

**OFFERING MEMORANDUM**  
**Prime Hamilton**  
**Office Space**

**2681 QUAKERBRIDGE ROAD**

Hamilton, NJ 08619

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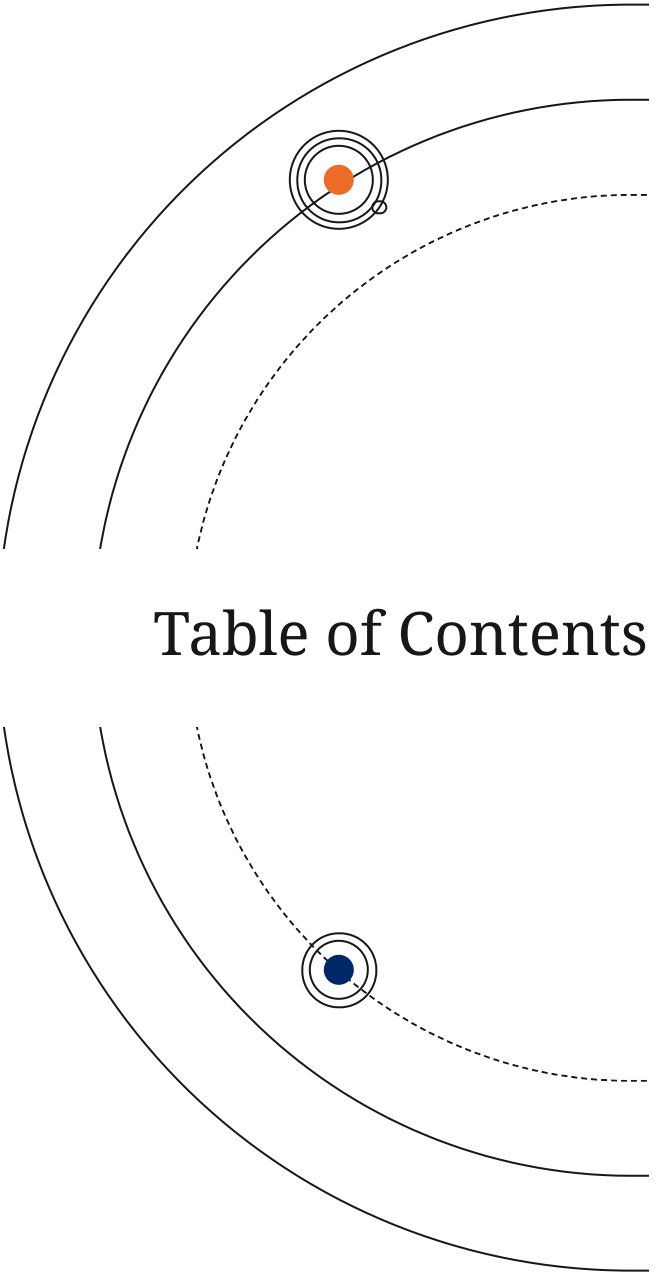
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An aerial photograph of a commercial property featuring a two-story brick building with white window frames, a large parking lot, and surrounding residential areas with trees and houses. A large white circular graphic with a dashed border and two small circles (one orange, one blue) is overlaid on the top left.

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) |
|------------|---------------------|

