

The information provided above is for general information purposes only, and is subject to change by the broker and the landlord from time to time. Nothing contained above is intended to be a binding representation. The broker and the landlord make no warranty in the above information as to the accuracy, character, occupancy or configuration of the property represented. F0



New Updated Windsor Plaza 64 Princeton/Hightstown Road West Windsor, New Jersey



Property Highlights

- West Windsor Train Station over 7,000 riders daily;
- Approximately two miles East of SR 1 and three miles West of Route 130;
- Suitable Retail Uses May Include: Specialty Grocer, Wine/Liquor, Food/Beverage, Fashion/Apparel, Housewares, Home Furnishings, Books/Music, Electronics, Nutrition/Diet, Computer/Software, Fitness/Wellness, Education;
- Great Opportunity for Sit In Restaurant use;
- Princeton Junction's Station is the Largest commuter station on the East Coast.
- Affluent residents & Millions of square feet of Office Parks
- Visually Stimulating Village Design resulting in an enjoyable shopping experience.
- Ideal Opportunity in a one of a kind established location.

Please Contact :
CYZNER PROPERTIES
 Phone: (732) 805-9444 x16
 Fax: (732) 805-0062
 diannestecher@verizon.net

CYZNER
 PROPERTIES
 Commercial, Industrial & Investment Real Estate

2010 DEMOGRAPHICS

Minutes	Population	Average HH Income
5 Minutes	16,582	\$198,768
10 Minutes	117,611	\$151,536

Property Description

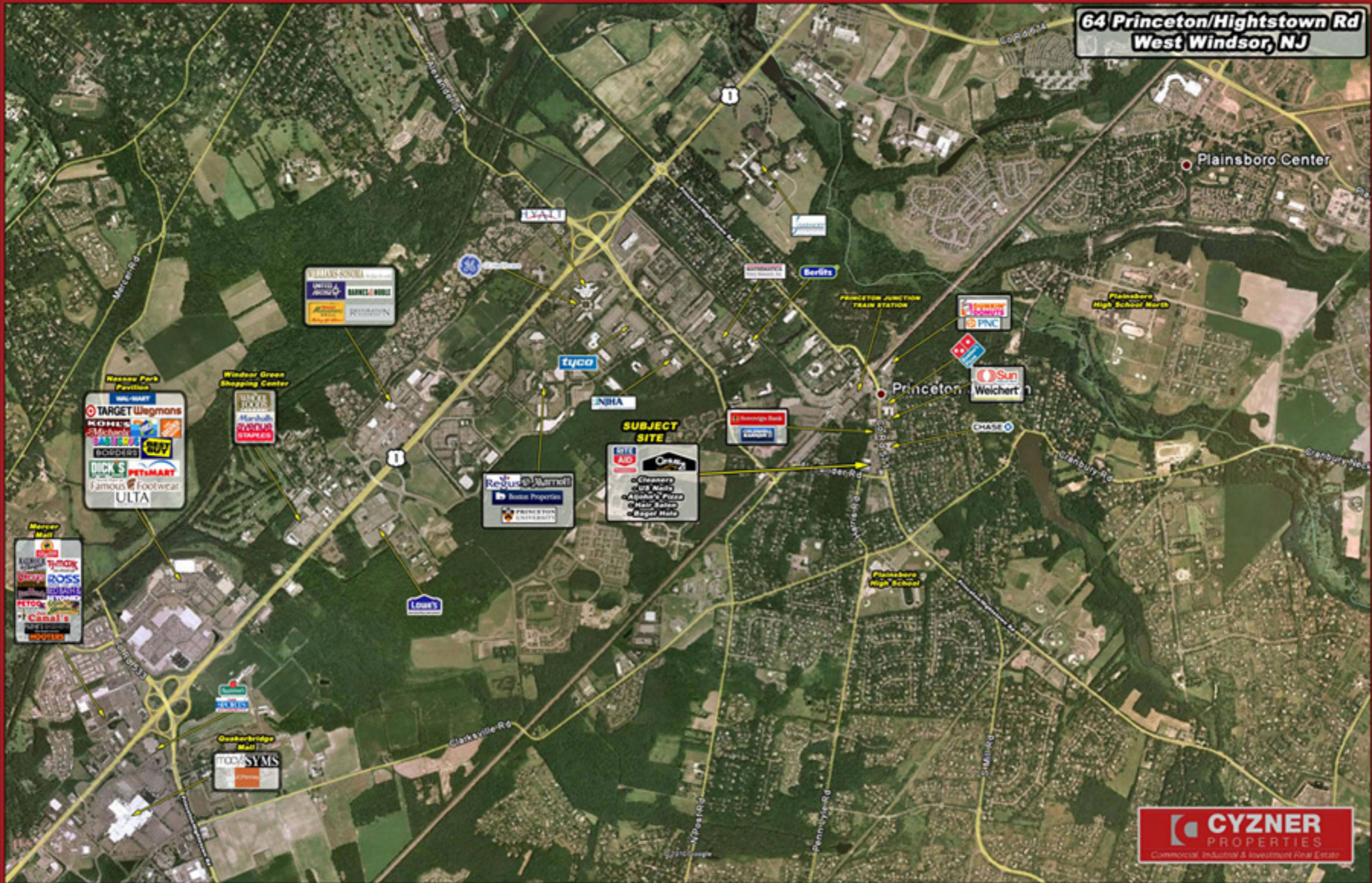
Windsor Plaza, a redeveloped village type center of 59,000 square feet will be completed in 2011. Situated adjacent to the Princeton Junction train station with it's 7,000 car parking facility.

