

OFFERING MEMORANDUM
**Prime Hamilton
Office Space**

2681 QUAKERBRIDGE ROAD

Hamilton, NJ 08619

PRESENTED BY:

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (MG)
BUILDING SIZE:	11,053 SF±
AVAILABLE SF:	624 SF to 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. The total gross leasable area of 2,864 RSF ± is currently allocated into three separate available suites, creating a multitude of possible configurations and 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 TYPE	MODIFIED GROSS
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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
- Three (3) units available
- 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

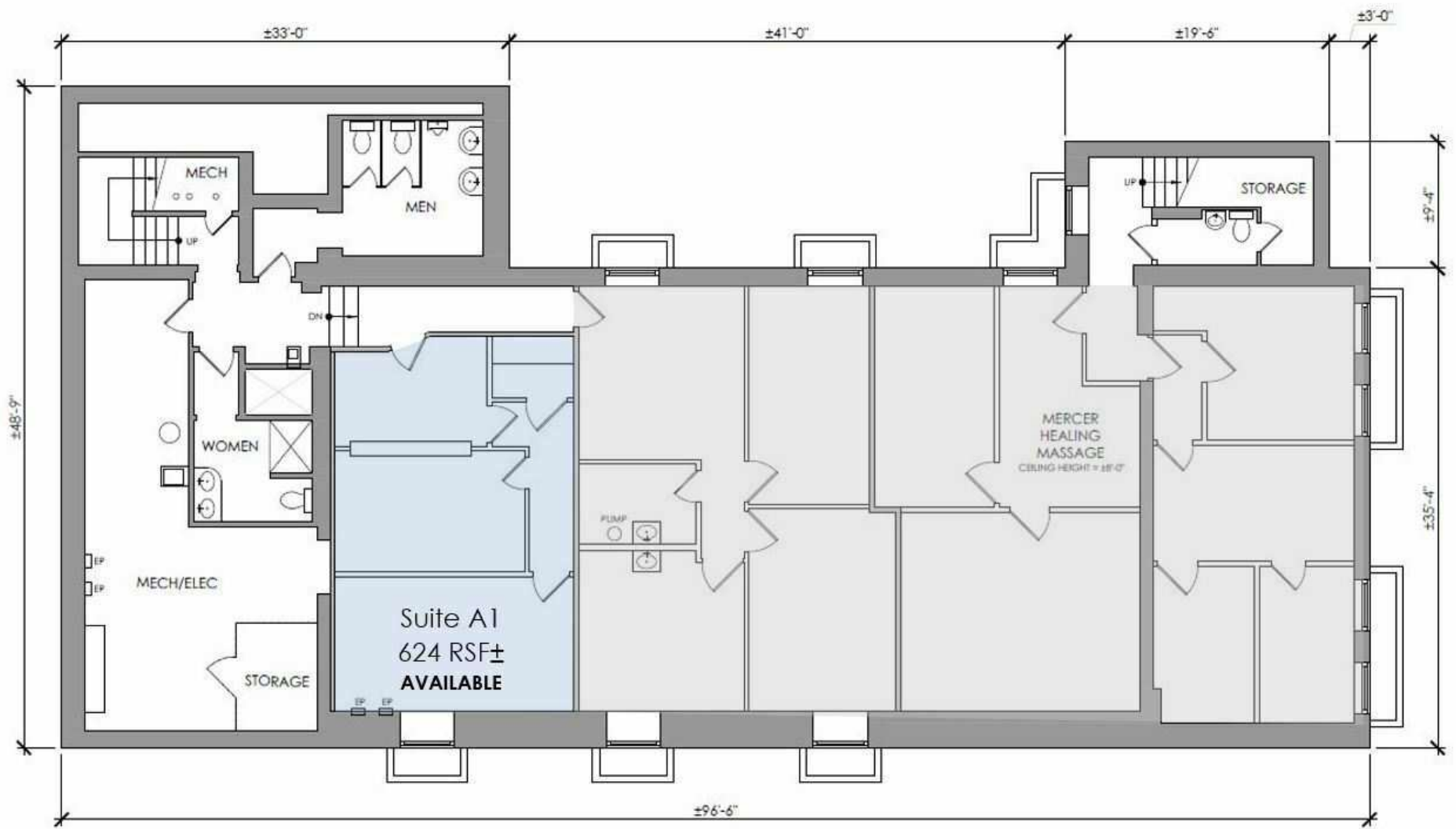


ADDITIONAL PHOTOS





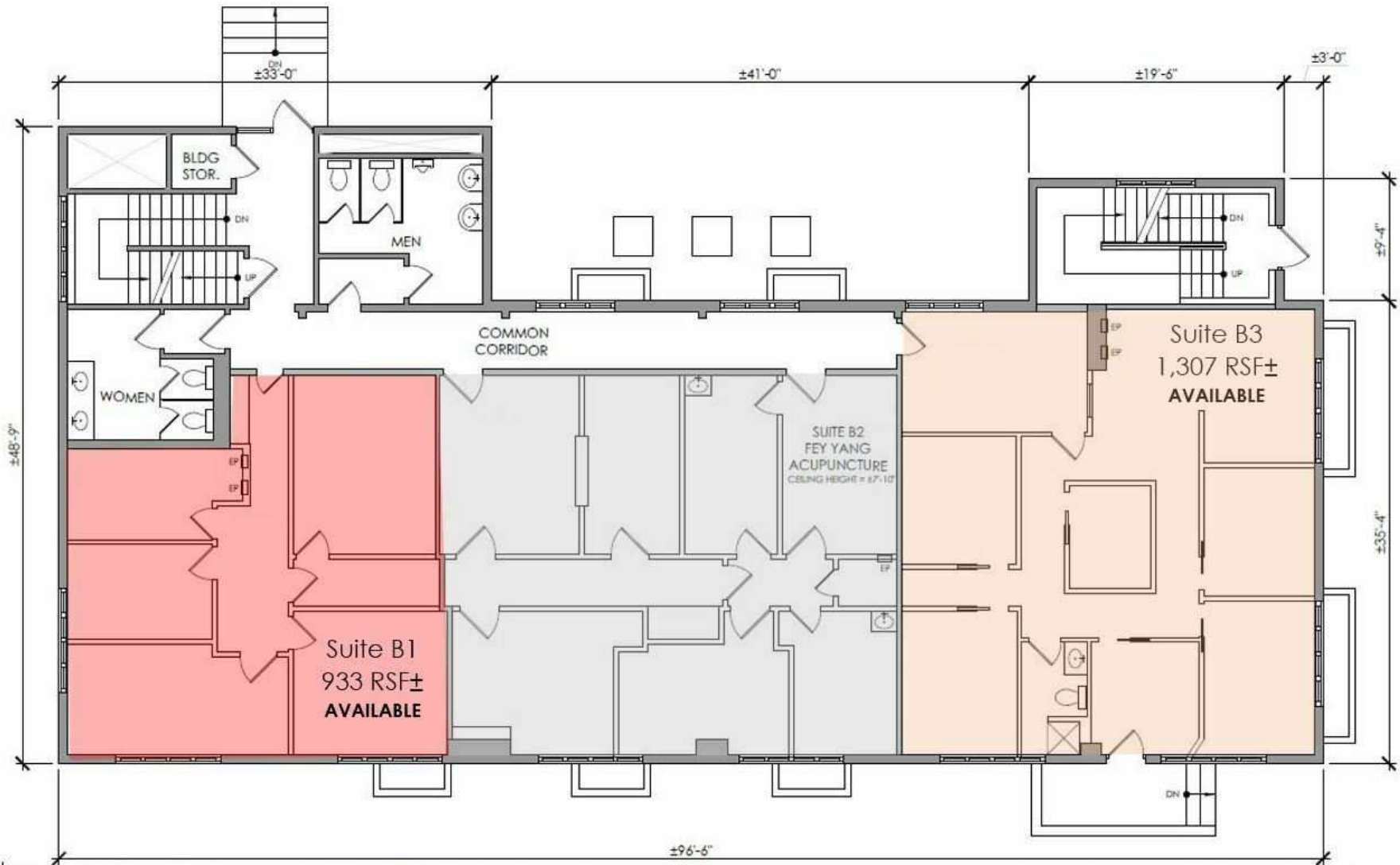
SECTION 2
The Floor Plans



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LOWER LEVEL RECORD CONDITIONS PLAN