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                |

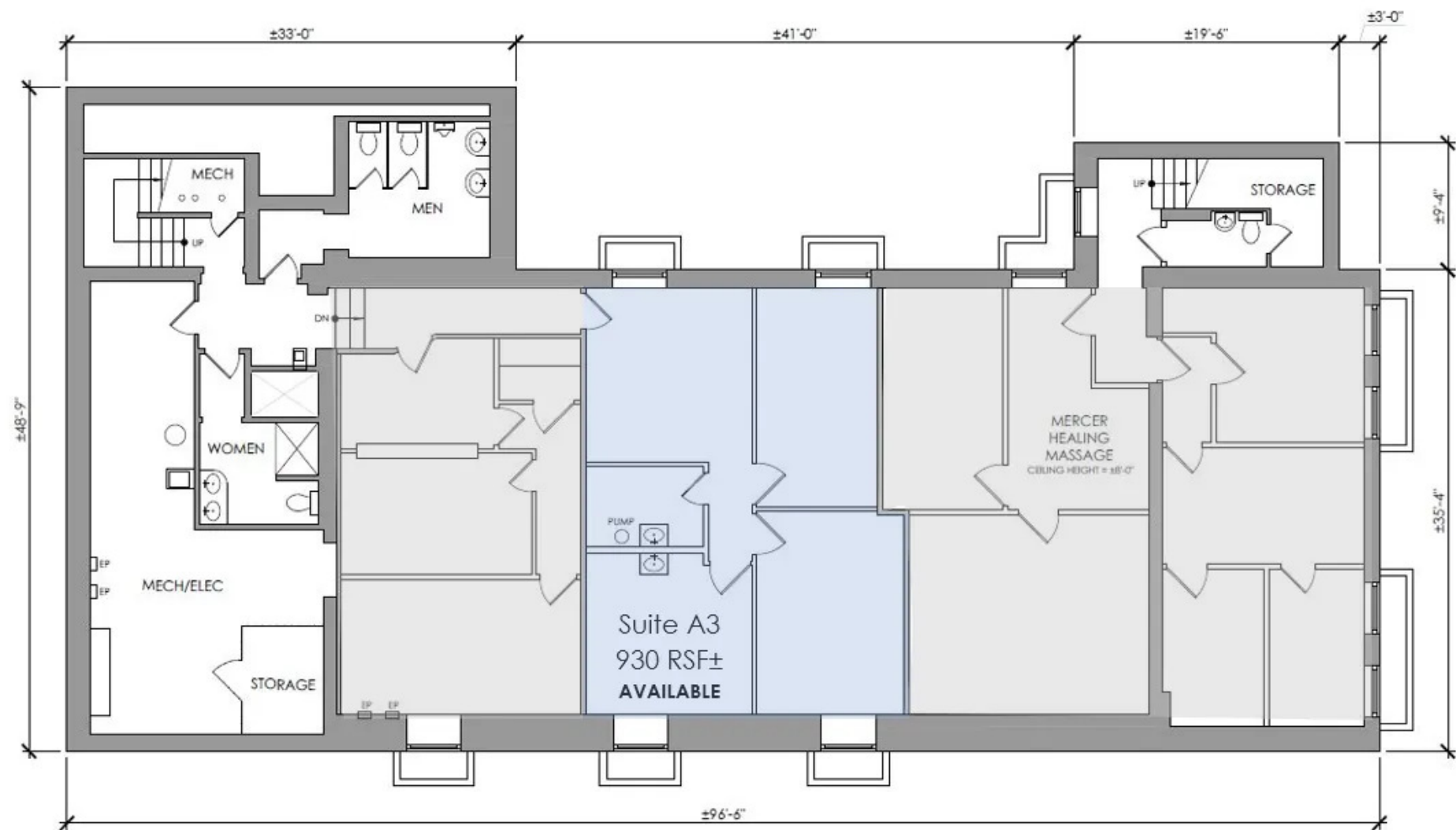


## PROPERTY HIGHLIGHTS

- 