

INDEPENDENCE PLAZA

Hamilton, NJ

Demographics	Distance			Drive Times
	1 Mile	3 Miles	5 Miles	10 Mins
Population	11,836	111,450	222,568	116,098
Households	4,442	40,036	81,251	42,339
Median HH Income	\$60,855	\$53,235	\$59,630	\$78,495



Featured Tenants



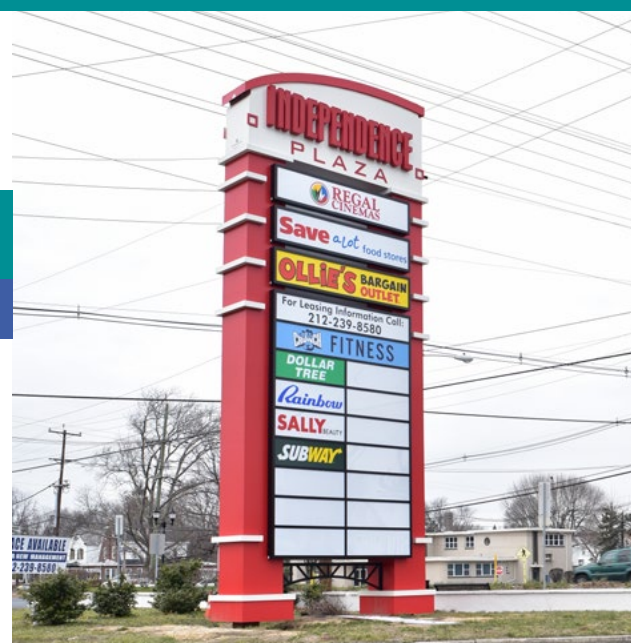
250,000SF Shopping Center
Available Space from 1,500-15,000SF

INDEPENDENCE PLAZA

2465 S Broad Street Hamilton, NJ 08610



JJ Operating Real Estate Investments
Sam Jemal & Joseph Jemal
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PROPERTY SUMMARY

PROPERTY ADDRESS:
2465 S Broad Street
Hamilton, NJ 08610
Mercer County

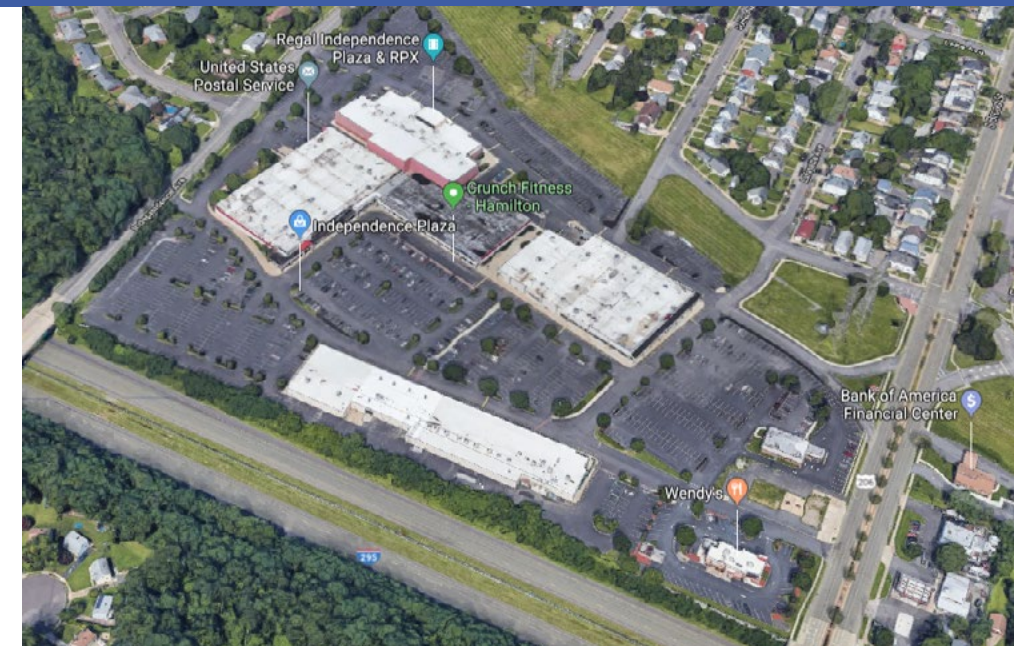
PROPERTY SIZE:
252,321SF total, approx 27 acres

AVAILABLE SPACE:
Stores from 1,500 - 15,000SF
Parking:
1,600 Parking Spaces

SIGNAGE:
Oversized Pylon Sign Facing
S. Broad Street(RT. 206)



LEASING PLAN



AVAILABLE			LEASED		
SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
D2	AVAILABLE	2,770	01 L1	Regal Cinema	42,161
D3	AVAILABLE	2,495	01 L2	Regal Cinema	6,307
D4	AVAILABLE	1,993	02	Wendy's	3,029
D6	AVAILABLE	1,993	03	Santander Bank	2,786
D8	AVAILABLE	3,107	C1	Crunch Fitness	22,000
D11	AVAILABLE	1,862	C2	USPS	4,517
D12	AVAILABLE	1,426	C3	Le Petit Hair Salon	2,090
E2A	AVAILABLE	4,485	C4	Ollies Discount	35,580
E3	AVAILABLE	6,560	D1	Shin Karate Studio	3,965
E7A	AVAILABLE	3,439	D5	Lalaucci Pizza	2,202
F3	AVAILABLE	5,278	D6	Relaxation Sensation	1,550
			D7	USA Nails	1,445
			D9	Rainbow	13,577
			E1	Save-A-Lot	15,773
			E2	Restore - Habitat for Humanity	25,296
			F1	The Sticky Wicket	8,827
			F1A	Boost Mobile	815
			F1C	A&H Furniture	1,296
			F2	Cash Exchange	833
			F4A	Farmers Insurance	1,263
			F5	Rita's	1,513
			F6	Mariner Financial	1,792
			F7	A&H Furniture	4,758
			F9	Subway	1,582
			F11	CSL Plasma	10,036
			G1	Dollar Tree	11,995
			G2	Sally Beauty Supply	1,796

INTERSTATE HIGHWAY - NO. 295