The retail center boast it's outstanding location, surrounded by many affluent residents and attracting a very large desirable day time business population.

The center will offer inviting store fronts, a village environment creating a distinctive and synergistic shopping experience with an appealing energy to the sophisticated consumer.

An ideal opportunity for the strongest national, regional and independent merchants to be located in a one of a kind established location.

**64 Princeton/Hightstown Rd
West Windsor, NJ**

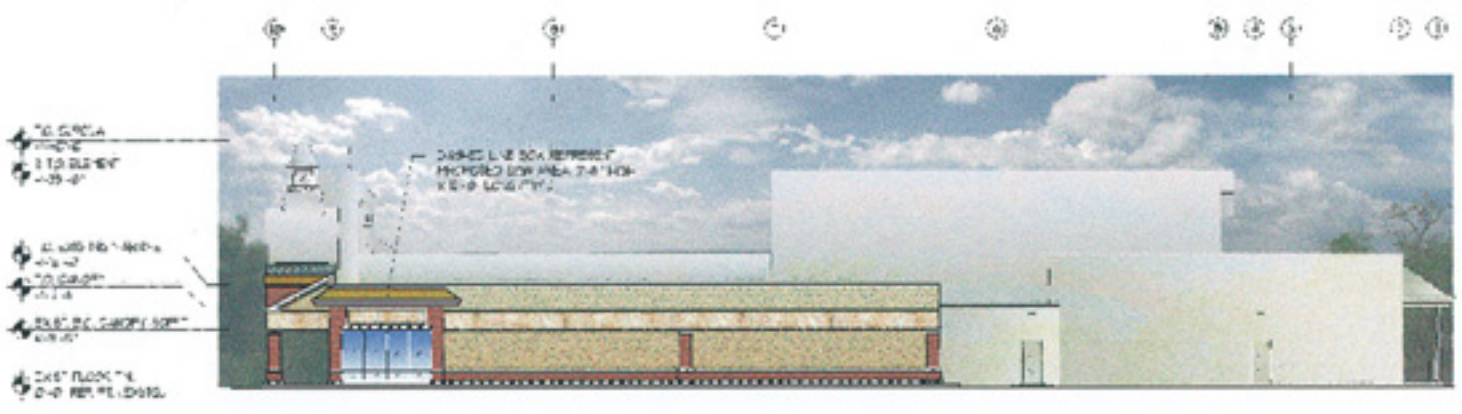




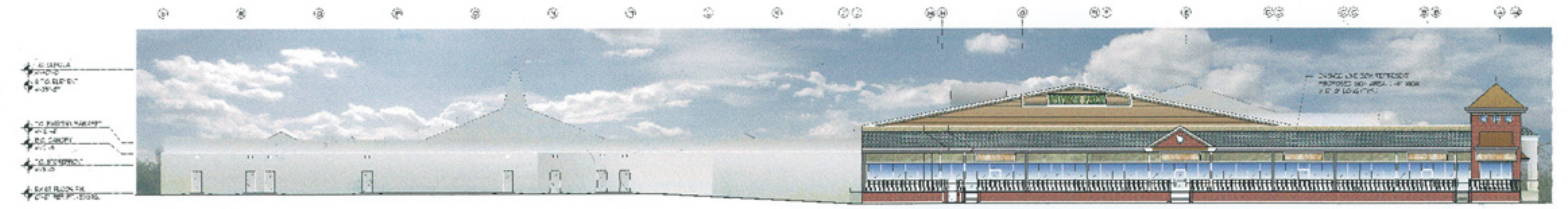
1 PROPOSED FRONT (EAST) ELEVATION
 SCALE: 1/8" = 1'-0"
 CP PRINCETON JUNCTION, LLC



2 PROPOSED SIDE (SOUTH) ELEVATION
 SCALE: 1/8" = 1'-0"
 CP PRINCETON JUNCTION, LLC



4 PROPOSED SIDE (NORTH) ELEVATION
 SCALE: 1/8" = 1'-0"
 CP PRINCETON JUNCTION, LLC



3 PROPOSED WEST (REAR) ELEVATION
 SCALE: 1/8" = 1'-0"
 CP PRINCETON JUNCTION, LLC

ALBERT TAUS & ASSOCIATES, ARCHITECTS
 ALBERT TAUS, AIA, NCARB
 ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING
 107 W. VERBEEK ROAD, PRINCETON, NJ 08540-2100
 P: 609.784.1100 F: 609.784.1101
 E-MAIL: albert@tausarchitects.com

DATE REVISION NO.

DATE	REVISION	NO.

DOCUMENTS PREPARED FOR
CP PRINCETON JUNCTION
 354 E. 7th Street
 SCHEERBE, NJ 08853

PROPOSED PROJECT
131 JACKSON DRIVE
 SCHEERBE, NJ 08853
 84 PRINCETON - GUNNERS ROAD
 PRINCETON JUNCTION
 NEW JERSEY 08853

