

Briarwood Shopping Village

2450-2452 Kuser Road, Hamilton NJ



NAIFennelly
Commercial Real Estate Services, Worldwide.

Ground Level Spaces Available :

2450 Kuser Road

Suite A: 1,495 SF

End Unit

2452 Kuser Road

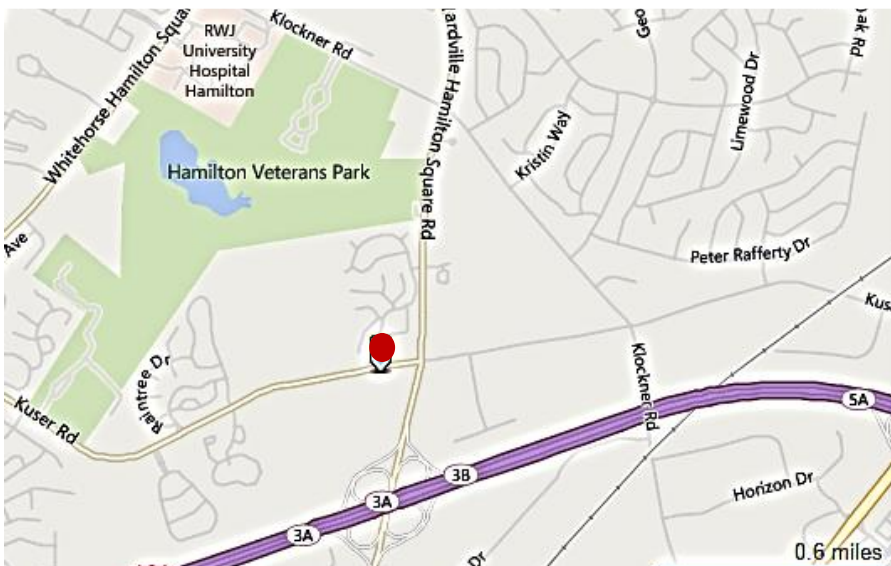
Suite A: 2,420 SF

End Unit

Suite C: 1,325 SF

Retail Suites for Lease
High Visibility from Kuser Road

- Lease: \$16.50/SF plus all Operating Expenses), Utilities & Janitorial; OpEx est. \$7.90/SF (2019).
- Parking: 175 Space, 8.00 Ratio
- Monument and Façade Signage available
- 25,000 SF Retail Strip Center with Great Exposure in Center of Hamilton Twp, NJ
- Over 250 Residential Units and about 500,000 SF of Commercial Office Space Adjacent to the Property.
- Shopping Village is located at a busy intersection on Kuser Road and Yardville Hamilton Sq. Road, directly off Highway 195 exit 3B
- Close to I-129, I-295 and I-95.



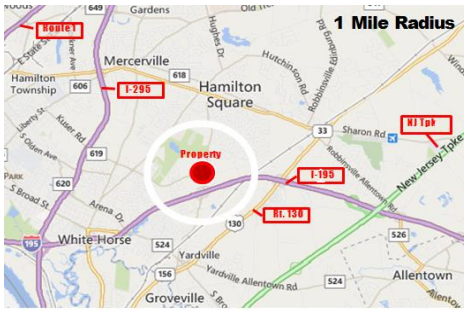
Contacts: Jerry Fennelly, Patrick Dintrone, Tom Barbera

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Demographics	1 Mile Radius	3 Mile Radius
Population (# of People)	5,145	64,066
Median Household Income	\$87,733	\$77,658
Traffic Count	12,923 to 13,800 Cars	



Join these Tenants:

Allstate Insurance
 Back Care Professionals
 Briarwood Deli
 Honor Yoga
 Nail Studio 609
 NU2U Consignment Fashions
 Padrino's Bistro & Italian Steakhouse
 Propaganda Salon
 Summer Illusions Tanning Salon



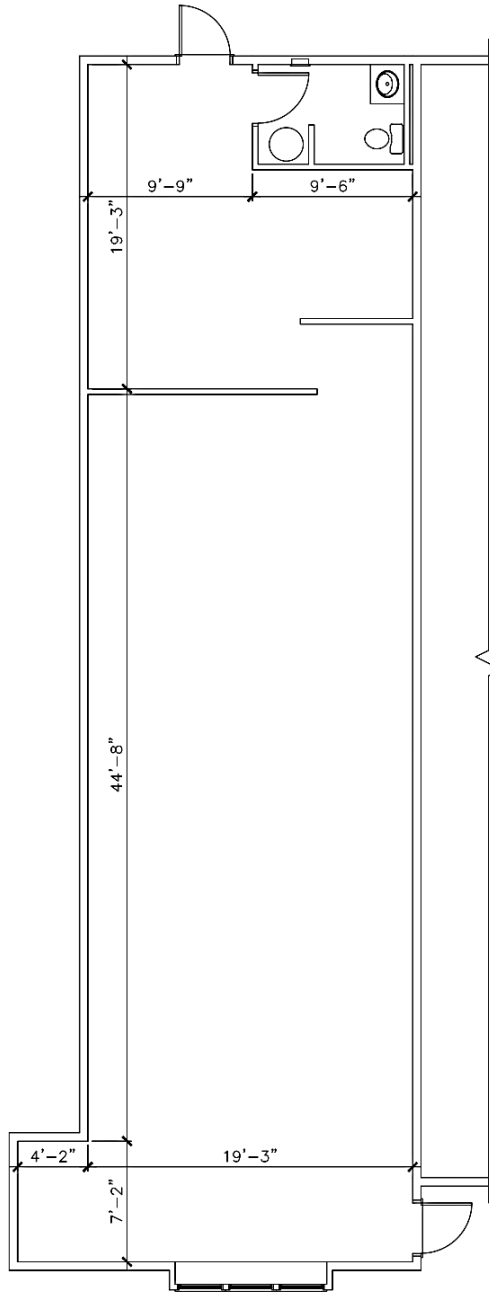
PROPAGANDA SALON
 'A COLLABORATION OF ARTISTS'



