



DELIVERING  
Q3 2025

# MONTGOMERY

## PROMENADE

### PRINCETON, NJ



SJC VENTURES

+

MSC

UNDER CONSTRUCTION!







# MONTGOMERY PROMENADE

*Princeton, NJ*

After more than 15 years in the making, construction is under way on the Montgomery Promenade, a 161,774 square foot mixed use development on 54 acres of land in Princeton, NJ. Montgomery Promenade is located immediately north of Princeton Airport on Route 206. The new development will be anchored by Whole Foods and includes 34 single family homes on the northern portion of the property.



Anchored by Whole Foods, lifestyle retail and full-service restaurants, the retail shops will focus on healthy living, personal care and upscale specialty shopping. The tenant lineup currently includes Ulta Beauty, Shake Shack, Wonder, The Robinson Ale House, Turning Point, European Wax Center and Spavia among others.



Montgomery Promenade will also feature an outdoor community space that will host public events. This will be a focal point of the Promenade.



A critical loop road will be created to alleviate congestion at the intersection of Route 206 and Route 518, generating substantial traffic through the project.

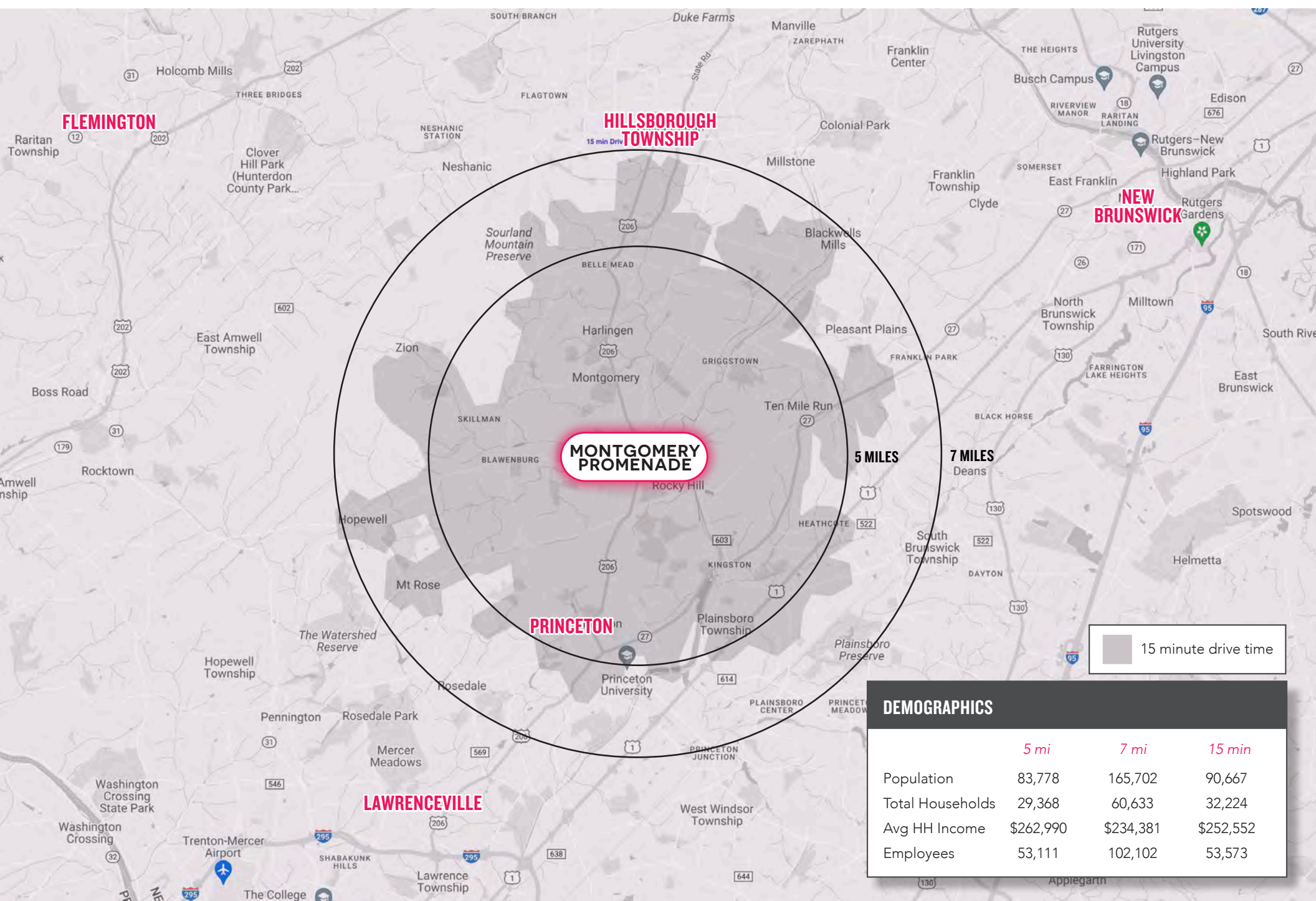
**JOIN THESE TENANTS**



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# REGIONAL OVERVIEW & DEMOGRAPHICS





