

OFFERING MEMORANDUM
Prime Hamilton
Office Space

2681 QUAKERBRIDGE ROAD

Hamilton, NJ 08619

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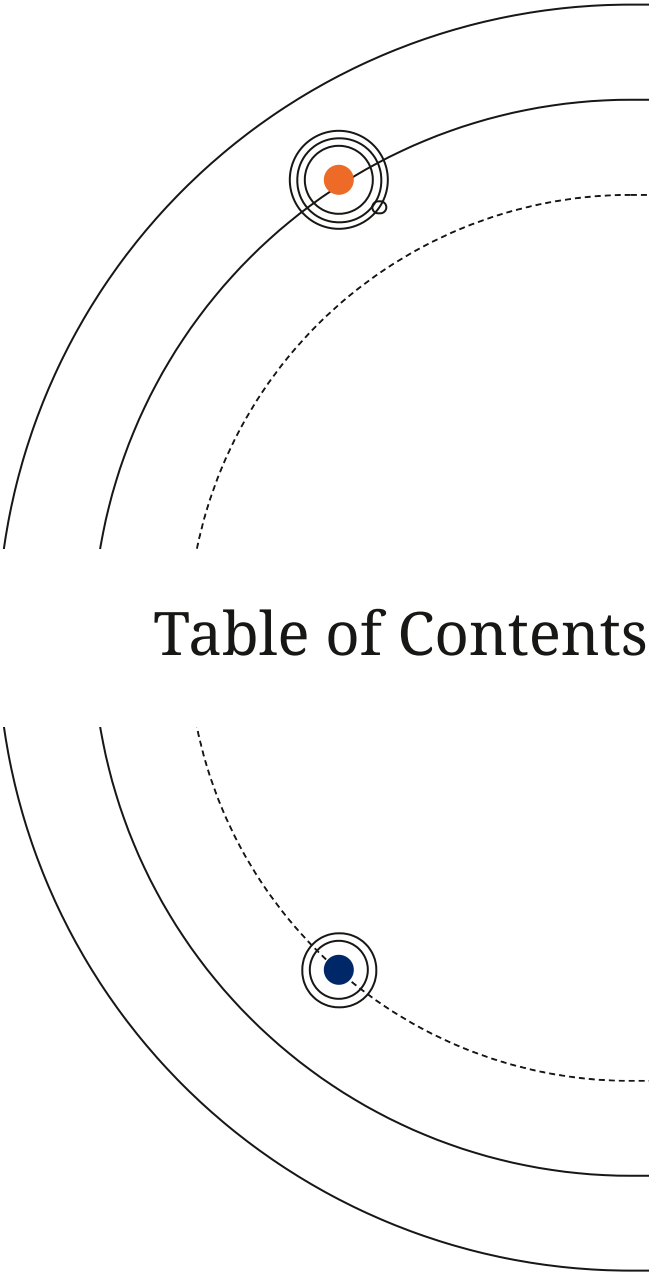


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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

An aerial photograph of a commercial property featuring a two-story brick building with white window shutters. The building is surrounded by a parking lot, lush green trees, and a residential neighborhood in the background. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the left side of the image.

SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (MG)
BUILDING SIZE:	11,053 SF±
AVAILABLE SF:	930 & 1,307 SF±
YEAR BUILT:	1973
ZONING:	R-10
MARKET:	Central New Jersey
SUBMARKET:	Princeton South

PROPERTY OVERVIEW

SVN is pleased to present an excellent opportunity to lease professional office space in the heart of Hamilton Township, Mercer County, New Jersey. Two units are available, a first-floor unit offering ±1,307 RSF and lower level unit offering ±930 RSF, allowing for a range of potential configurations and professional uses. The property rests in a densely populated trade area, adjacent to a diverse platform of national and regional retailers. A superior location with easy access to the region's highway systems and major commuter routes.

LOCATION OVERVIEW

Situated centrally within Hamilton Township, Mercer County, New Jersey - the 9th largest township in New Jersey by population. It is within an hour drive of New York City, Philadelphia, and the Jersey Shore. The property is located in Central New Jersey submarket and in close proximity to destination such as downtown Princeton and the historic State Capital of Trenton. Easy access to I-295 and I-195, Route 33, Route 130 and Route 206, and NJ Turnpike.