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



LL

LOWER LEVEL RECORD CONDITIONS PLAN

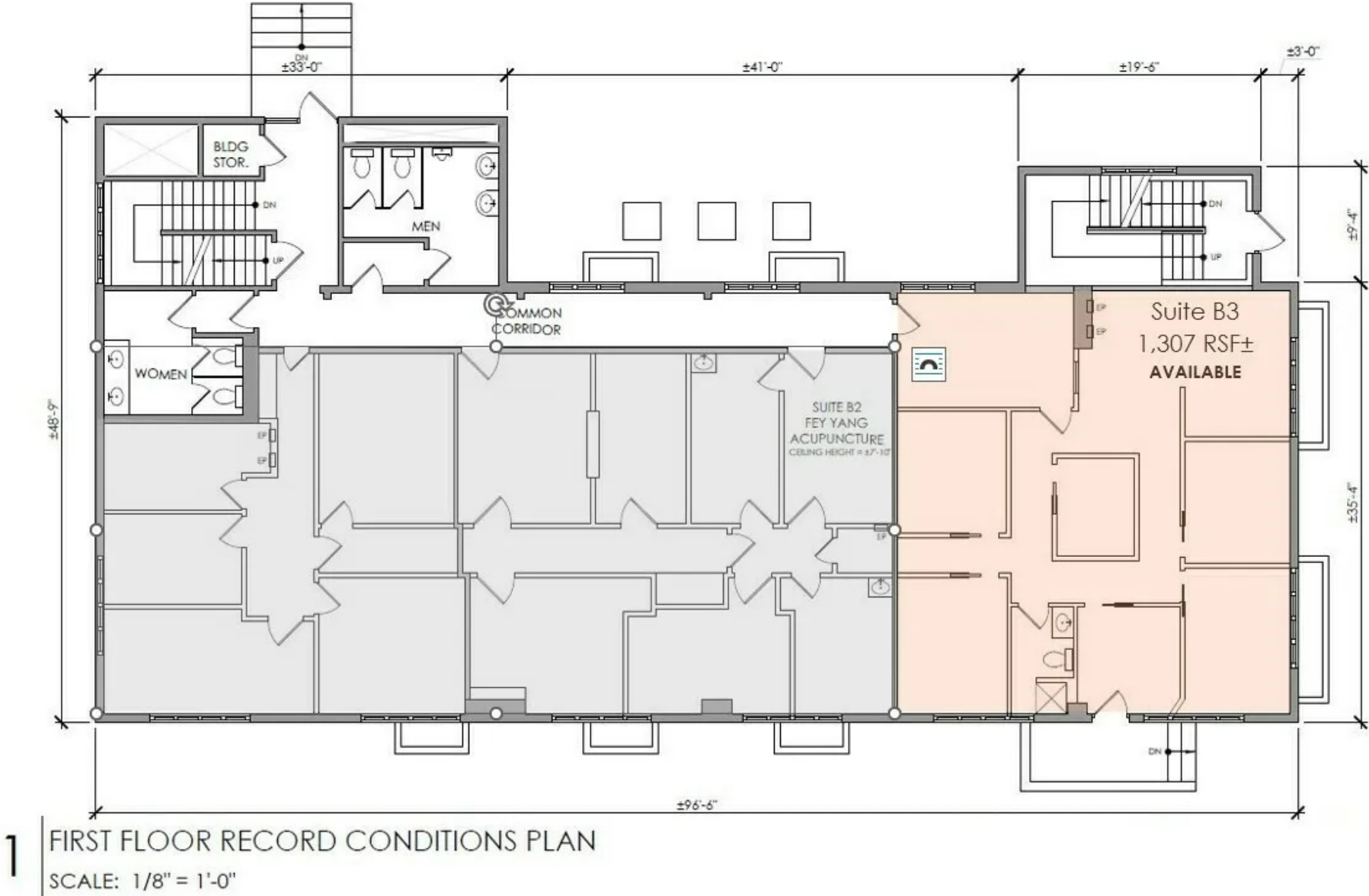
SCALE: 1/8" = 1'-0"



