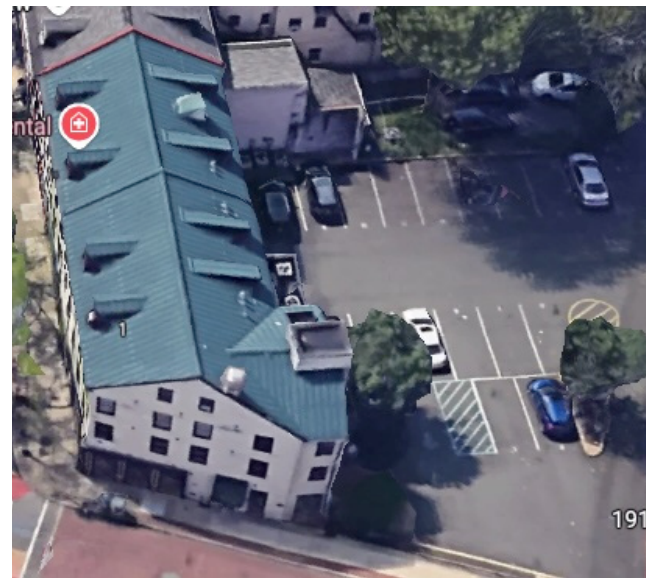


TAKE A LOOK

AT THIS PRIME INVESTMENT OPPORTUNITY



**101 SOUTH WARREN ST.
DOWNTOWN TRENTON, NJ**

**MIXED USE
*FULLY OCCUPIED***

**Contact: Anne LaBate - 609-394-7557x114
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SEGAL LABATE
COMMERCIAL REAL ESTATE



**101 SOUTH WARREN ST.
DOWNTOWN TRENTON, NJ**

**HISTORIC BUILDING
RESTORED & REINVENTED**



Quick Facts

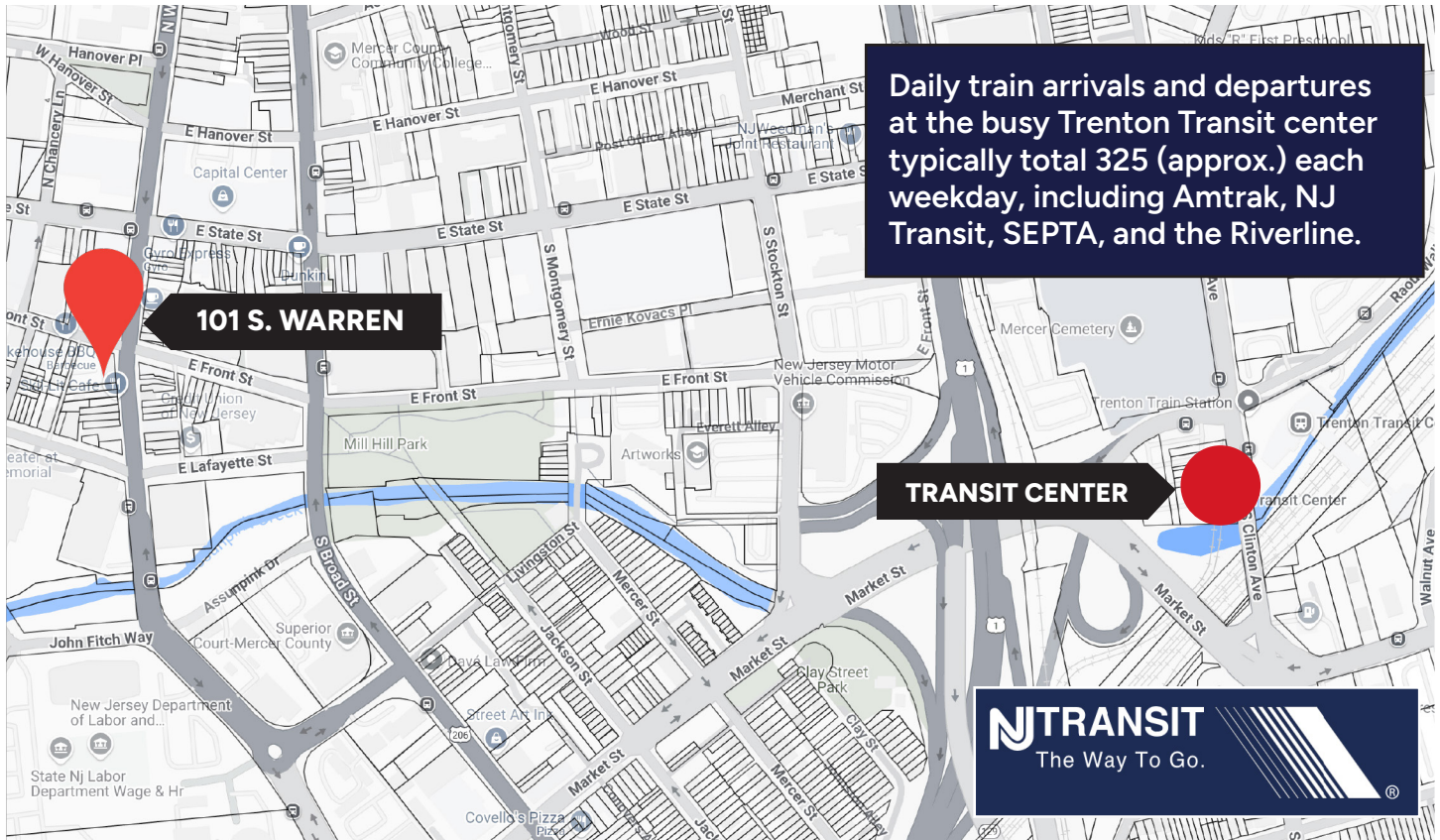
- Block 107 Lot 6
- 15,000 SF above grade building area
- .26 of an acre lot
- Corner location on West Front and South Warren Streets
- Two retail units and six residential units
- Elevator
- Parking for 19 vehicles
- NOI: \$123,000

Mixed use investment 100% occupied with strong Tenants

South Warren Street, Trenton's premiere retail location, has a growing presence of unique restaurants gallery spaces with notable new investments and renovations underway. This busy street enjoys foot traffic from the thousands of state employees working in large facilities situated on adjoining blocks.

South Warren and Front Streets link the Statehouse District with Lafayette Street and the War Memorial Theater, the Old Barracks Revolutionary War Site and the Mill Hill Historic District, Trenton's highly regarded downtown residential neighborhood.

Transit Data Points



Located near the very center of Trenton's Central Business District.

Positioned along one of Trenton's most active commercial corridors, this location benefits from consistent daytime foot traffic and strong street-level visibility.

Prominent Corner location fronting on both South Warren and West Front Streets - two key through local routes.

A short walk to the Trenton Transit Center.

Twelve regional bus routes criss-cross downtown passing within blocks of this site.

Two international airports, Newark Liberty and Philadelphia, within 60 minutes or less.

Trenton Mercer Airport **6**
MILES

WALK SCORE

86

Very Walkable

Most errands can be accomplished on foot.

TRANSIT SCORE

57

Good Transit

Many nearby public transportation options.

BIKE SCORE

61

Bikable

Some bike infrastructure
Bike lanes, parking.