



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.

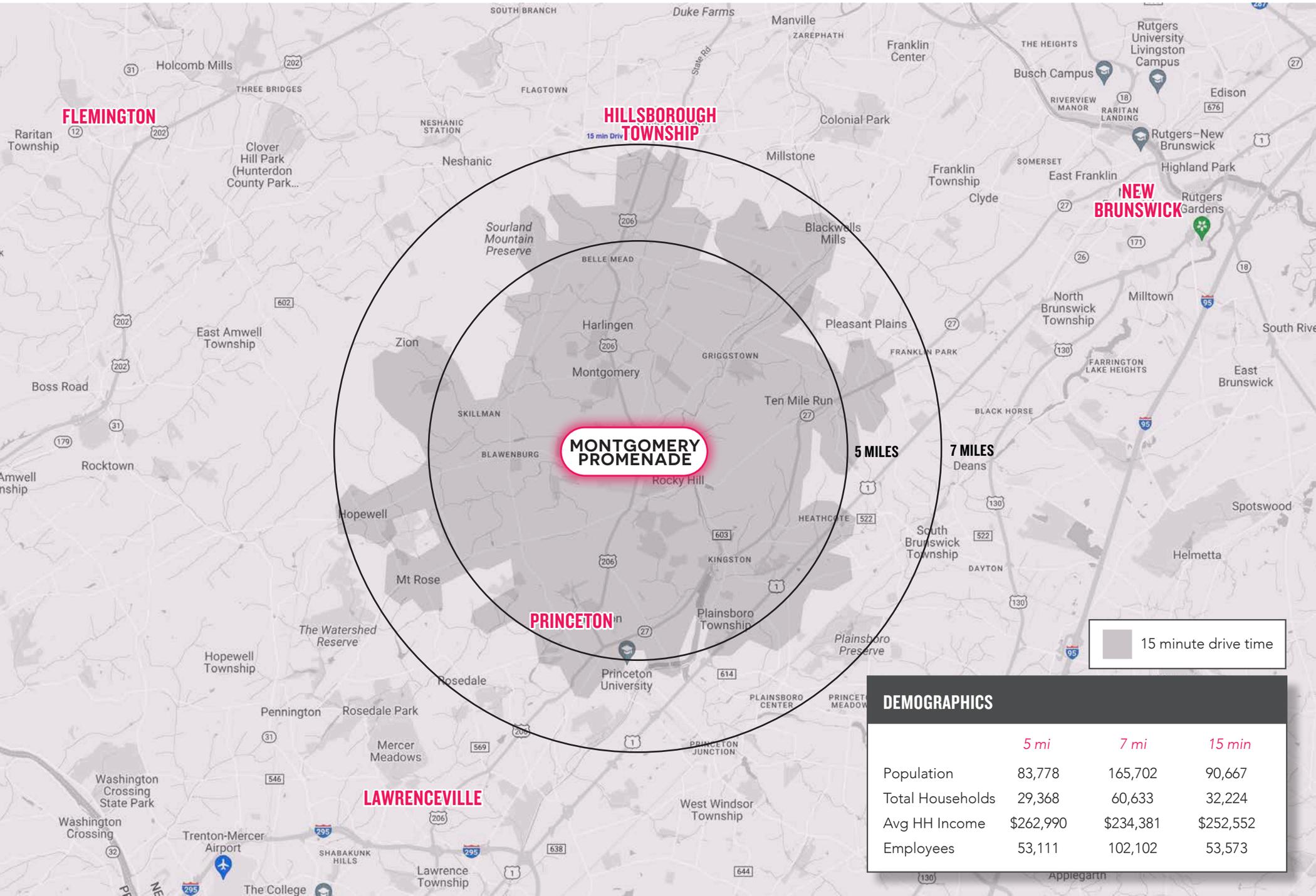


**JOIN THESE TENANTS**



[CLICK HERE FOR VIDEO](#)

# REGIONAL OVERVIEW & DEMOGRAPHICS



**MONTGOMERY PROMENADE**

15 minute drive time

DEMOGRAPHICS			
	5 mi	7 mi	15 min
Population	83,778	165,702	90,667
Total Households	29,368	60,633	32,224
Avg HH Income	\$262,990	\$234,381	\$252,552
Employees	53,111	102,102	53,573

