

Asking Price
\$1,400,000



902 Hamilton Street

Somerset, NJ

2,678 SF Retail Building



03

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Property Summary

Gross SF 2,678 SF

Taxes \$6,924 (902 Hamilton St)
\$521 (45 Field St)

Zoning HBD- Hamilton Street Business

Lot | Block 6 | 135.01 (902 Hamilton St.)
37 | 135.01 (45 Field St)

Lot Size 8,000 SF (902 Hamilton St)
5,700 SF (45 Field St)

Frontage 80' on Hamilton St
57' on 45 Field St

Surrounding Businesses KFC, Exxon, Subway, Foot Locker, Dairy Queen, Quick Mart, Dunkin Donuts, Walgreens, PNC Bank, Papa Johns & More.

Vehicles Per Day 20,000

Investment Highlights

Freestanding Building

Located Along Busy Hamilton Street Corridor

2 Frontages

Hamilton & Field Street

Among Many National Tenants



Heavy Traffic Count Exposure: 20,000 VPD



Parkside Senior Housing
70 Units






al TOQUE
PERUVIAN RESTAURANT

Kitchen & Bath Remodeling
Dolan since 1949
Plumbing • Heating • Cooling • Electric



Brentwood Park
77 Units

NYAMEKYE
AFRICAN MARKET
In God we trust (Enso Nyame ye)