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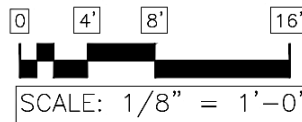
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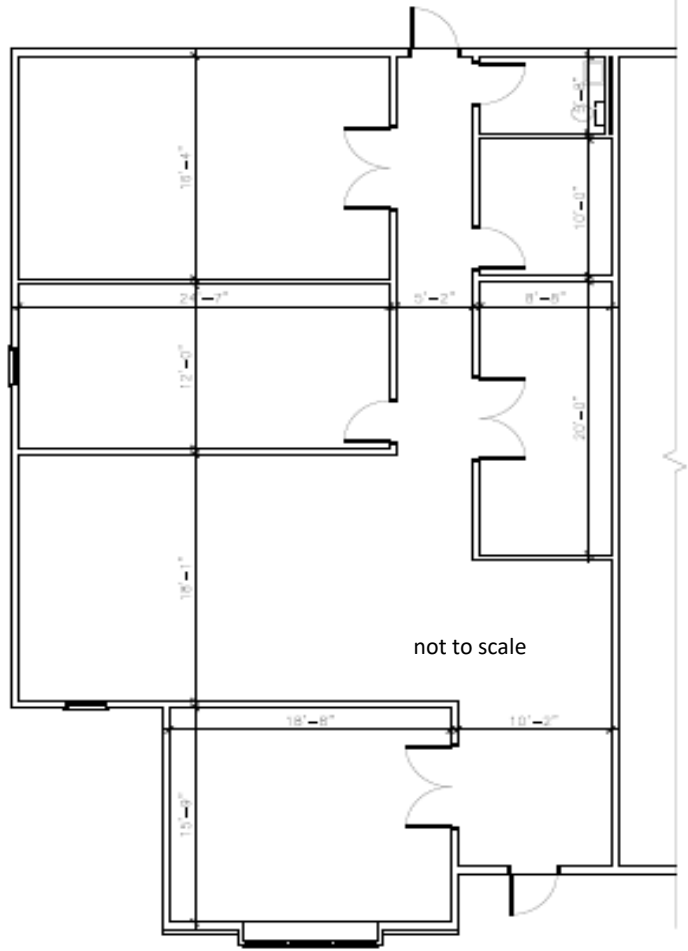
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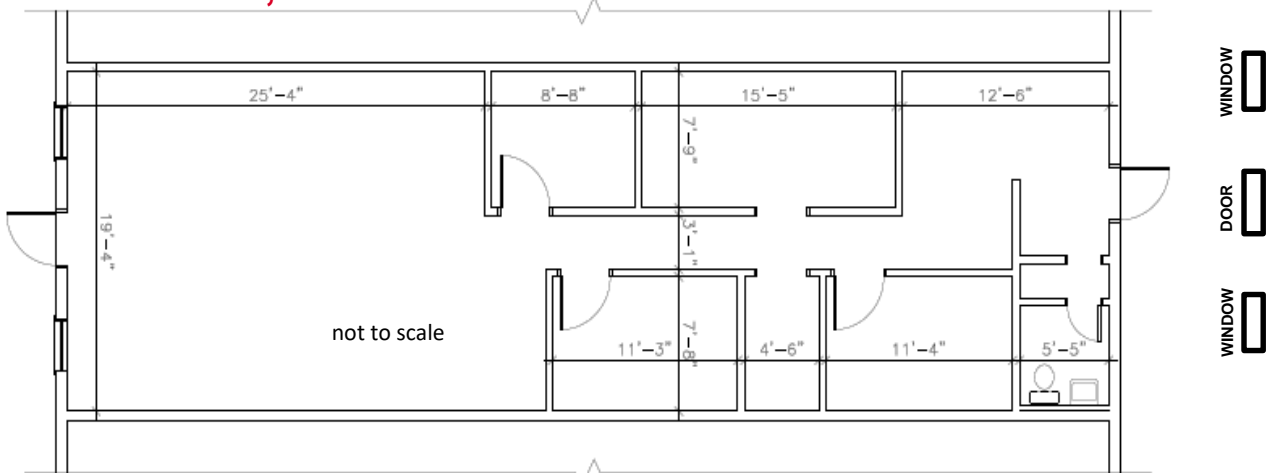
2452 Kuser Road
End Unit

Suite A: 2,420 SF



2452 Kuser Road
In Line

Suite C: 1,325 SF



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