



**BERKSHIRE
HATHAWAY**
HomeServices

New Jersey
Properties

COMMERCIAL DIVISION

EXCLUSIVE BROKER

Contact: James DiOrio

Sales Representative

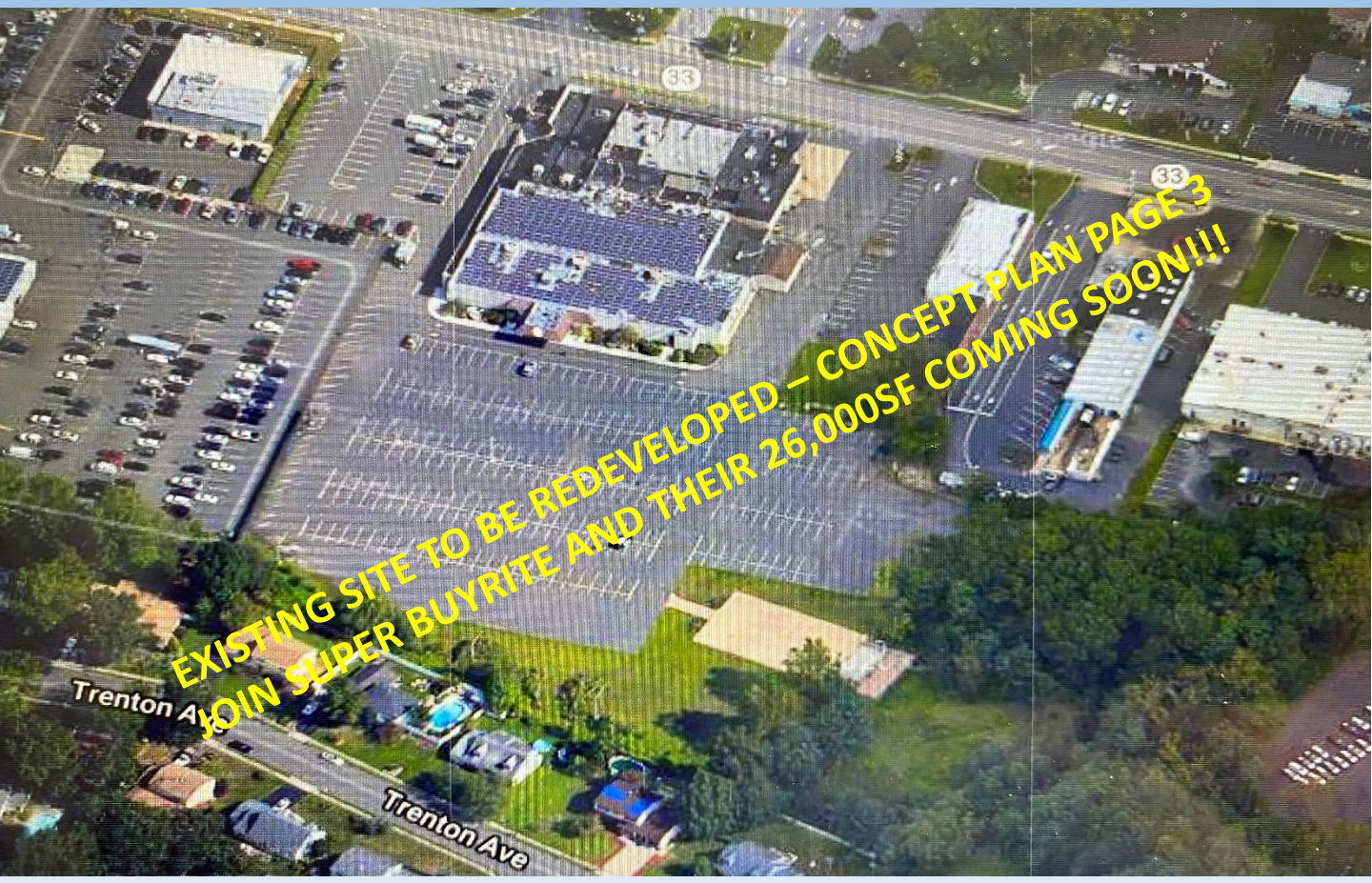
C: 201-696-5363 | O: 973-992-6363

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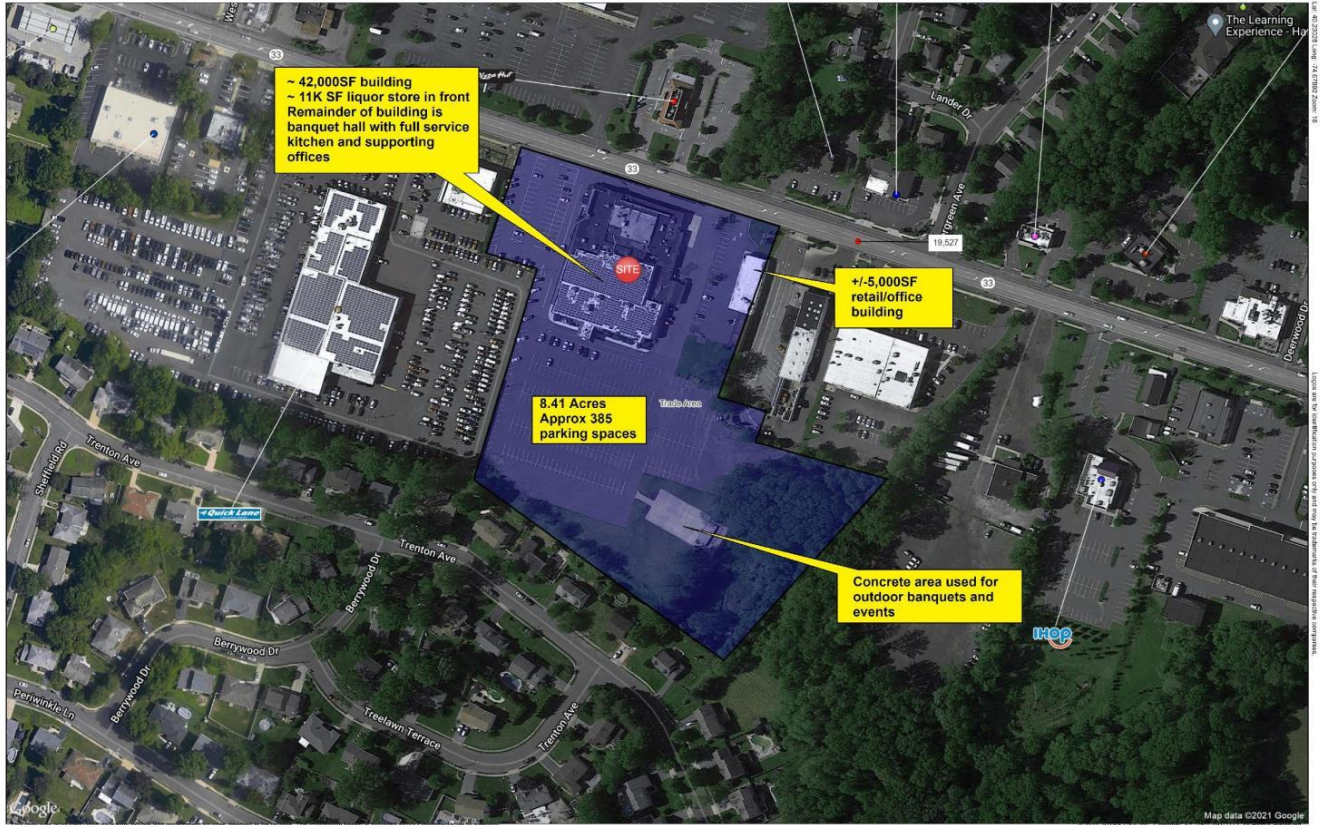
**FOR LEASE | 8.41 ACRES | REDEVELOPMENT
SELF STORAGE | DRIVE-THROUGH QSR | RETAIL**

661 and 691 Route 33, Hamilton, NJ –Block 1824, Lots 6 & 7

- Join Super Buyrite in the redevelopment of their new 26,000 SF liquor store!
- Drive through **QSR pad** available for lease
- **7,500 SF of retail** available for lease
- **Self storage** pad available for sale designed to be a 3-story climate controlled 120,000SF facility
- This site surrounded by national, regional & local retailers with strong demographics
- Approximately 20,000 VPD with nearly 500 feet of frontage
- Zoned Highway Commercial with an abundance of uses permitted
- This redevelopment is subject to site plan approval ***