# MARKET AERIAL



# LEASING PLAN

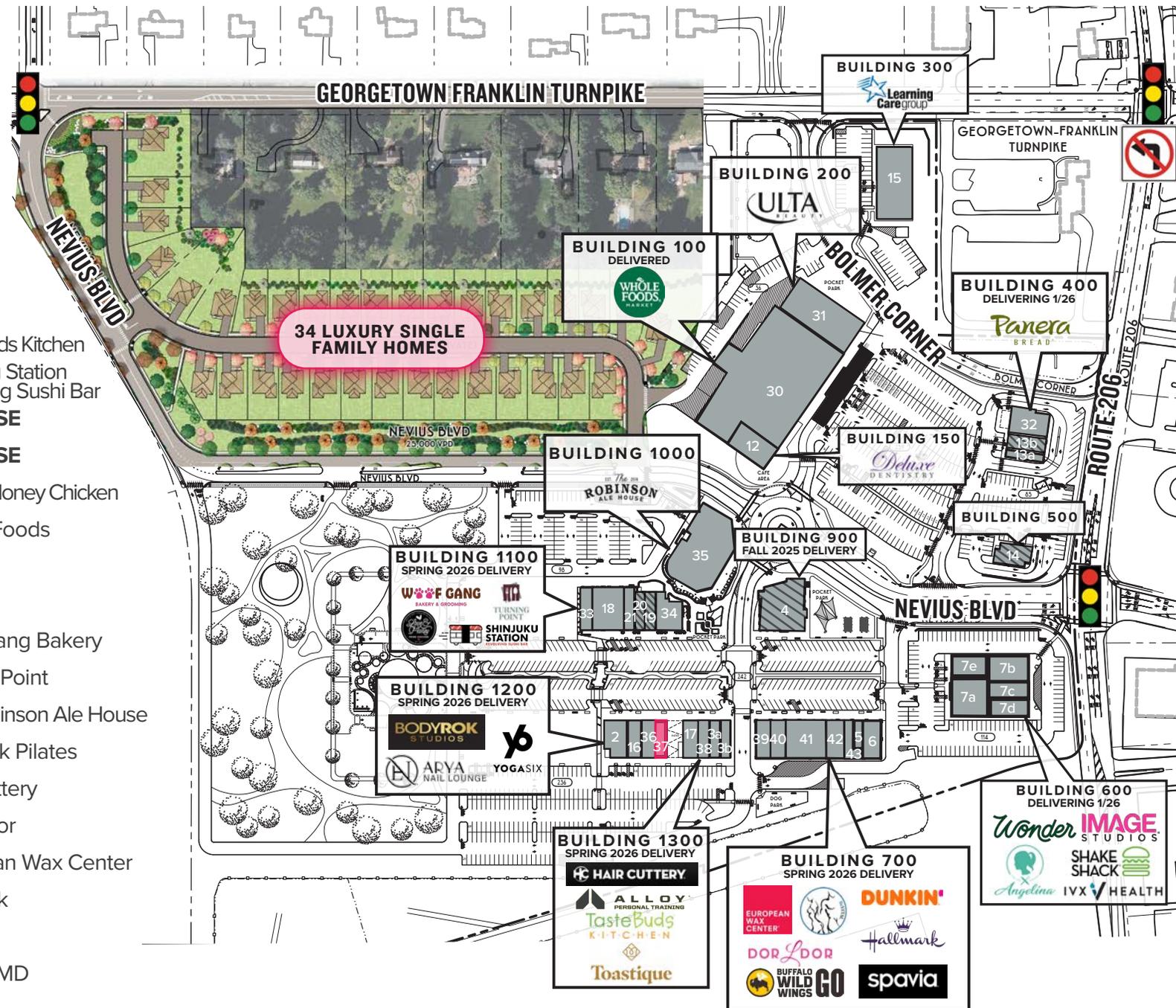
## AVAILABILITIES

**37** 1,408 SF

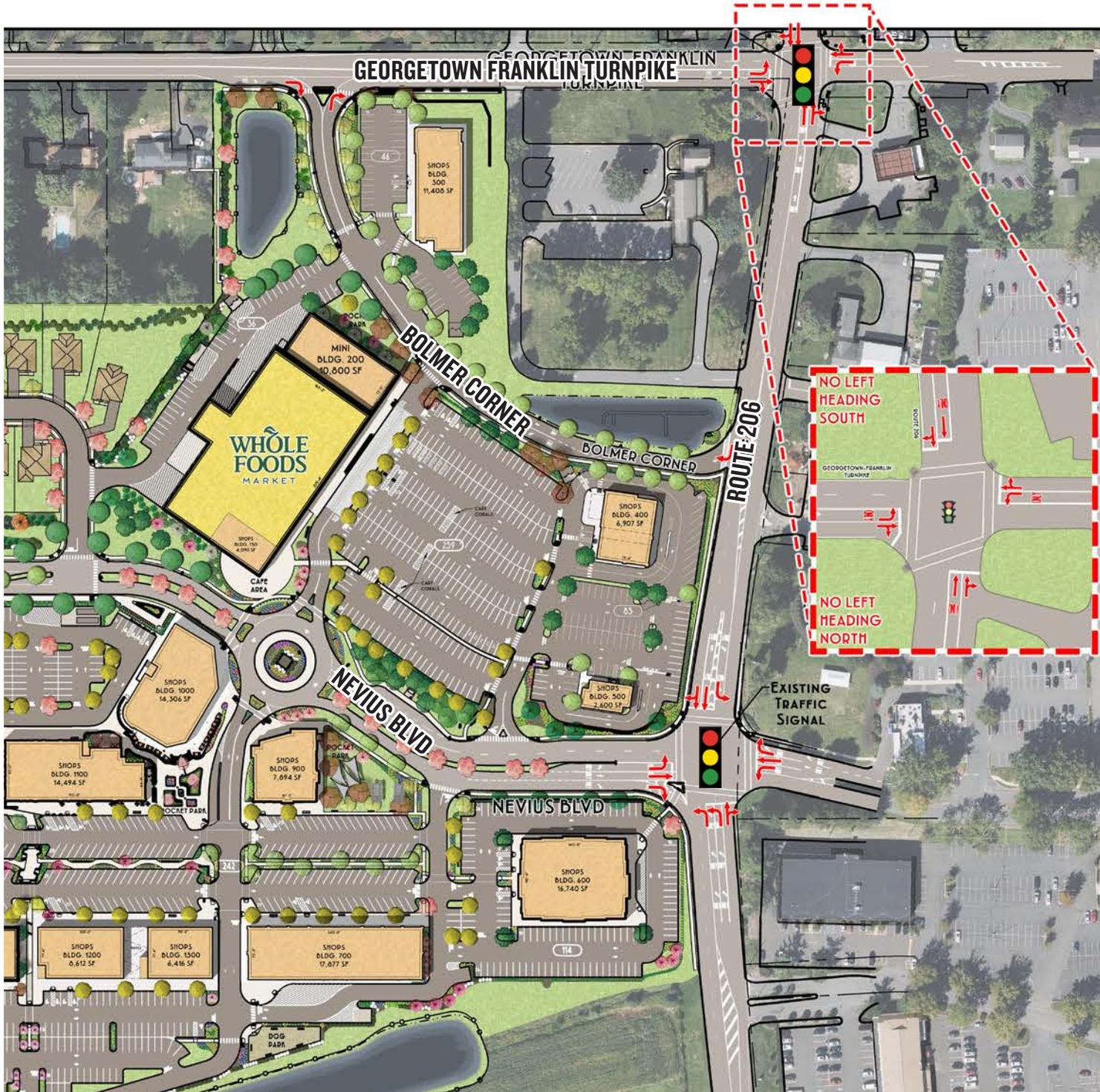
## OTHER TENANTS

- |                           |   |
|---------------------------|---|
| 2 Arya Nail Lounge        | 16 YogaSix                              |
| 3a Toastique              | 17 Taste Buds Kitchen                   |
| 3b Alloy Fitness          | 18 Shinjuku Station Revolving Sushi Bar |
| 4 <b>AT LEASE</b>         | 19 <b>AT LEASE</b>                      |
| 5 Buffalo Wild Wings 2 Go | 20 <b>AT LEASE</b>                      |
| 6 Dunkin                  | 21 Love & Honey Chicken                 |
| 7a Image Studios          | 30 Whole Foods                          |
| 7b Shake Shack            | 31 ULTA                                 |
| 7c Wonder                 | 32 Panera                               |
| 7d IVX Health             | 33 Woof Gang Bakery                     |
| 7e Angelina Bakery        | 34 Turning Point                        |
| 12 Deluxe Dentistry       | 35 The Robinson Ale House               |
| 13a AFC Urgent Care       | 36 BodyRok Pilates                      |
| 13b <b>AT LEASE</b>       | 38 Hair Cuttery                         |
| 14 <b>AT LEASE</b>        | 39 Dor L Dor                            |
| 15 Learning Care Group    | 40 European Wax Center                  |
|                           | 41 Hallmark                             |
|                           | 42 Spavia                               |
|                           | 43 BeVital MD                           |

 **AT LEASE**



# ACCESS PLAN





# MSC

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