

An aerial photograph of a commercial property. A yellow rectangle highlights a small building situated between two larger commercial buildings. The property is surrounded by trees and parking lots. A road runs along the bottom of the image.

RETAIL

Clifftown Center
45-61 State Road
Princeton, NJ

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Alicja Jakubiec
O: 973.798.6130 Ext.1002
Alicja@ZoltekCRE.com

Urszula Zoltek
C: 973.896.8377
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

JOIN

Benjamin Moore & Domino's

- 2,811 SF Available For Lease
- 2nd Floor Space
- Traffic Count: 45-61 State Rd (Rt 206): 18,000 VPD
- Former Max Challenge
- 63 Parking Spaces
- High Income Area
- Great Visibility
- Co-Tenants Include: Benjamin Moore, Dominos, Speedy Mart, Mayflower Cleaner, Noble Nails, Princeton Stone & Title, Siyu SPA.
- National Tenants: State Farm Insurance, Sherwin Williams, Verizon, Ave, Walgreens, and many more.

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BUILDING CODE DATA

PROJECT DATA

1. CODES OF JURISDICTION

- NJ UNIFORM CONSTRUCTION CODE (NJAC 5:23-4)
- INTERNATIONAL BUILDING CODE 2015 (NI EDITION)
- INTERNATIONAL MECHANICAL CODE 2015
- NATIONAL ELECTRIC CODE 2015
- NATIONAL STANDARD PLUMBING CODE 2015
- LEF SAFETY CODE NFPA 101-2000
- INTERNATIONAL FUEL GAS CODE 2015 (NJAC 5:23-3.22)
- NFPA 90A-2002
- ASIS A111.1
- USE GROUP B (IBC 2015)
- CONSTRUCTION CLASSIFICATION IIB (NOT SPRINKLERED)
- AREA OF WORK - 2230 SF (EXISTING UNCHANGED)
- OCCUPANT LOAD AREA/100 = 23

1 DETAIL @ KNEE WALL

SCALE: 3" = 1'-0"

2 SOFFIT DETAIL

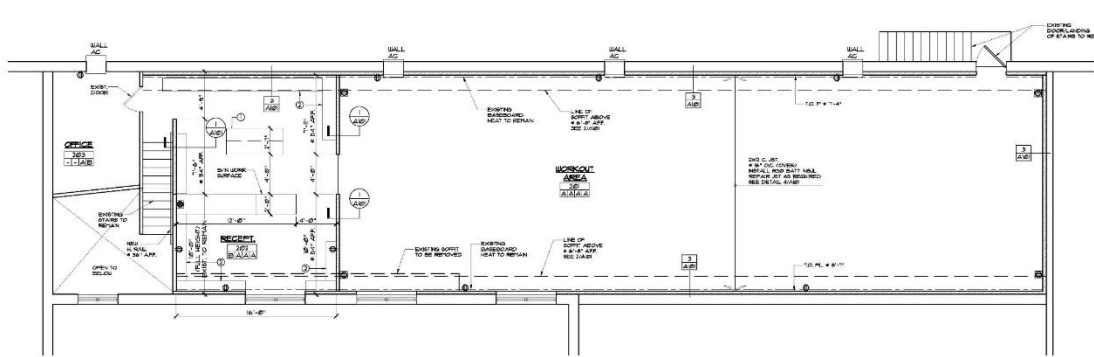
SCALE: 3" = 1'-0"

3 FURRING DETAIL

SCALE: 1" = 1'-0"

4 SISTER JOIST DETAIL

SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"

