

1672-1676 North Olden Avenue & 1571 6th Street | Ewing, NJ 08638

FOR SALE | RESIDENTIAL & RETAIL

PROPERTY DESCRIPTION

The property is comprised of 3 buildings totaling 57,500 SF with 3 commercial tenants and 20 residential apartments.

PROPERTY HIGHLIGHTS

- Diversified income stream across adult medical daycare, child preschool, child daycare, and 20 residential units reduces single-tenant risk.
- Two of three commercial leases structured NNN, minimizing landlord operating burden and expense exposure.
- All commercial tenants are long term and have multiple other business locations.
- Senior Star's rent is effectively government-guaranteed — revenue 100% backed by Medicaid, MLTSS, and the NJ State Respite Program.
- No rent control provides for upside potential in increasing the below-market residential rents.
- Modern vintage construction (2012/2016) minimizes near-term capital expenditure requirements.
- On-site amenities include parking for 172 cars, laundry facilities, elevator, security systems, and whole-building sprinkler system

LOCATION HIGHLIGHTS

- Situated on N. Olden Ave with 25,500 vehicles per day — one of Ewing Township's highest-traffic commercial corridors.
- Flanked by national retailers including ALDI, Home Depot, ShopRite, CVS, Walgreens, and TD Bank — a proven, high-traffic retail node.
- Direct access to I-95/295 and Route 1 connects the property to Mercer, Burlington, and Hunterdon Counties — Senior Star's full service area.
- Located 60 miles from New York City and 35 miles from Philadelphia, broadening the buyer pool to include 1031 exchange capital from both markets.
- Proximity to The College of New Jersey (TCNJ) sustains long-term residential rental demand and supports consistent apartment occupancy.
- Capital Health Medical Center — Hopewell nearby drives a large healthcare workforce population requiring childcare and adult day services.
- Business Highway zoning permits a broad range of commercial uses, providing ownership flexibility for re-tenanting or repositioning.



OFFERING SUMMARY

Sale Price:	\$16,000,000
Number of Units:	20
Commercial Square Footage:	45,500
NOI:	\$1,292,664.04
Cap Rate:	8.08%
Parking	172 spaces
Year Built:	2012
Occupancy:	100%
Lot Size:	2.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,322	52,246	94,400
Total Population	15,785	146,587	254,338
Average HH Income	\$69,954	\$91,390	\$109,416



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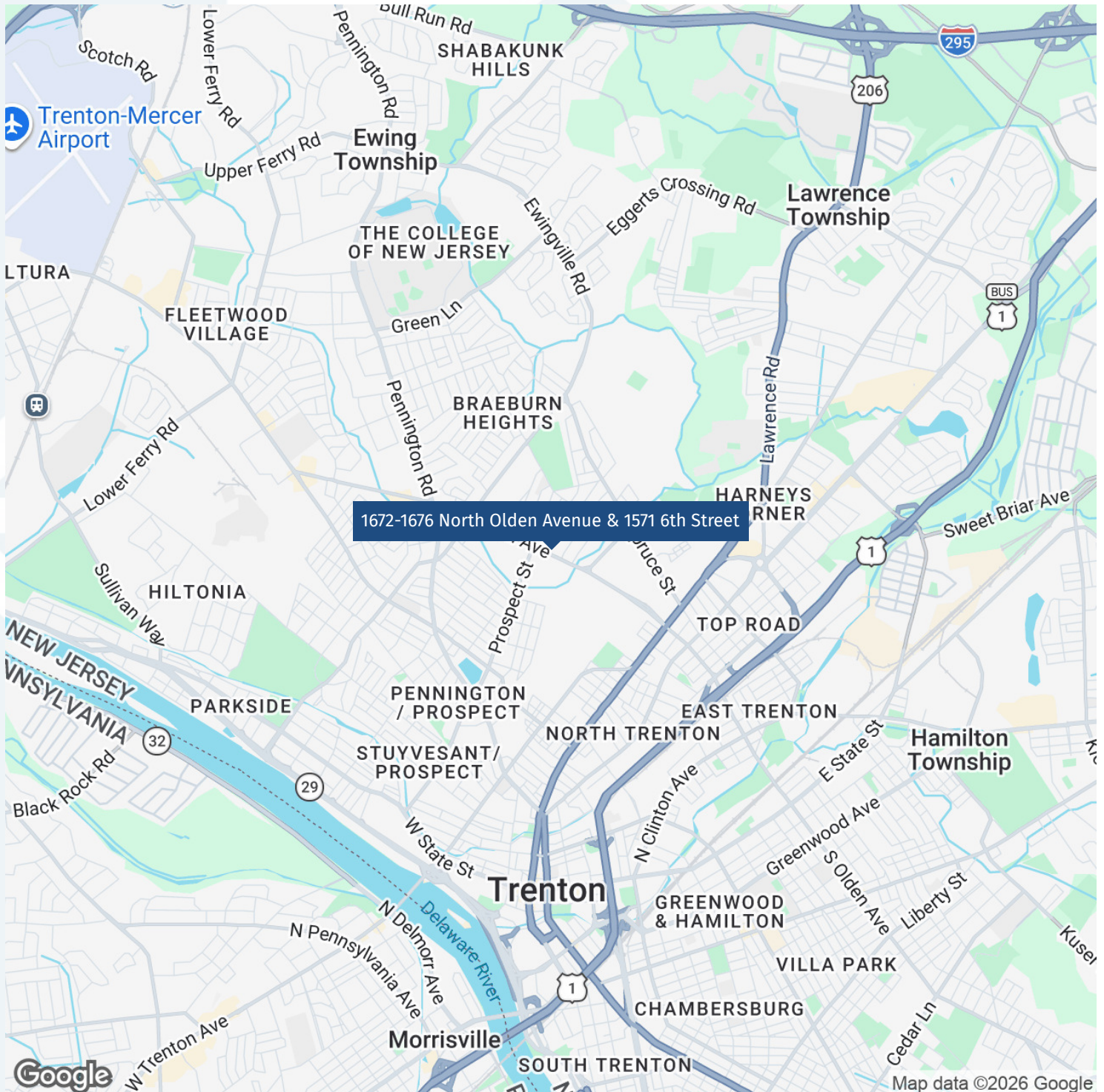


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LOCATION MAP



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