## SUITE A3 INTERIOR PHOTOS



SUITE B3 FLOOR PLANS





ADDITIONAL PHOTOS



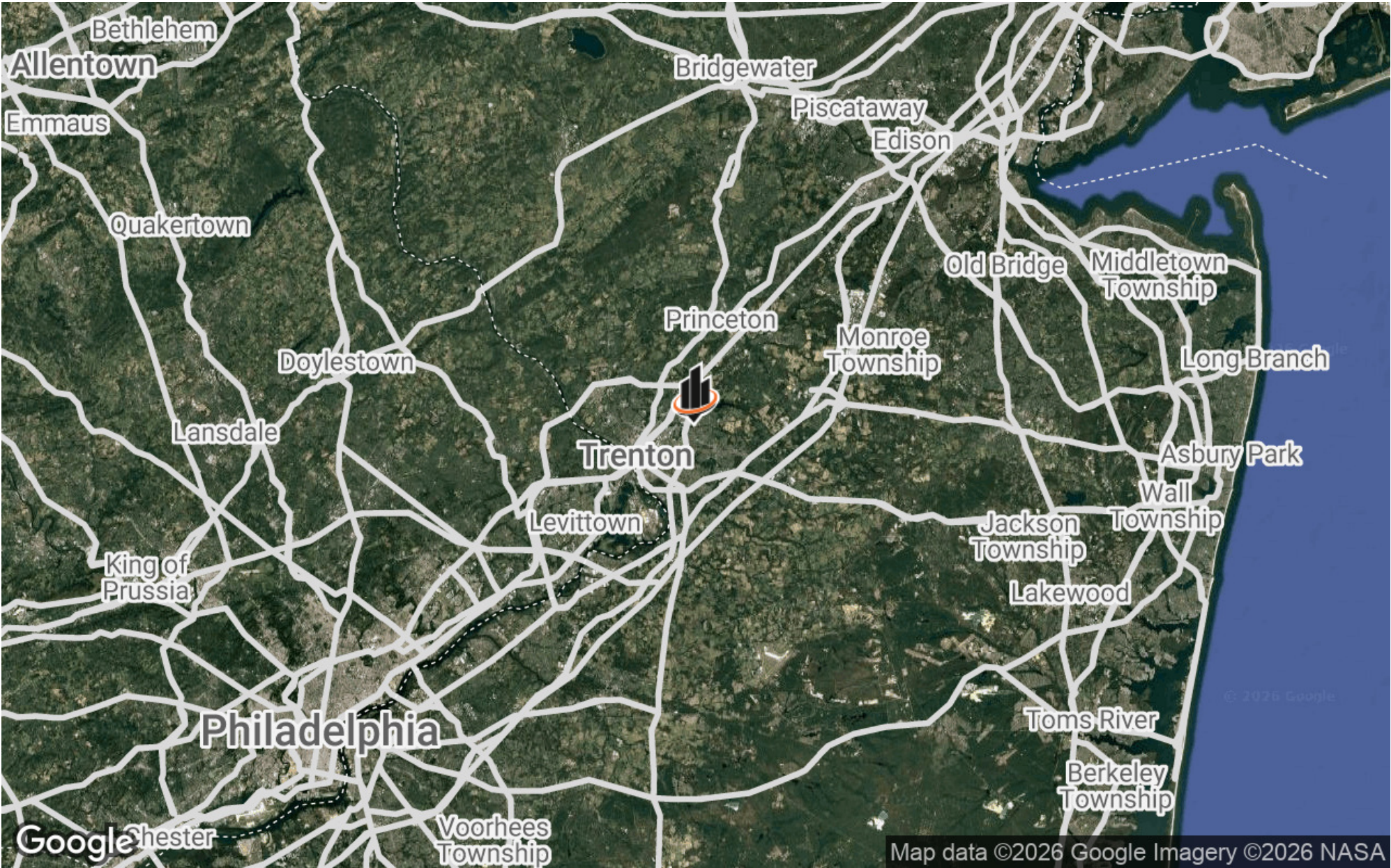


An aerial photograph showing a two-story commercial building with a brick and dark siding exterior, featuring large arched windows. The building is situated on a corner lot with a paved parking lot in front. To the left of the building is a residential area with houses and a swimming pool. The background is filled with dense green trees. 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