Scarlet Knight
LIQUORS


 **Delta Automotive**
Holdings Ltd.

HOPES

Katanga
BARBECUES
 HONEST LIVE POULTRY

Franklin Blvd

Hamilton BBQ
Churrasqueira



Lorraine's
Custom Embroidery
and Screen Printing

Hamilton St

Field St

EXXON



630 Franklin Blvd
64 Units

LOCATION



New Brunswick High School

Somerset Square
151 Units

Berry St Commons
94 Units

Franklin Blvd

Field St



Hamilton St

630 Franklin Blvd
64 Units

LOCATION



6TEN
YOUR SHOP
YOUR TIME
CONVENIENCE STORE and DELI

WE SELL
ICE
HERE
SNOW
CONES

SUBS

SANDWICH

LI-HAUL

SANDWICH





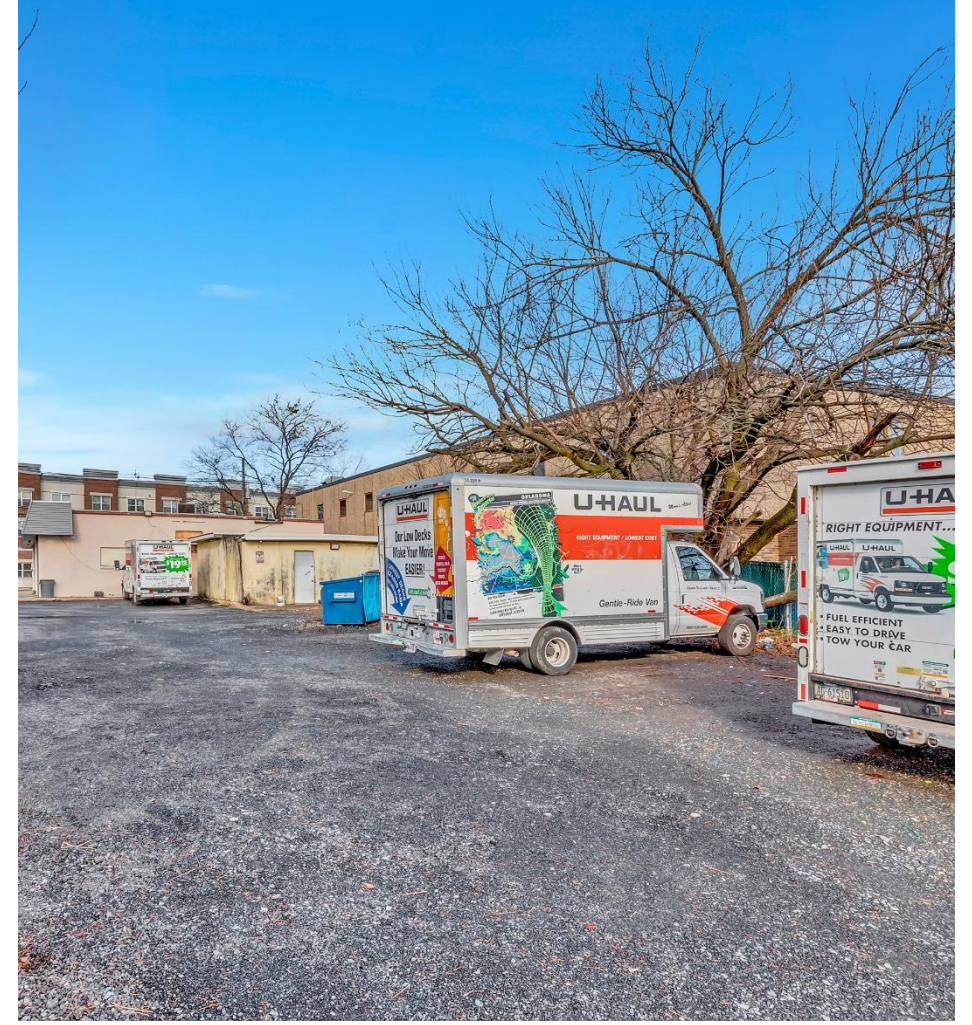
6TEN
YOUR SHOP YOUR TIME
CONVENIENCE STORE AND DELI

SUBS

6TEN
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6TEN
YOUR SHOP YOUR TIME
CONVENIENCE STORE AND DELI





Large Lot
2 Frontages



Hamilton St

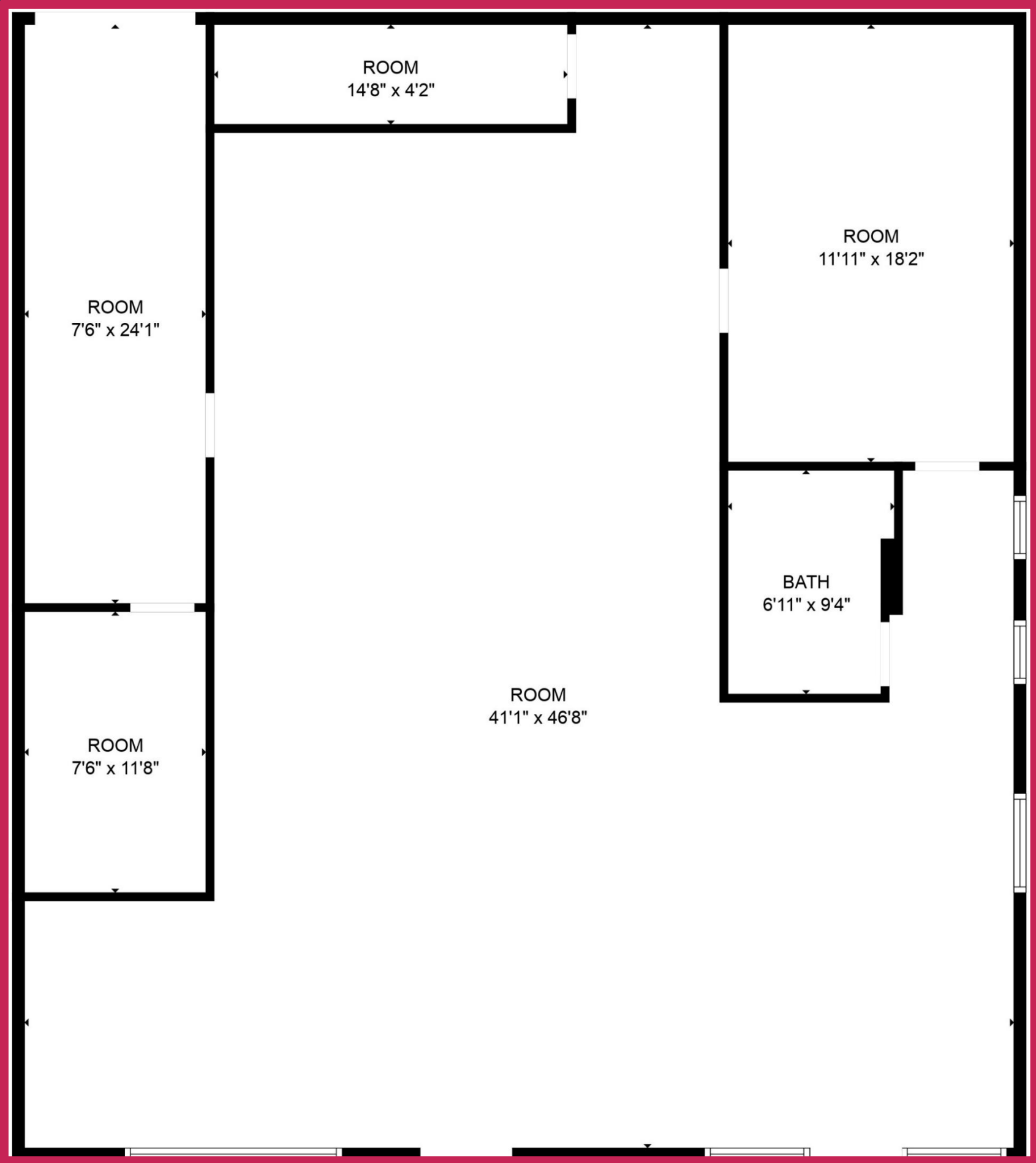
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ONLY

