

IDEAL REDEVELOPMENT OR RESTORATION OPPORTUNITY

AVAILABLE FOR SALE

2 BUILDING - 42,600 SQ FT- 3.6 ACRES
NJ PLENARY RETAIL CONSUMPTION LIQUOR LICENSE



45 SCOTCH ROAD EWING, NJ - 39,000 SQ. FT.

Located in the Town Center District of Ewing Township, NJ this iconic 40 Lane Bowling Center is ready for Restoration or Redevelopment Opportunities that may include:

- Retail
- Restaurant
- Bar - Liquor Store
- Shopping Center
- Hotels
- Profession Office
- Multi-Family Residential



35 SCOTCH ROAD EWING, NJ - 3,600 SQ. FT.

Property is being offered for sale, which consists of 2 Buildings on 3.6 acres, NJ Plenary Retail Consumption Liquor License & Contents of Building.



FOR INFO CONTACT: MICHAEL BRIEHLER

609-394-7557 X 118

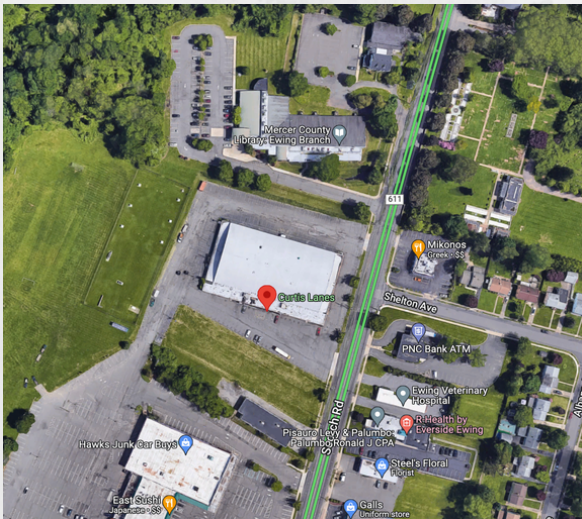
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Since the 1960s, Curtis Bowling Lanes with it's 40 lanes, restaurant, Bar and other recreation elements, has been a well known social meeting place for the many residents of Ewing and surrounding communities throughout Mercer County. Centrally located in the rapidly expanding Town Center District of Ewing, a retail hub for the region and within walking distance of the all new Ewing Town Center, which is adding 1,200 residential units to the already well established demographics. Located in the high traffic volume area of Parkway Avenue offering great visibility with more than 500' of frontage on Scotch Road, combined with easy access to major highways within minutes of Hopewell, Pennington, Lawrenceville, Hamilton, Princeton and Bucks County Pa. This is a prime location for multitude of uses and business.



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	6,623	66,179	195,750
Average HHI	\$96,884	\$102,081	\$115,266
Households	2,785	25,175	71,769

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