and some of New Jersey's best restaurants. This **vibrant, walkable district thrives seven days a week**, offering ample parking, and nearby cultural destinations like the Princeton Public Library, independent bookstores, a boutique movie theater, and Princeton University-affiliated spaces. Together, they attract steady foot traffic and enrich the downtown experience. Recognizing its prestige, leading retail brands have chosen Palmer Square as the cornerstone of their Central New Jersey presence.

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SITE PLAN

AVAILABILITIES

30b 45 Hulfish Street
1,890 SF

44 28 Palmer Square East
529 SF

NEW ADDITIONS

RHONE **alo** **Rowan**
LE LABO® Brandy  Melville

SKIN SPIRIT
(COMING SOON)

OTHER TENANTS

- 1 Zoe (women's boutique)
- 2 Lululemon Athletica
- 3 Madewell
- 4 Urban Outfitters
- 5 Warby Parker
- 6 Ralph Lauren
- 7 Princeton University Art Museum Store
- 8 **NEW TENANT COMING SOON**
- 9 Faherty Men
- 10 Faherty Women
- 11 Hermès
- 12 Miya Japanese Tableware & Gifts
- 13 Thomas Sweet Chocolate
- 14 Rojo's Roastery
- 15 The Bent Spoon
- 16 Le Labo
- 17 Highbar Boutique
- 18 Lilly Pulitzer
- 19 Dandelion (jewelry)
- 20 Lace Silhouettes Lingerie
- 21 Olsson's Fine Foods
- 22 Morgenthal Frederics
- 23 Toobydoo
- 24 Rowan
- 25 Barbour
- 26 Johnny Was

- 27 Nic + Zoe
- 28 **SKIN SPIRIT COMING SOON**
- 29 Princeton Corkscrew Wine Shop
- 30a Maman
- 31 Mediterra Restaurant
- 32 Pure Barre
- 33 Salon Pure
- 34 Alo
- 35 Rhone
- 36 **AT LEASE**
- 37 Brandy Melville
- 38 Halo Pub
- 39 Halo Fete
- 40 Bluemercury
- 41 Lindt Chocolate
- 42 Yankee Doodle Tap Room
- 43 Princeton Soup & Sandwich Co.
- 45 Nassau Inn
- 46 Playa Bowls
- 47 JaZams (Toys)
- 48 Teresa Caffè
- 49 Arhaus
- 50 Wineries Restaurant & Bar
- 51 J. Crew
- 52 PNC Bank
- 53 The Kiosk



THE BEST CHOSE THE BEST





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