Field St

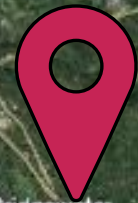




LAYOUT



NEW
YORK



902 HAMILTON ST,
SOMERSET



Demographics

POPULATION

2024 Projection

1- MILE

15,259

3- MILES

134,251

5- MILES

244,903

3- MILE RADIUS DEMOGRAPHICS



134,251

DAYTIME POPULATION

HOUSEHOLDS

2024 Households

1- MILES

4,587

3- MILES

41,488

5- MILES

83,666



41,488

TOTAL HOUSEHOLDS

INCOME

Median

1- MILES

\$58,483

3- MILES

\$61,813

5- MILES

\$83,230



\$61,813

AVERAGE HOUSEHOLD INCOME

HBD Zone



Zoning Districts

A	Agricultural
CP	Canal Preservation
RR3	Rural Residential
RR5	Rural Residential
R-40	Single-Family Residential
R-20	Single-Family Residential
R-15	Single-Family Residential
R-10	Single-Family Residential
R-10A	Single-Family Development
R-10B	Single-Family Development
R-7	Residential
C-R	Cluster-Residential
S-C-V	Senior Citizen Village
PAC	Planned Adult Community
PRC	Planned Residential Community
ISL	Independent Senior Living
N-B	Neighborhood Business
G-B	General Business
HBD	Hamilton Street Business District
R-O-L	Research-Office-Laboratory
O-P	Office-Professional
B-I	Business and Industry
M-3	Mining

Purpose of the District

HBD Hamilton Street Business District. The purpose of the HBD District is to provide for commercial uses with supportive residential, community and institutional uses that, in combination, contribute to an attractive, vibrant and sustainable business district that is geared towards pedestrian circulation, bicycle circulation and public transportation.

Principal uses.

1. Retail goods and service stores, except body art establishments including but not limited:

- a. food
- b. drugs
- c. drink
- d. household supplies
- e. home appliance stores
- f. barber and beauty
- g. shops
- h. shoe repair and tailor shops
- i. dry cleaning shops
- j. banks
- k. restaurants

2. Mixed-use buildings

3. Eating and drinking establishments

4. Restaurants

5. Professional offices

6. Funeral Homes

7. Quasi-public or private club or fraternity

8. Single-family dwellings

9. Adult day care

10. Child-care facility

11. Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site

12. Class 5 cannabis retailer

13. Class 6 cannabis delivery (when accessory to Class 5 cannabis retailer use)

HBD Zone

Zone	Maximum Height		Maximum Percent of lot coverage	Maximum Percent of impervious coverage	Maximum floor area ratio (FAR)
	(Stories)	(Feet)			
HBD	2-1/2 ⁴	40 ⁴	50	85	-

Height, Coverage and Building Requirements Township of Franklin

1. Except for existing hotel uses which exceeded this height prior to September 1, 2020, which shall not exceed 12 stories or 120 feet and office buildings which exceeded this height prior to 2022 which shall not exceed 65 feet.