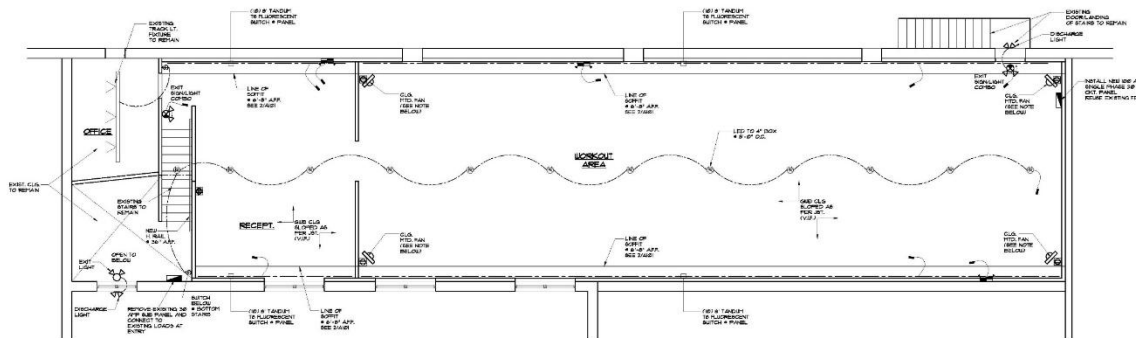
LEGEND

- BENCH WORK/SIDE STORAGE (BELOW TYPICAL)
- 2" DEEP SHELF (3 EQUAL VERT.)

FINISH SCHEDULE			
LOCATION	TYPE	DESCRIPTION	REMARKS
FLOOR	A	NUMBER 1000 FLOORING	OVER 10" COMPOSITE SLAB
BASE	A	UNPL. (WOOD FINISH)	STYLE BY OWNER
WALL	A	GYM BO. PAINTED	COLOR BY OWNER
CEILING	A	GYM BO. PAINTED	ACQUAINTANCE TILE

ELECTRICAL SPECIFICATIONS AND WORK NOTES

- All work shall be completed per all the latest editions of the NEC, NFPA, UL, IBC, the local Power Company, and the NJ Uniform Construction Code.
- The electrical contractor shall provide all permits, inspections and certificates.
- Electrical contractor shall coordinate its work with the Power Company and other trades on the site.
- Electrical contractor shall believe the system across all phases, ground the complete system and check its service work for loose wiring, faults, and insulation damage before power is turned on.
- Electrical contractor shall clean its work site daily and re-inspect any damage to the owner's property at its own expense.
- The owner shall determine the work schedule and completion time, and shall approve all changes and alterations.
- Wiring: copper 600 volt THHN, THW, USE. Minimum size AWG/CMIL except AWG/CMIL may be used for control wires. ETC and ETC to be used 20 and larger shall be Class B stranded. Control conductors shall be stranded. Aluminum wiring is not permitted.
- Consult IMC below concrete floors, all conduit routing shall be determined in the field. Proper support and hangers are required. Use MC cable where required by the manufacturer.
- The contractor shall provide marked up prints of all field changes to the owner.
- Conduit boxes shall be galvanized steel, unless noted otherwise on the drawing.
- All discovered violations, control wiring, overvoltage and under voltage protection devices by the electrical contractor.
- Use plastic rod/wires in plenum rooms.
- Contractor to determine internal rating of service and select electrical components accordingly.
- Contractor shall size wiring in the field so the voltage drop does not exceed 3%.



SECOND FLOOR REF. CLG. PLAN

SCALE: 3/8" = 1'-0"

NOTE

- PROVIDE SAFETY GUARD, 4\"/>

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UNIT	TENTANT	SF
45A	Coming Soon	
45B	Princeton Stone & Tile	
47A	Noble Nails	
47B	Benjamin Moore	
53	AVAILABLE	2,811
55 A-B	Mayflower Cleaners	
55C	Speedy Mart Food Store	
61	Domino's	



SITE PLAN

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Princeton Shopping Center



Church
&
Dwight Co

NIKSUN

Princeton
Healthcare
Center

Princeton
Middle School

Princeton High School

Avalon Princeton
Apartment Complex

221 Units

Princeton
Fire Department

Princeton
Public School
District

Princeton
Cleaners & Tailor

State Farm

Northfield
Bank

Community Park
Pool

SITE
Join:



Princeton
Charter School

Princeton
Professional Park

Traffic Count: 45-61 State Rd (Rt 206): 18,000 VPD

Princeton First Aid
& Rescue Squad

Princeton Society
of Musical
Amateurs

Unitarian
Universality
Congregation

Princeton
Municipal
Government

Community Park
Tennis Center

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Demographics	1 Mile	3 Miles	5 Miles
Population	9,352	39,046	77,284
Daytime Employees	7,261	35,655	88,534
Households	3,760	14,547	28,168
Median Age	41.2	41.5	42.3
Average HH Income	\$162,962	\$179,403	\$181,529

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