PROPERTY DETAILS

LEASE RATE	\$18.50 PSF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	2681 Quakerbridge Road
CITY, STATE, ZIP	Hamilton, NJ 08619
COUNTY	Mercer
MARKET	Central New Jersey
SUB-MARKET	Princeton South
CROSS-STREETS	Nottingham Way
TOWNSHIP	Hamilton Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	I-295 - 0.7 Mi.
NEAREST AIRPORT	Trenton Mercer (TTN) - 11.8 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	R-10, Single Family Residential
LOT SIZE	1.02 AC±
APN #	03-01695-00021
LOT FRONTAGE	336 ft
LOT DEPTH	132 ft
TRAFFIC COUNT	21,973 VPD
TRAFFIC COUNT STREET	Quakerbridge Rd & Pollman Ave

PARKING & TRANSPORTATION

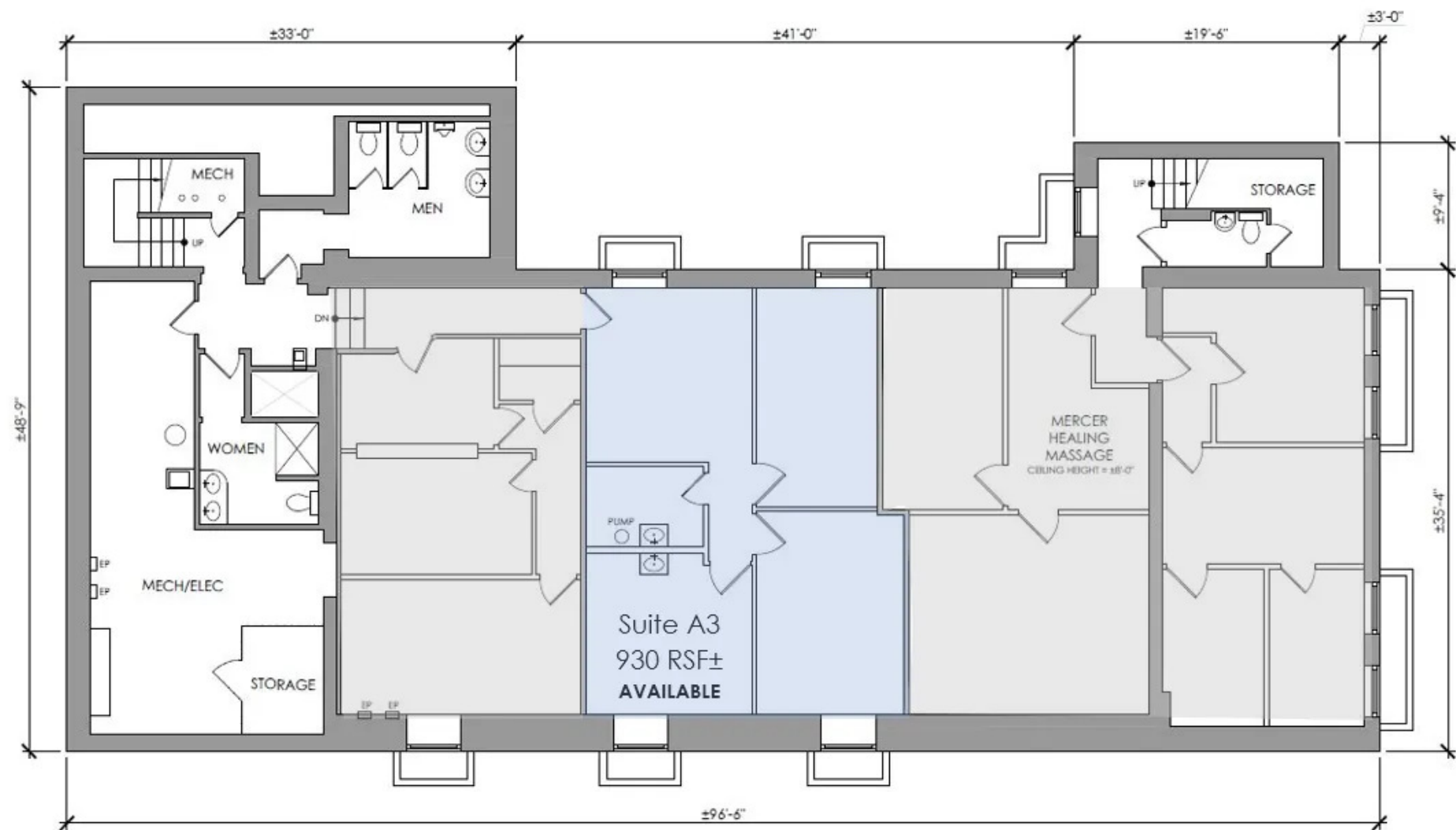
PARKING TYPE	Surface Paved Lot
PARKING RATIO	5/1,000
NUMBER OF PARKING SPACES	57