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



1 FIRST FLOOR RECORD CONDITIONS PLAN

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

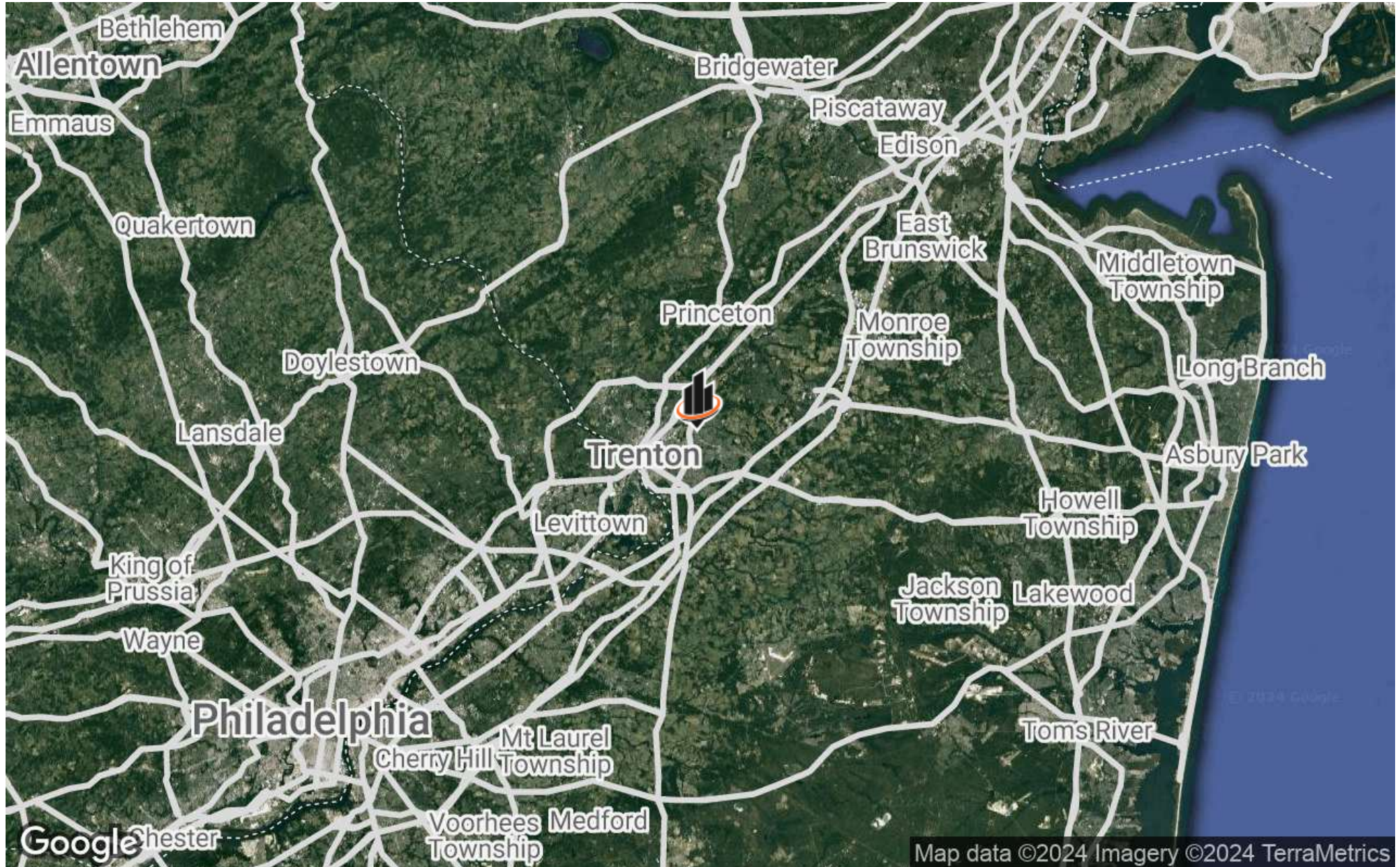


SECTION 3