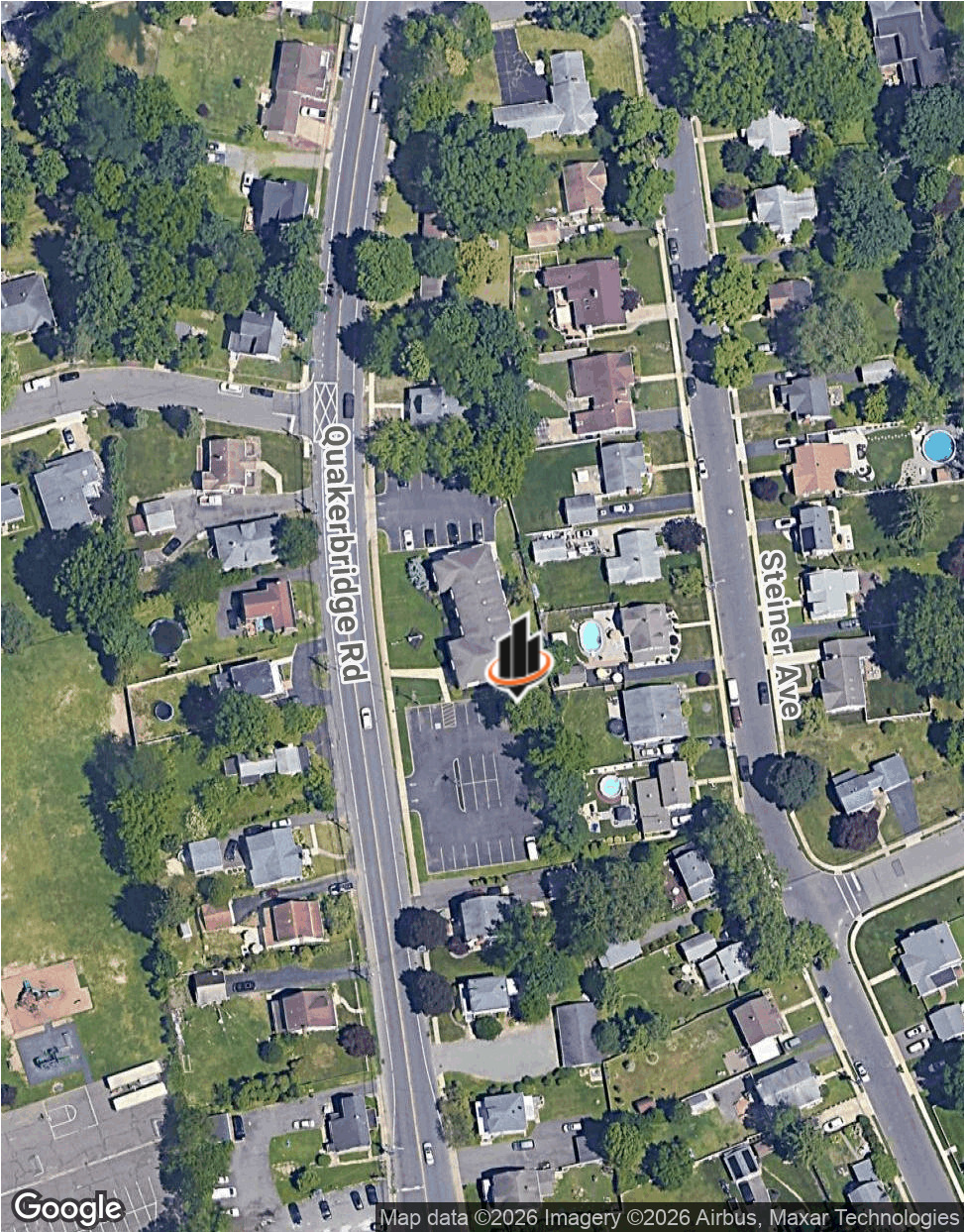