# MARKET AERIAL





# LEASING PLAN

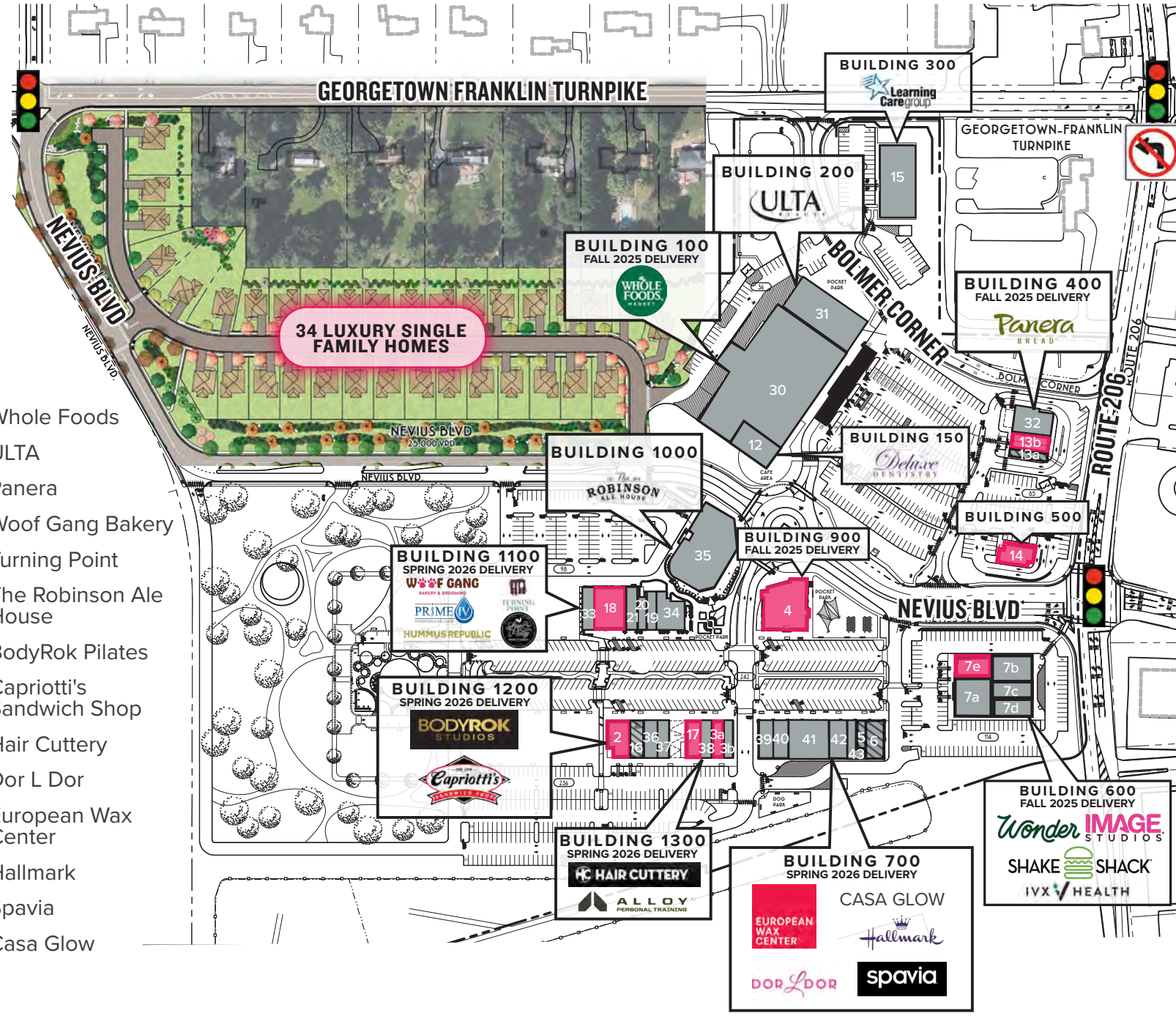
## AVAILABILITIES

2	2,992 SF	13b	1,220 SF
3a	1,472 SF	14	2,600 SF
4	7,894 SF (DIVISIBLE)	17	2,155 SF
7e	2,186 SF	18	4,953 SF

## OTHER TENANTS

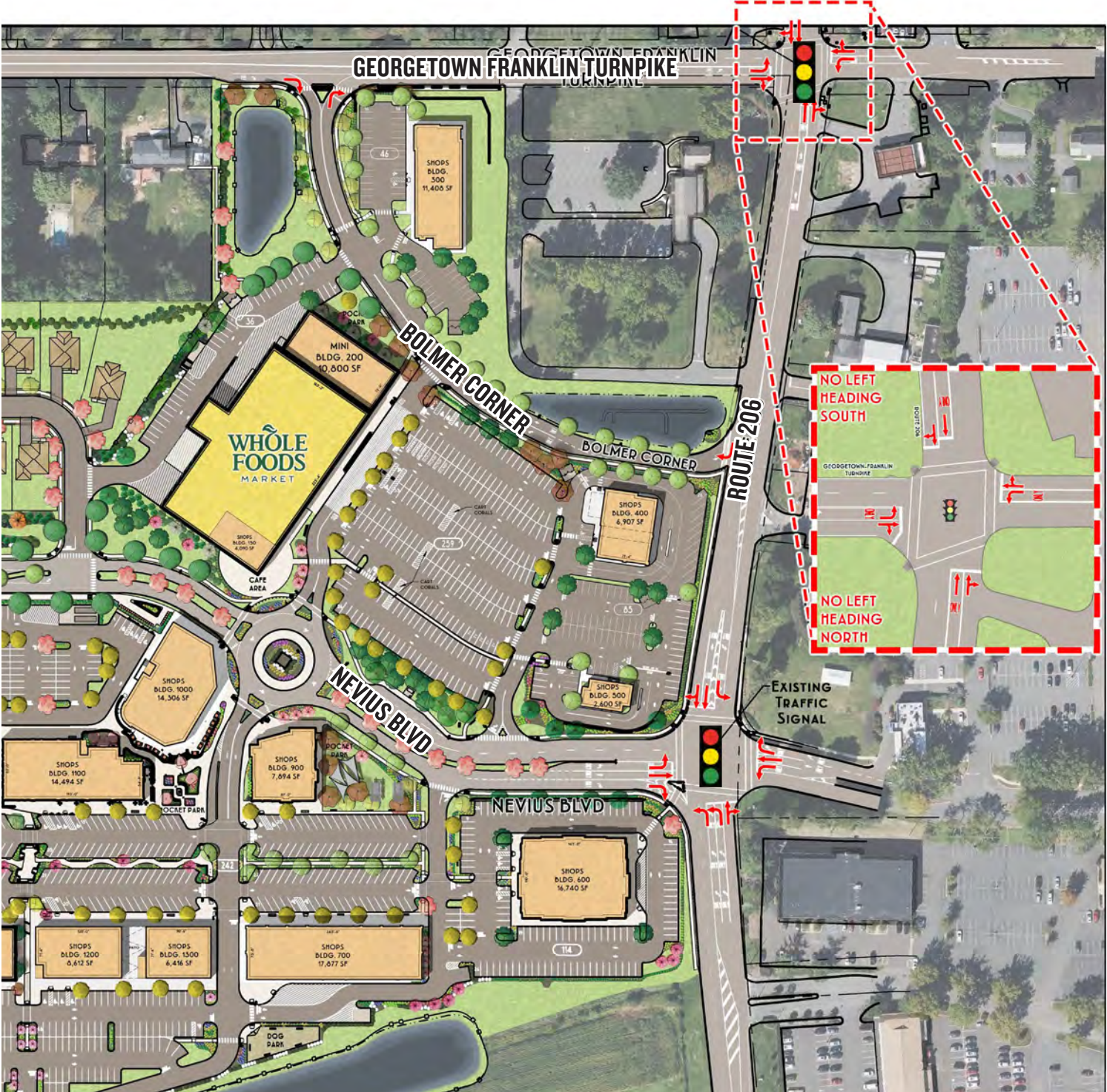
3b Alloy Fitness	30 Whole Foods
5 <b>AT LEASE</b>	31 ULTA
6 <b>AT LEASE</b>	32 Panera
7a Image Studios	33 Woolf Gang Bakery
7b Shake Shack	34 Turning Point
7c Wonder	35 The Robinson Ale House
7d IVX Health	36 BodyRok Pilates
12 Deluxe Dentistry	37 Capriotti's Sandwich Shop
13a <b>AT LEASE</b>	38 Hair Cuttery
15 Learning Care Group	39 Dor L Dor
16 <b>AT LEASE</b>	40 European Wax Center
19 Prime IV	41 Hallmark
20 Hummus Republic	42 Spavia
21 Love & Honey Chicken	43 Casa Glow

 **AT LEASE**





ACCESS PLAN









# MSC

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