

Ewing, NJ

N-4

**Location:** 1734 Olden Avenue

**Gross Leasable Area:** 23,040 SF

**County:** Mercer

**Traffic Count:** 25,000 cars per day

**Year Renovated:** n/a

**Frontage:** 150'

**Parking Spaces:** 50

**Major Tenants:** Dollar Deal

**Property Description:** Subject is a single-story rectangular shaped retail building located on a 1.37 acre lot. The subject is situated along the northbound lane of Olden Avenue. The property is subject to a 10 year NNN lease with Dollar Deal who is reporting outstanding sales performance.

**Demographic Profile:**

	<u>5 Mile Radius</u>
<b>Population:</b>	242,506
<b>Households:</b>	83,842
<b>Income:</b>	
<b>Average Household Income:</b>	\$67,492
<b>Per Capita Income:</b>	\$24,167

**Market Description:** A well established and mature market has seen a recent new construction for Home Depot, Shop Rite and WalMart. Trenton is only a couple of miles away.