PROPERTY HIGHLIGHTS

- Premier professional office space
- 24-hour access
- Monument signage
- Immediate occupancy available
- Ample parking
- Heavy vehicular traffic
- Convenient and accessible location
- Proximate to diverse and populated residential neighborhoods
- Ideally located for business and consumer access
- Close proximity to Quaker Bridge Mall, RWJ Hospital and Grounds of Sculptures
- Diverse platform of national, regional and local retailers in the area
- Convenient access to/from Rt.33, I-295/95, Rt. 130, an I-195, I-29, and NJ Turnpike



SUITE A3 FLOOR PLANS

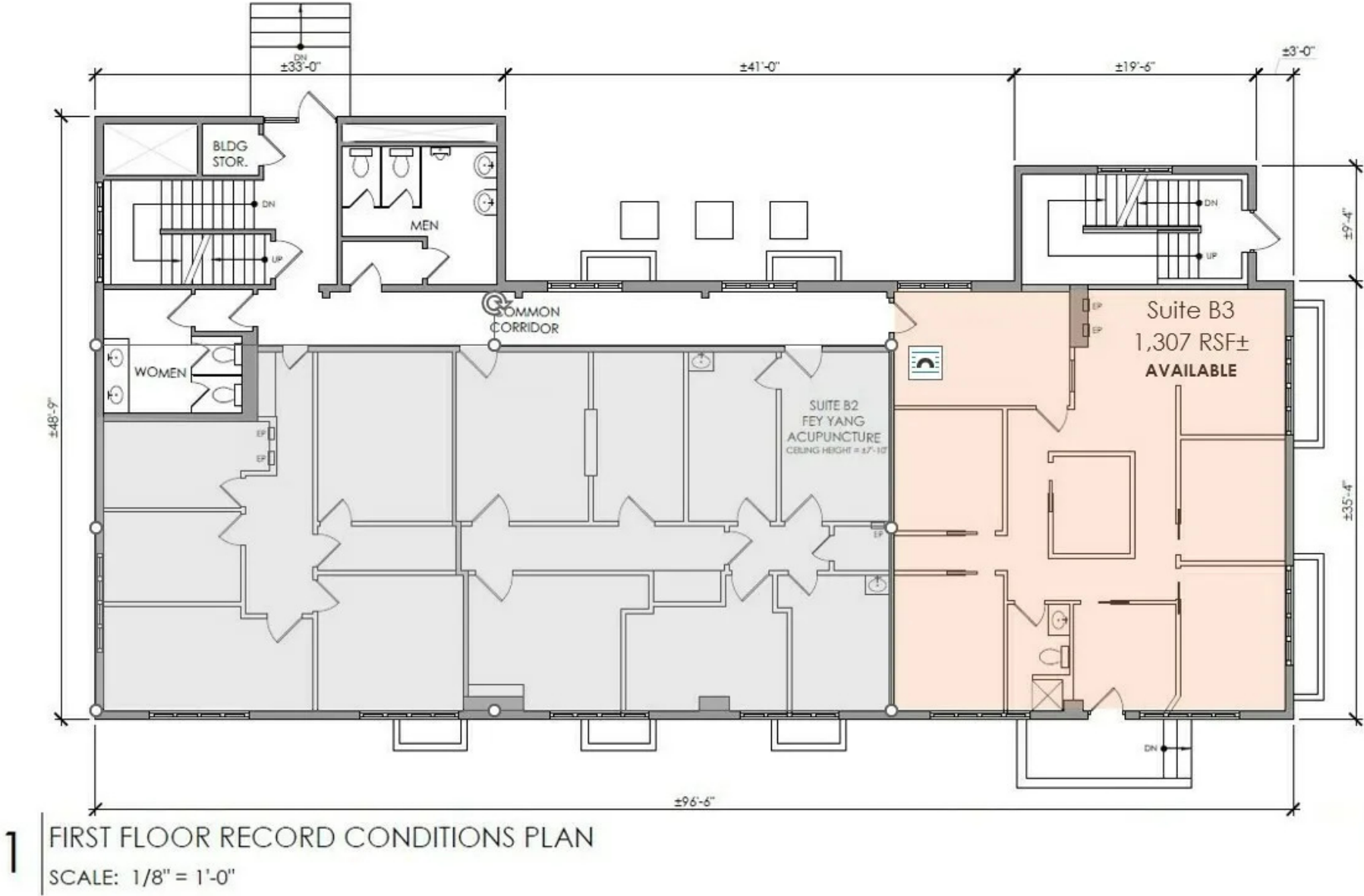


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LOWER LEVEL RECORD CONDITIONS PLAN