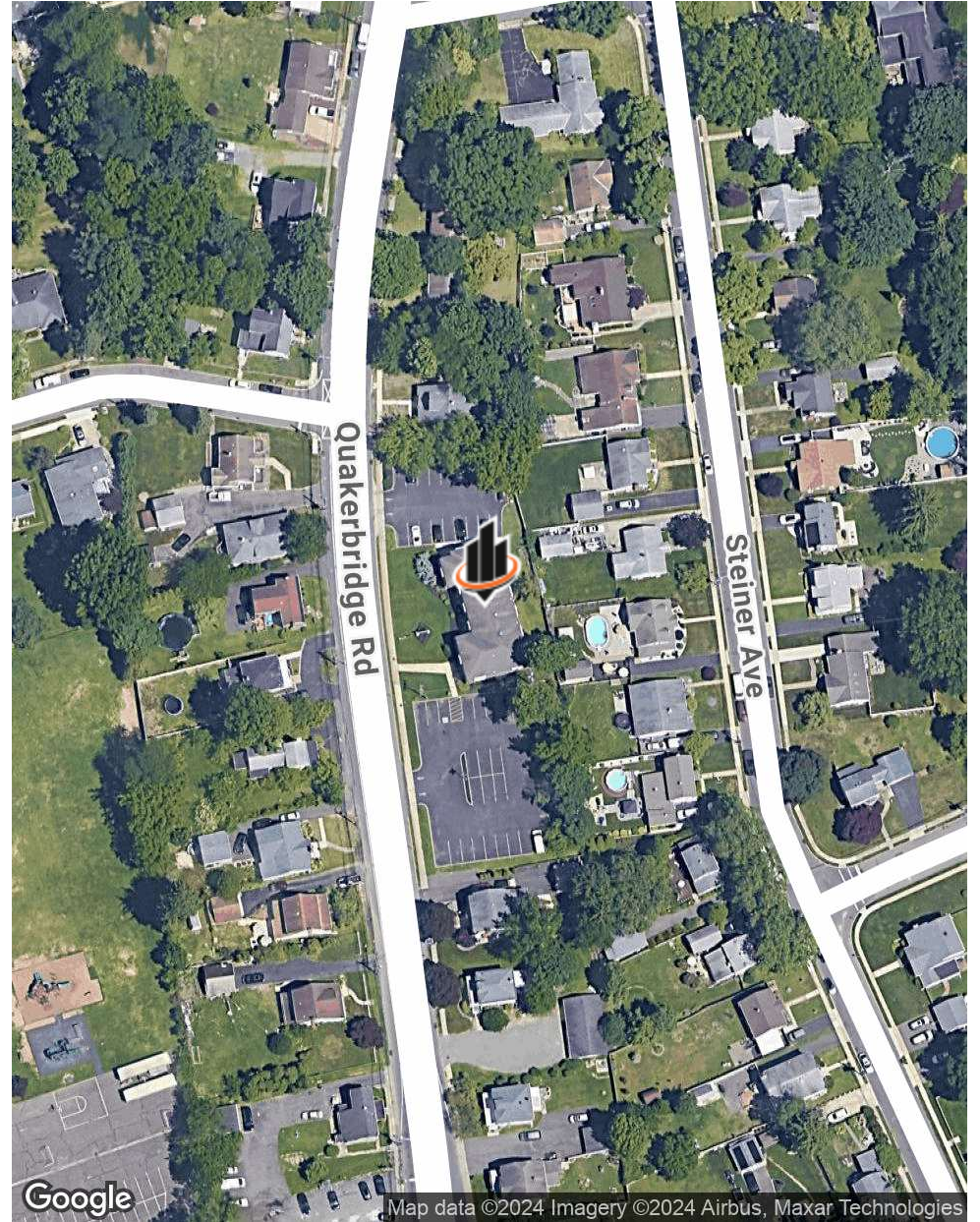
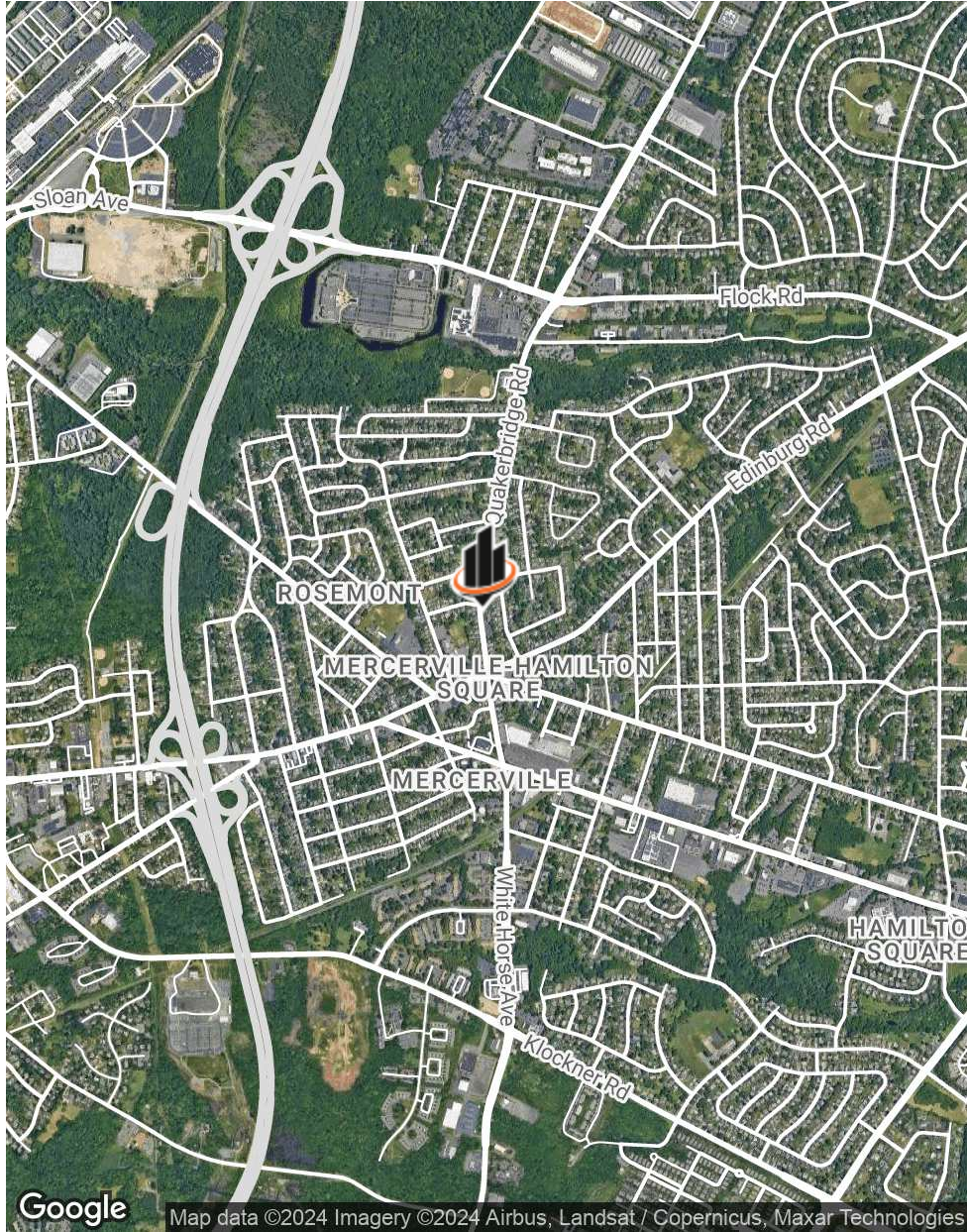
The Location