2. Refer to footnote 15 and 16 in Schedule 2 for applicable setbacks for buildings over 50 feet in height.

3. See Article XVI, § 112-142 et seq.

4. Maximum permitted building height shall be increased to 3 stories and 40 feet, provided all residential units contain no more than 2 bedrooms and no less than 1/3 of the residential units contain no more than 1 bedroom. Maximum permitted building height shall be increased to 4 stories and 50 feet, provided all residential units contain no more than 2 bedrooms; no less than 1/3 of the residential units contain no more than 1 bedroom; the development site is at least 40,000 square feet in size; and the development site has a lot frontage and lot depth each equal to at least 200 feet.

MIXED-USE BUILDING

A building containing two or more principal uses. In the HBD Zone, a mixed-use building shall: contain one or more of the principal or conditional permitted nonresidential uses and residential units; be located only on lots with frontage on Hamilton Street; be limited to buildings placed consistent with footnote 11 of Schedule 2 (in particular the maximum building setback from Hamilton Street set forth in footnote 11(d)); with the entirety of the first floor being comprised solely of nonresidential use with the exception of necessary common, lobby, access and utility areas associated with all uses . In the O-P Zone, a mixed-use building shall consist of permitted office use and up to two residential units.

Only for lots with frontage on Hamilton Street or Franklin Boulevard. Mixed-use buildings shall only be permitted on lots with frontage on Hamilton Street and shall be further subject to the requirements outlined in the definition of “mixed-use building” in Section 112-4.

Minimum front building setback shall be as follows:

- (a) Zero feet from front yard lines that meet the Hamilton Street or Franklin Boulevard right-of-way, provided that adequate sight lines are maintained at all intersections per Institute of Transportation Engineers (ITE) standards.
- (b) Zero feet from front yard lines along street rights-of-way intersecting Hamilton Street or Franklin Boulevard, provided adequate sight lines are maintained at all intersections per ITE standards;
- (c) Ten feet from all front yard lines that meet secondary streets parallel to Hamilton Street or Franklin Boulevard, provided adequate sight lines are maintained at all intersections per ITE standards.
- (d) Maximum front yard setback shall be 10 feet from front yard lines that meet the Hamilton Street or Franklin Boulevard and intersecting street rights-of-way

Along Hamilton Street and Franklin Boulevard, the side yard setback may be reduced to zero feet along any portion of a side lot line where a building on an adjacent lot is built at a zero-foot setback to the same side lot line. In such an instance, either the minimum five-foot minimum side setback or the reduction to zero feet shall be permitted. Along intersecting streets, the side yard setback shall be 20 feet where abutting an existing one- or two-family home.

NEIGHBORHOOD

Hamilton Street serves as both a cultural and commercial artery for Somerset, offering a rich blend of community resources, dining, and entertainment that reflects the area's diversity and charm.



Naaman Williams Park



Farmers Markets & Nurseries



Rutgers University

Somerset is an unincorporated community located in Franklin Somerset County, New Jersey. Positioned in central New Jersey, about 40 miles southwest of New York City and 30 miles northeast of Philadelphia. The area has a population of around 23,000 residents, a suburban environment with a mix of residential, commercial, and areas.

The community is conveniently located near major highways, including Interstate 287, Route 27, and Route 22, providing easy access to towns and cities. The New Jersey Turnpike is also a short drive away, connecting Somerset to other parts of the state.

Somerset is within easy reach of Newark Liberty International Airport, it convenient for both domestic and international travel.

Somerset has a rich history dating back to colonial times. It played a the American Revolution, with several historic sites and landmarks commemorating its past. The historic East Millstone Village and the Mills Canal House are notable sites that reflect Somerset's heritage.

The area has a variety of shopping centers, restaurants, and cafes, different tastes and preferences. The nearby Bridgewater Commons offers a wide range of retail and dining options, adding to the living in Somerset.

One of the unique feature in Somerset is Delaware and Raritan Canal Park. This historic canal park offers scenic trails for walking, jogging, and cycling, as well as opportunities for canoeing and kayaking. The park is a peaceful retreat that runs through parts of Somerset, connecting the community to nature.

Somerset, New Jersey, offers a mix of historical charm, modern amenities, and a strong sense of community. Its convenient location, diverse population, and abundance of recreational opportunities make it an attractive place to live for families, professionals, and students alike. Whether exploring its parks, enjoying local shopping and dining, or commuting to nearby cities, Somerset provides a balanced and fulfilling lifestyle.



Somerset County is a county located in the north-central part of the U.S. state of New Jersey. As of the 2020 census, the county was the state's 13th-most-populous county, with a population of 345,361





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