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

SUITE B3 FLOOR PLANS



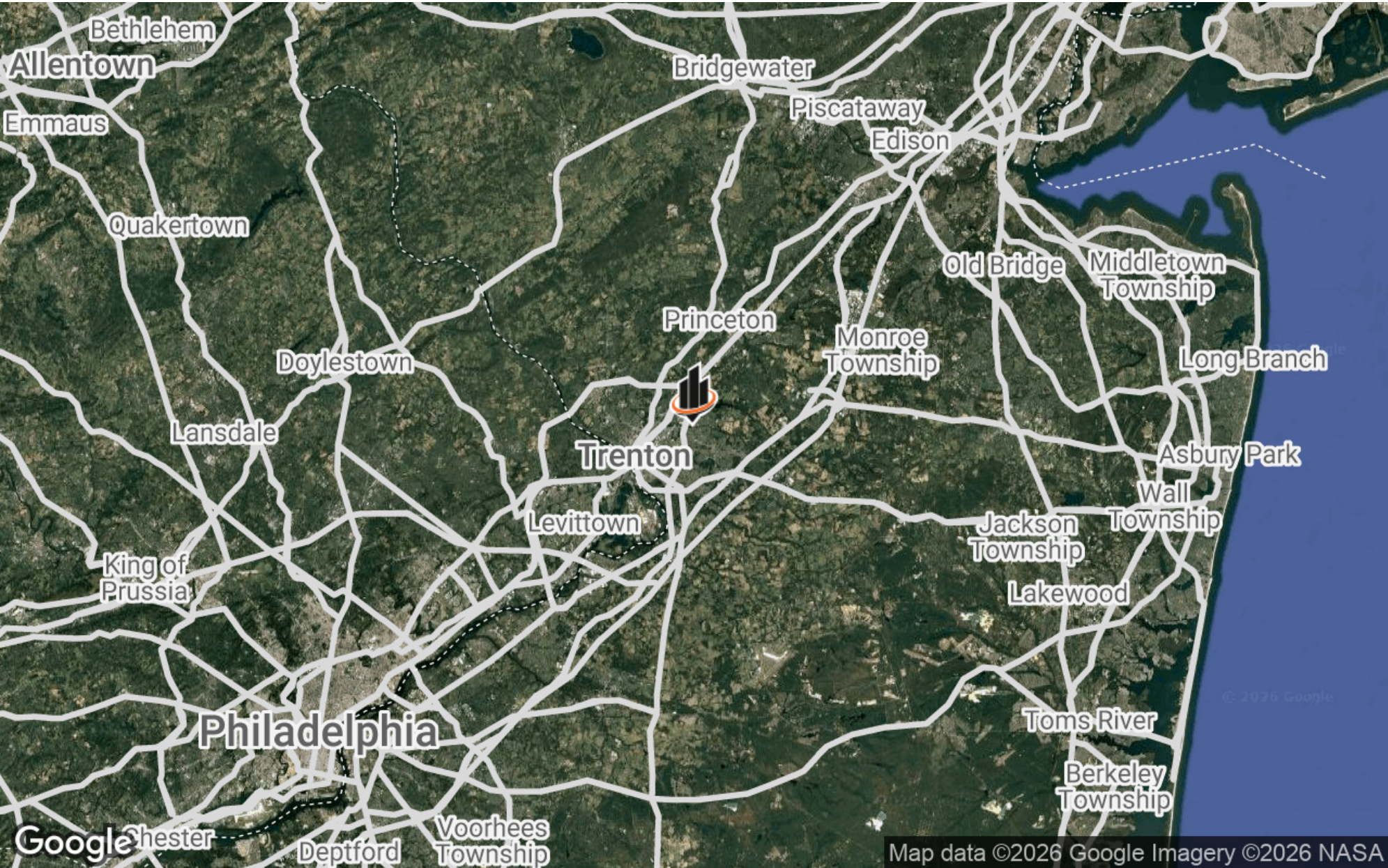
ADDITIONAL PHOTOS



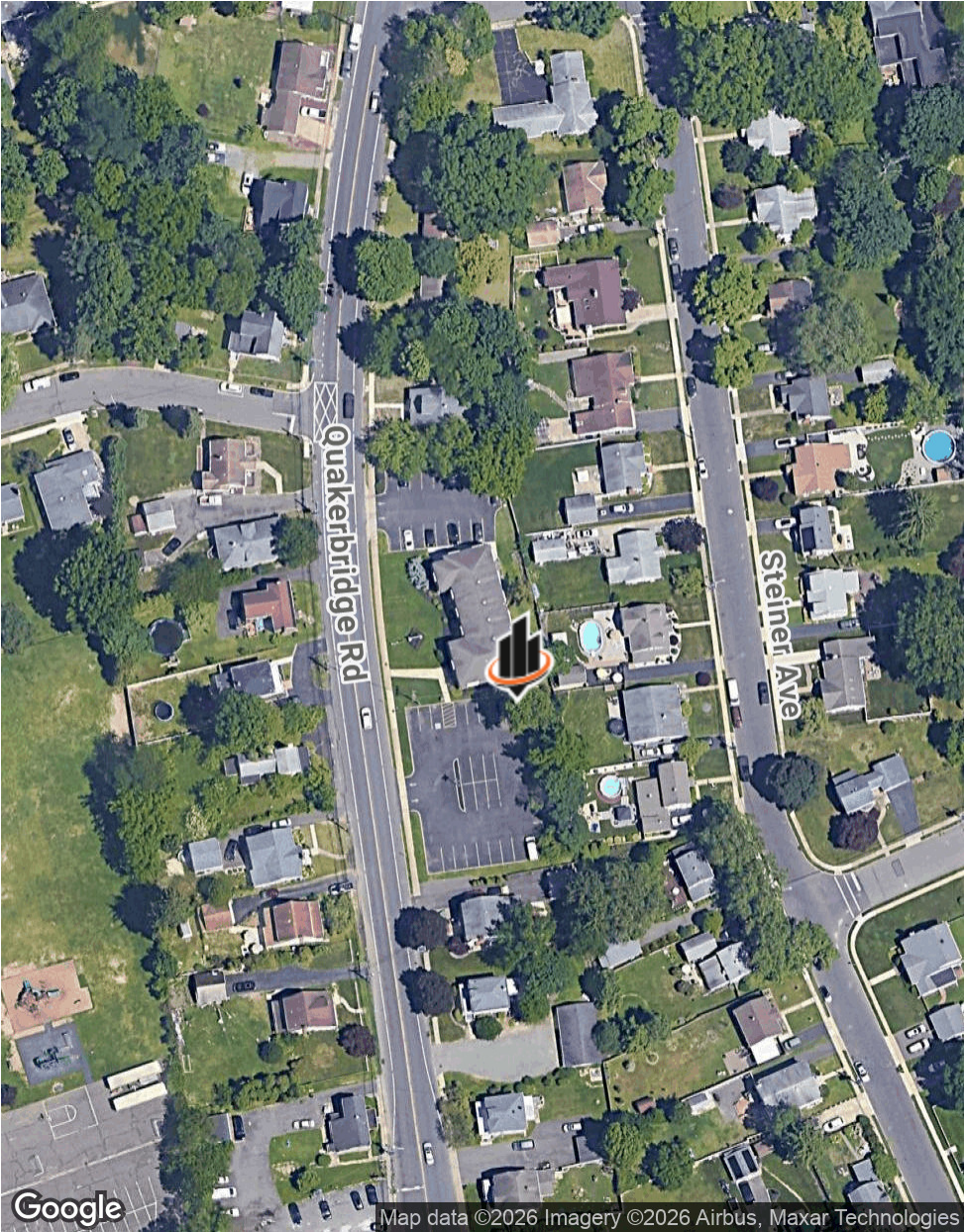
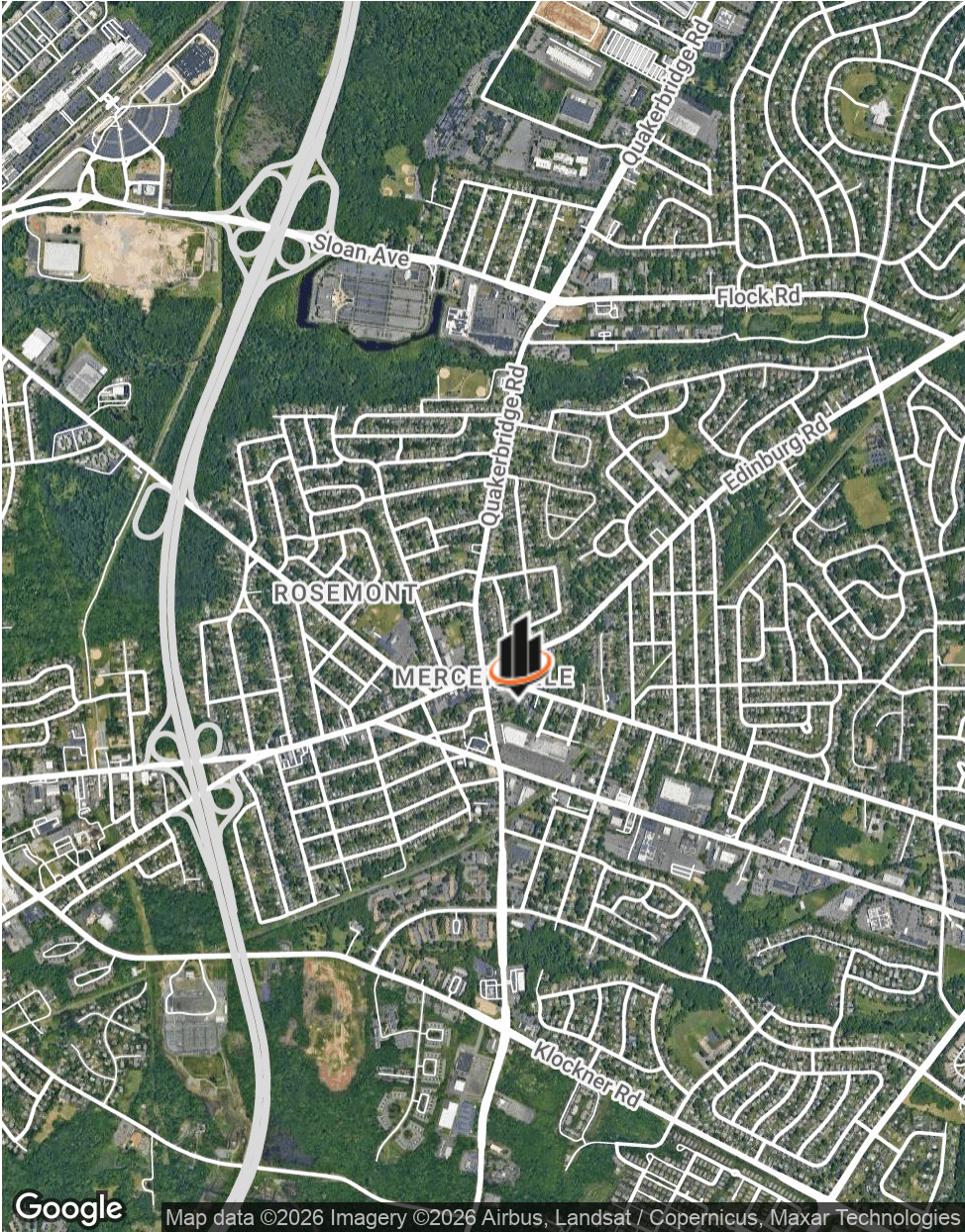
An aerial photograph showing a two-story commercial building with a brick and dark siding exterior, featuring large arched windows. The building is situated on a corner lot with a paved parking lot in front. Surrounding the building are lush green trees and other residential houses in the background. A large white circular graphic with a dashed border and two small circular icons (one orange, one blue) is overlaid on the top left of the image.