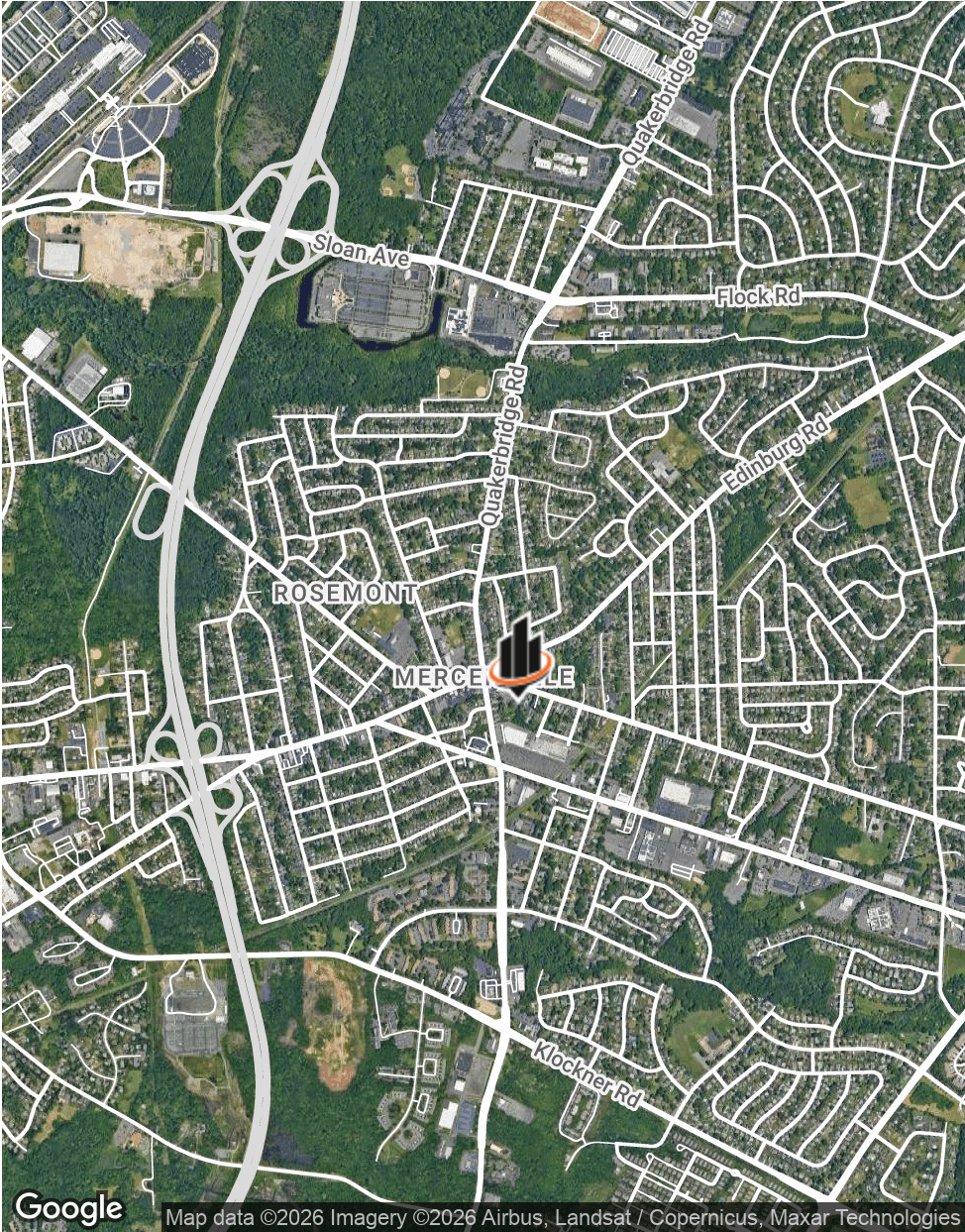