REGIONAL MAP



LOCATION MAP





SECTION 4
The
Demographics

DEMOGRAPHICS MAP & REPORT

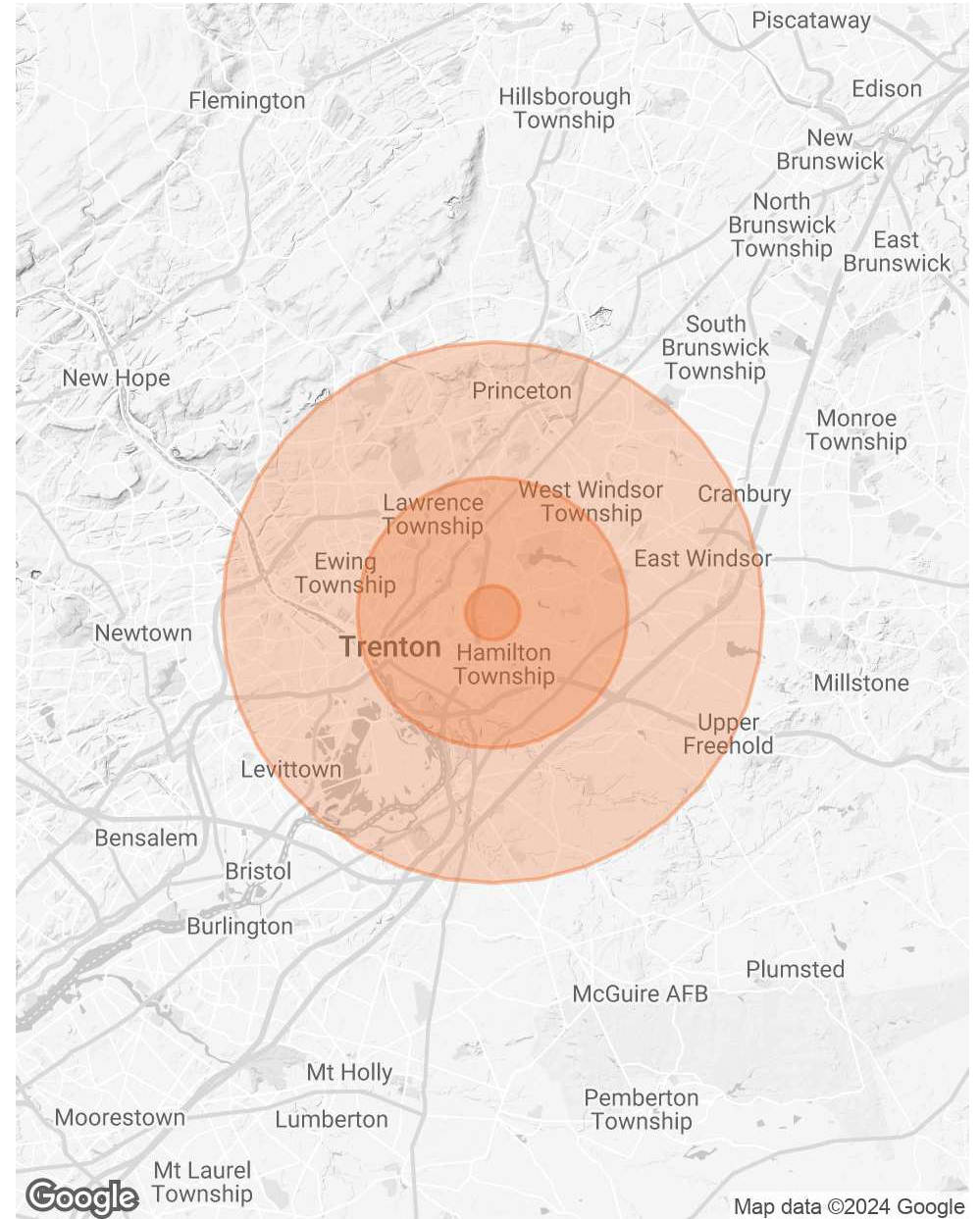
POPULATION

	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

	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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