SECTION 2 The Location

REGIONAL MAP



LOCATION MAP



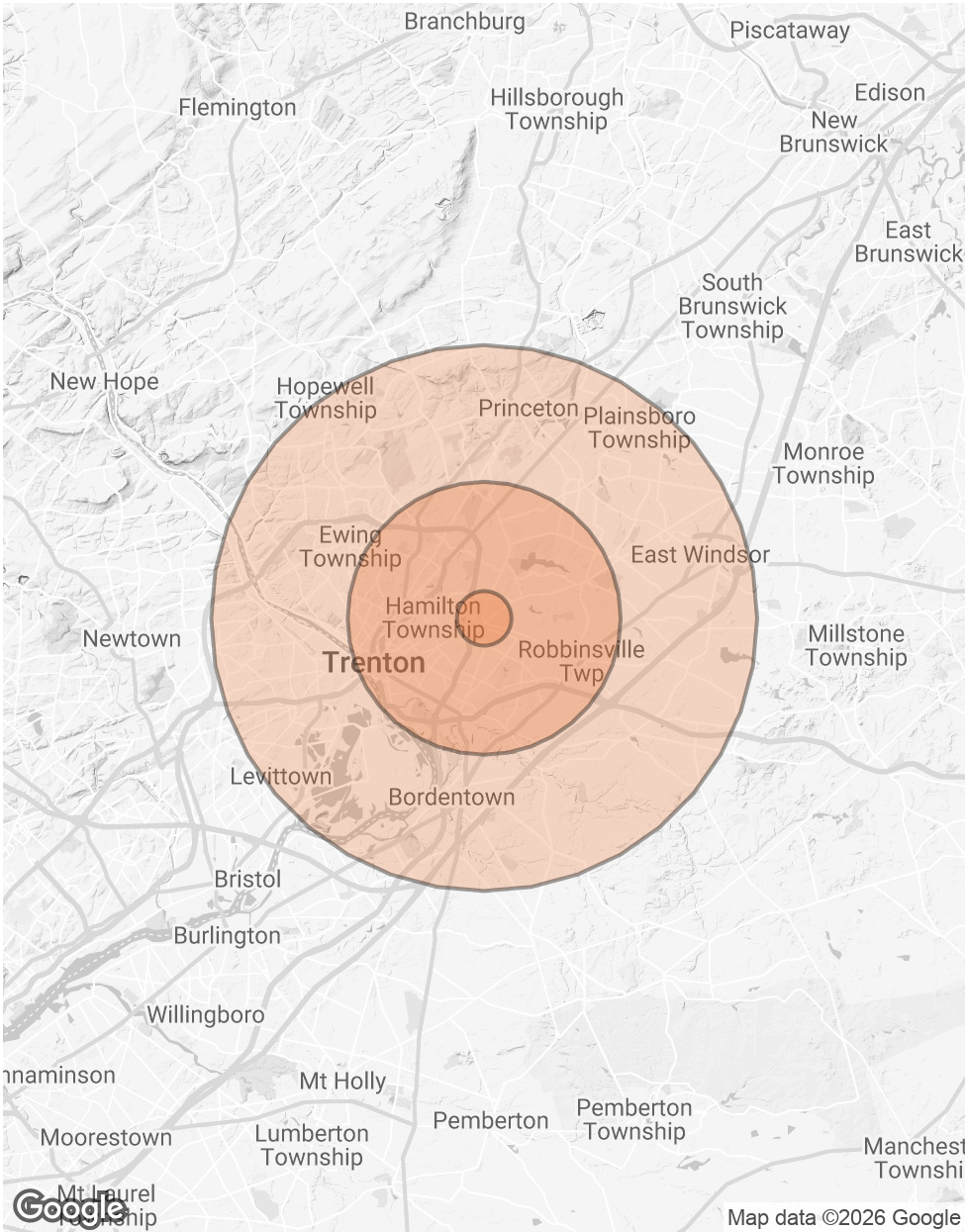
SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,323	222,279	487,026
AVERAGE AGE	44.9	39.4	40.6
AVERAGE AGE (MALE)	43.6	38.4	39.5
AVERAGE AGE (FEMALE)	46.0	40.5	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,725	89,044	192,773
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$99,488	\$89,026	\$113,121
AVERAGE HOUSE VALUE	\$253,551	\$218,948	\$318,687

2020 American Community Survey (ACS)





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