NO. 21-000000-0000
 SCALE: AS NOTED
 DRAWN BY: H.L.
 DATE: 02-05-08
 SHEET # 1



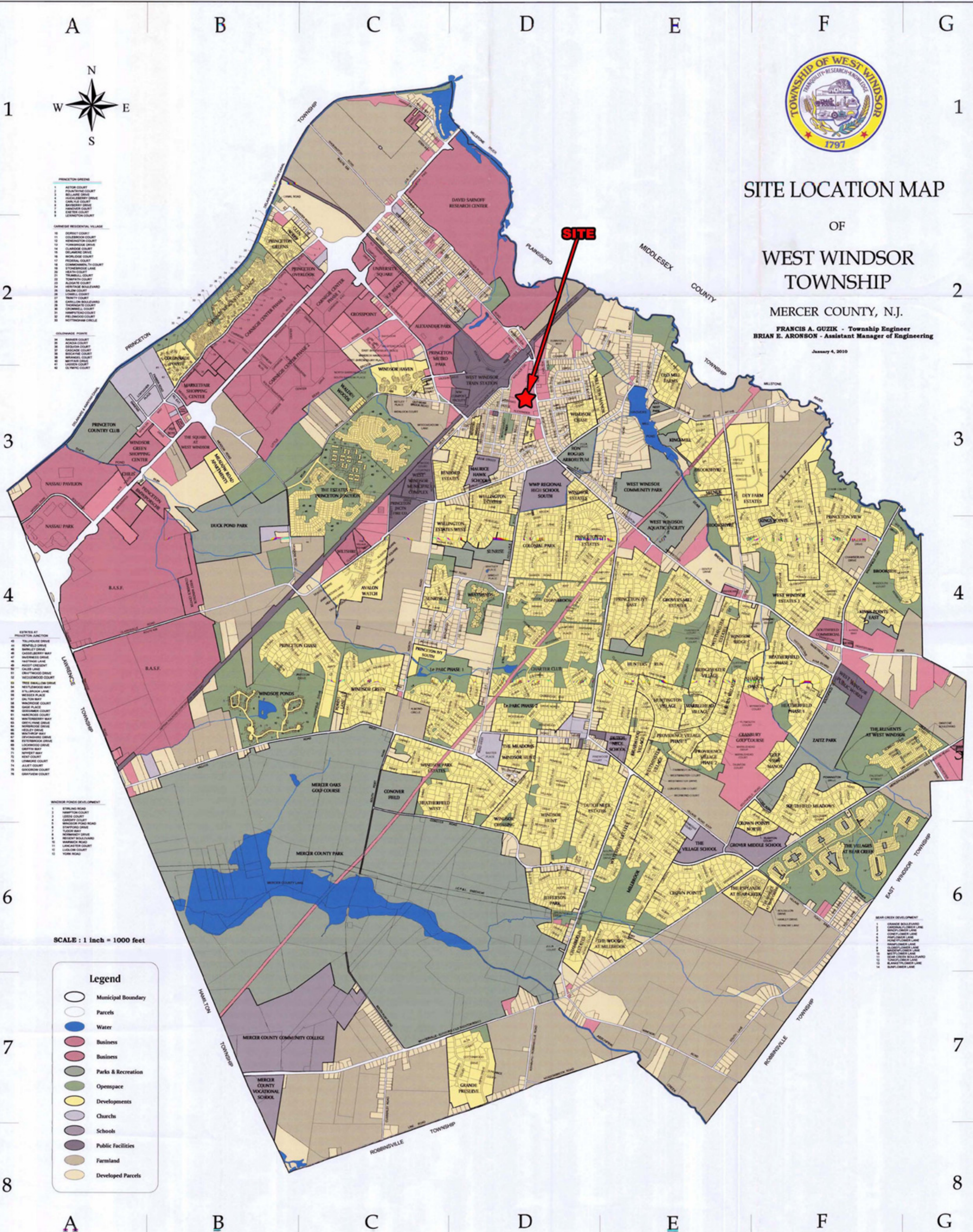
SITE LOCATION MAP

OF WEST WINDSOR TOWNSHIP

MERCER COUNTY, N.J.

FRANCIS A. GUZIK - Township Engineer
BRIAN E. ARONSON - Assistant Manager of Engineering

January 4, 2010



- PRINCETON GREENS**
- 101 AVON COURT
 - 102 PRINCETON COURT
 - 103 BELLAIR DRIVE
 - 104 HAZLEBERRY DRIVE
 - 105 CARLETON COURT
 - 106 WINDSOR COURT
 - 107 AVON COURT
 - 108 LEWISTON COURT
- WINDSOR POND DEVELOPMENT**
- 109 WINDSOR COURT
 - 110 COLLEGE COURT
 - 111 WINDSOR COURT
 - 112 THORNTON DRIVE
 - 113 CLARKE COURT
 - 114 DELAWARE DRIVE
 - 115 WINDSOR COURT
 - 116 FEDERAL COURT
 - 117 COMMERCIAL TR. COURT
 - 118 STONERIDGE LANE
 - 119 HEALTH COURT
 - 120 THORNTON COURT
 - 121 ALBANY COURT
 - 122 HERITAGE BOULEVARD
 - 123 SALEM COURT
 - 124 LOWELL COURT
 - 125 TRACY COURT
 - 126 CARROLL BOULEVARD
 - 127 THORNTON COURT
 - 128 CROMWELL COURT
 - 129 WINDSOR COURT
 - 130 PLEASANT COURT
 - 131 WINDSOR COURT
 - 132 WESTBORO COURT
- WINDSOR POND DEVELOPMENT**
- 133 WINDSOR COURT
 - 134 WOOD COURT
 - 135 DELAWARE COURT
 - 136 BELLAIR COURT
 - 137 BELLAIR COURT
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 - 150 BELLAIR COURT

- Legend**
- Municipal Boundary
 - Parcels
 - Water
 - Business
 - Business
 - Parks & Recreation
 - Openpace
 - Developments
 - Churchs
 - Schools
 - Public Facilities
 - Farmland
 - Developed Parcels

SCALE: 1 inch = 1000 feet