

MARKET FAIR

ENCLOSED SINGLE-LEVEL
SHOPPING MALL

3535 US-1
Princeton, NJ 08540

nuveen



Centennial



history, innovation and charm

Home to the prestigious Ivy League university, Princeton is one of the nation's oldest towns and draws new residents consistently with its robust job market and proximity to Philadelphia and New York City. This charming town offers the best of both worlds- a densely populated and walkable downtown paired with sophisticated, quaint suburban neighborhoods.

NOTABLE ACHIEVEMENTS

BEST PLACE TO LIVE

PRINCETON RANKS #3 ON TRAVEL+LEISURE'S TOP 10 BEST PLACES TO LIVE IN NEW JERSEY.

NATIONALLY RECOGNIZED WEALTH

PRINCETON IS ONE OF THE NATION'S WEALTHIEST TOWNS WITH AN AVERAGE HHI OF \$176,695 - 119% HIGHER THAN THE U.S. AVERAGE.

TOP-TIER IVY LEAGUE

FORBES RANKS PRINCETON UNIVERSITY #1 ON 2025 TOP COLLEGES LIST.



the hub of u.s. route 1

LOCATED ON ONE OF NJ'S MOST POPULATED THOROUGHFARES, MARKETFAIR HAS DIRECT ACCESS AND VISIBILITY FROM U.S. 1 THAT SEES NEARLY 100K VEHICLES PER DAY.



PRINCETON UNIVERSITY
2 MILES

CANAL POINTE
- 250 RESIDENTIAL UNITS
- WALKABILITY TO MARKETFAIR

PRINCETON UNIV. HOUSING
- WALKABILITY TO MARKETFAIR

HYATT
PLACE

HYATT
REGENCY

CARNEGIE CENTER
- 2.3M SF CLASS-A OFFICE COMPLEX
- 16 PROPERTIES

WOODMONT WAY
- BRAND NEW 433-UNIT COMMUNITY
- WALKABILITY TO MARKETFAIR

MARKETFAIR

UNDER CONSTRUCTION
- 656 APARTMENTS
- ELEMENT BY WESTIN 130 ROOM HOTEL

WHOLE
FOODS
MARKET

TRADER
JOE'S
LOWE'S
Home Improvement Warehouse
The Container Store

Wegmans
THE HOME
DEPOT
BEST
BUY

93,093 VEHICLES PER DAY
U.S. ROUTE 1 - DIRECT ACCESS TO NYC & PHILADELPHIA
DIRECT ACCESS FROM BOTH NORTH & SOUTH BOUND

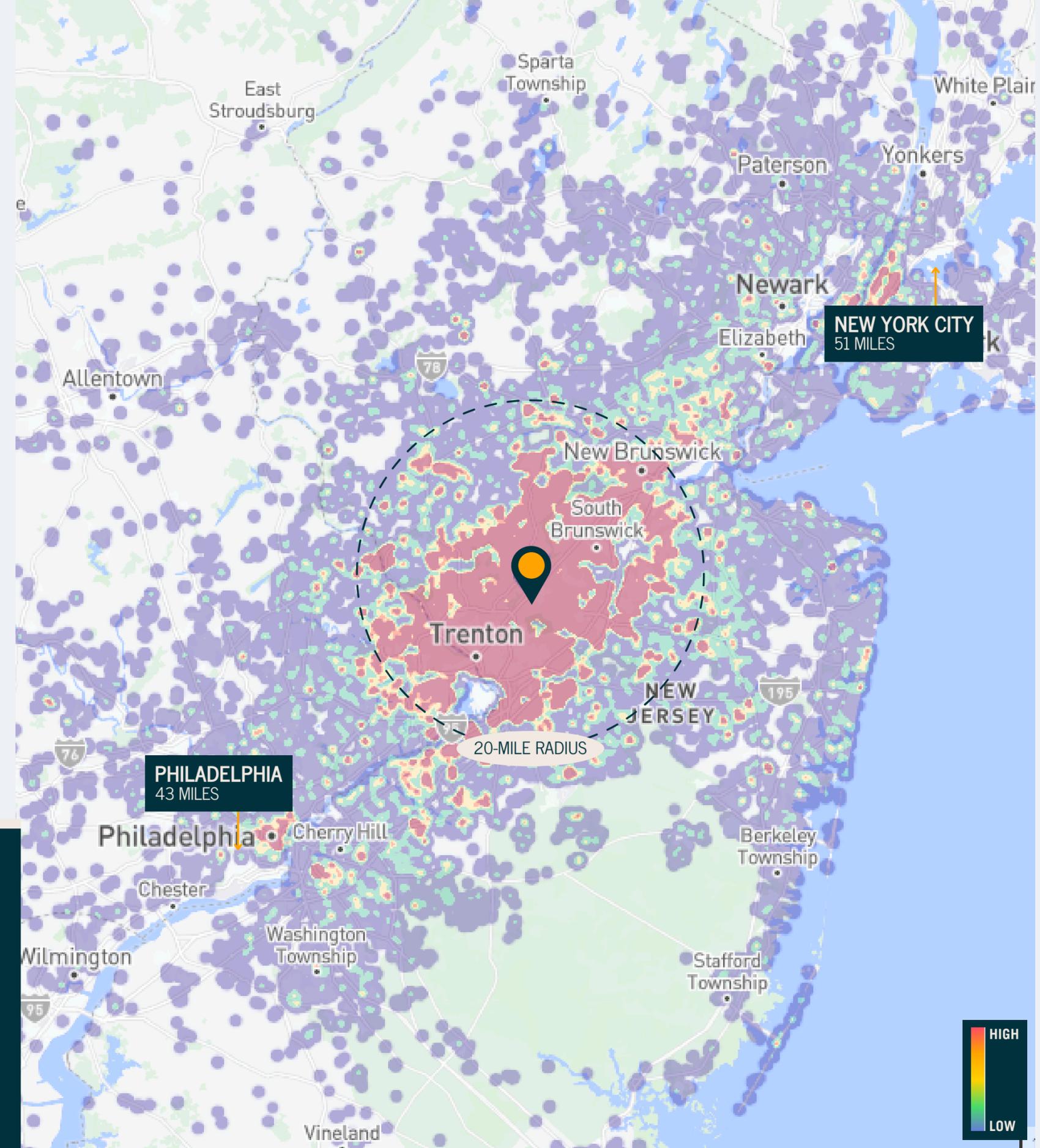
MARKETFAIR DOMINATES U.S. 1 BY PROVIDING EFFORTLESS ACCESSIBILITY FOR ITS CONSUMERS, BORDERING MULTIPLE RESIDENTIAL COMMUNITIES AND OFFICE COMPLEXES.
COMPETING CENTERS LACK THIS LUXURY.

