



52 State Highway # 33
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SUBJECT: Maple Mercer, LLC Property, 2642 Nottingham Way, Hamilton Township, Mercer County, New Jersey 08619-4106. A 3,850±SF retail space available for lease.

LOCATION: The property is located in the five points section of Mercerville. Situated at the traffic light controlled intersection of Nottingham Way and East State Street Extension. It offers easy access to I-295 and Route One.

SITE: The site is rectangular in shape with 234± feet of frontage on Nottingham Way and 252± fronting on East State Street Extension..

PARKING: Off street parking for 40± vehicles including two (2) handicap spaces.

UTILITIES: Electric, Gas, Water, Sewer and Cable

Internet access is available from the following providers:
Verizon and Optimum

ZONING: Community Commercial (CC): The district allows for the following among others:

- Retail
- Restaurants
- Mixed Uses
- Professional and Business Offices

The complete zoning ordinance is available upon request.

TAXES: The tax rate for the Township of Hamilton is \$3.251 per \$100.00 of assessed valuation yielding a 2023 tax bill of \$15,442± on Block 1682 Lot 10.

IMPROVEMENTS: The property is improved with a 2-story former bank building having 3,850± square feet overall. There is 3,300 square feet on the first floor with a 540± square feet mezzanine. There is also a full basement.

The first floor consists of the teller area, servicing the bank lobby and a separate teller area servicing the four (4) drive-thru lanes. In addition to the lobby area, there is a private office, a staff break room, a vault with safety deposit boxes and a half bath.

The second floor has 540± square feet with a kitchen area with a sink and an office.

The basement houses the HVAC and electrical panels.

CHARGES: \$28.00 PSF NNN

REMARKS: Well positioned property with ingress and egress on both Nottingham Way and East State Street Extension at a signalized intersection. Zoning allows for a broad range of both retail as well as professional and business office uses. There are four (4) drive thru lanes. The building can continue to operate as a bank. It is also a prime location for a building to be converted into medical, office, or retail use.

This listing is made subject to errors, omissions, change of price/terms, prior sale or lease and withdrawal without notice. All references to age, square footage, lot size, income and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.





Proposed Rendering