REGIONAL MAP





LOCATION MAP







SECTION 3  
The  
Demographics

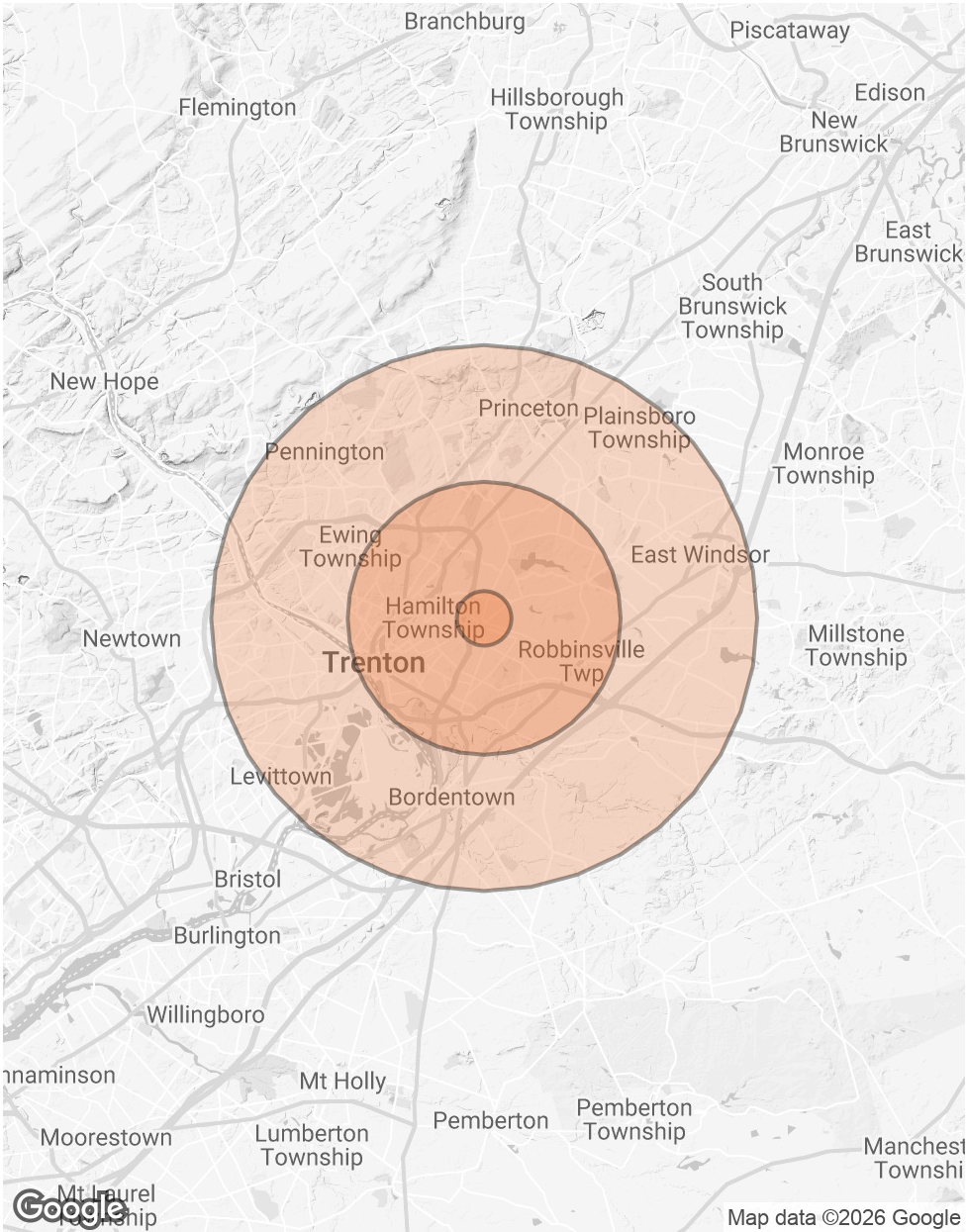


# DEMOGRAPHICS MAP & REPORT

| 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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