traffic data

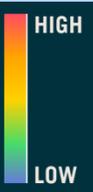
Annual Visits	2.3M
Annual Avg. Visit Frequency	3.3
Avg. Dwell Time	85 MINS

TRADE AREA DEMOGRAPHICS

Population	916,307	Average HHI	\$181,000
Daytime Population	1.1M	HHI \$200K+	27%
Households	381,921	College Degree+	76%
Family Households	224,536		
Millennials	23%		
Gen X	20%		
Baby Boomers	22%		



2,470+ HOUSEHOLDS WITHIN 5 MILES
EARN \$250K OR HIGHER EACH YEAR IN HHI





our core customer

PSYCHOGRAPHICS

Ultra Wealthy Families

The nation's wealthiest families.

20%

Educated Urbanites

Well educated young singles living in dense urban areas working relatively high paying jobs.

14%

Upper Suburban Diverse Families

Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds.

10%

SPENDING PATTERNS

Household Income \$500K+

3%

Avg. Discretionary Income

\$72,463

Discretionary Income \$150K+

9%



OUR CORE CUSTOMERS ARE IDENTIFIED AS
**SOME OF THE MOST AFFLUENT HOUSEHOLDS
IN THE NATION ACCORDING TO PLACER.AI**



an elevated experience

MarketFair offers an elevated experience to set it apart from the rest, featuring best-in-class retail and restaurants with even more to come.



BoConcept

WILLIAMS-SONOMA

POTTERY BARN

freepeople

 **ATHLETA**

Eddie V's
PRIME SEAFOOD

CLUB  PILATES

AMC
THEATRES.

LOVESAC

ANTHROPOLOGIE

west elm

Seasons 52
FRESH GRILL

\$951 PSF

IN ANNUAL RESTAURANT SALES

22

MARKET-EXCLUSIVE BRANDS



MORE THAN 100 EVENTS EACH YEAR WITH 10,000+ ATTENDEES



MARKET FAIR

NATIONAL LEASING

NIKKI COLUMBO
NCOLUMBO@CENTENNIALREC.COM
215.693.5624

JACLYN PALMERI
JPALMERI@CENTENNIALREC.COM
215.791.0220

ANCHORS & PADS

LINDSAY VETZNER
LVETZNER@CENTENNIALREC.COM
312.515.1487

GENERAL INQUIRIES

RETAIL.LEASING@NUVEEN.COM

AGILE LEASING, POP UPS, ADVERTISING & EVENT TOURS

BIL INGRAHAM
BINGRAHAM@CENTENNIALREC.COM
773.715.1194

nuveen



Centennial