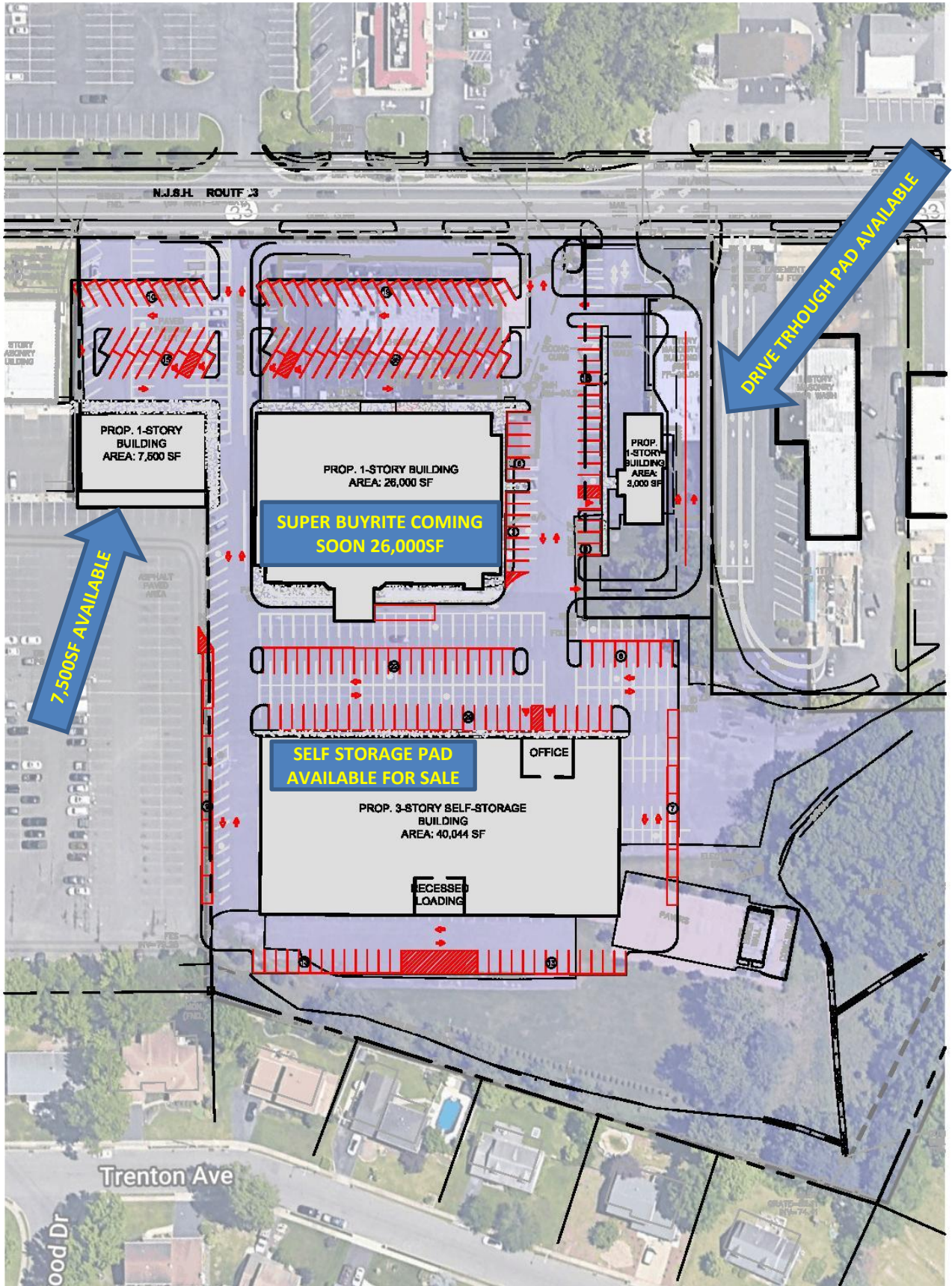
EXISTING SITE



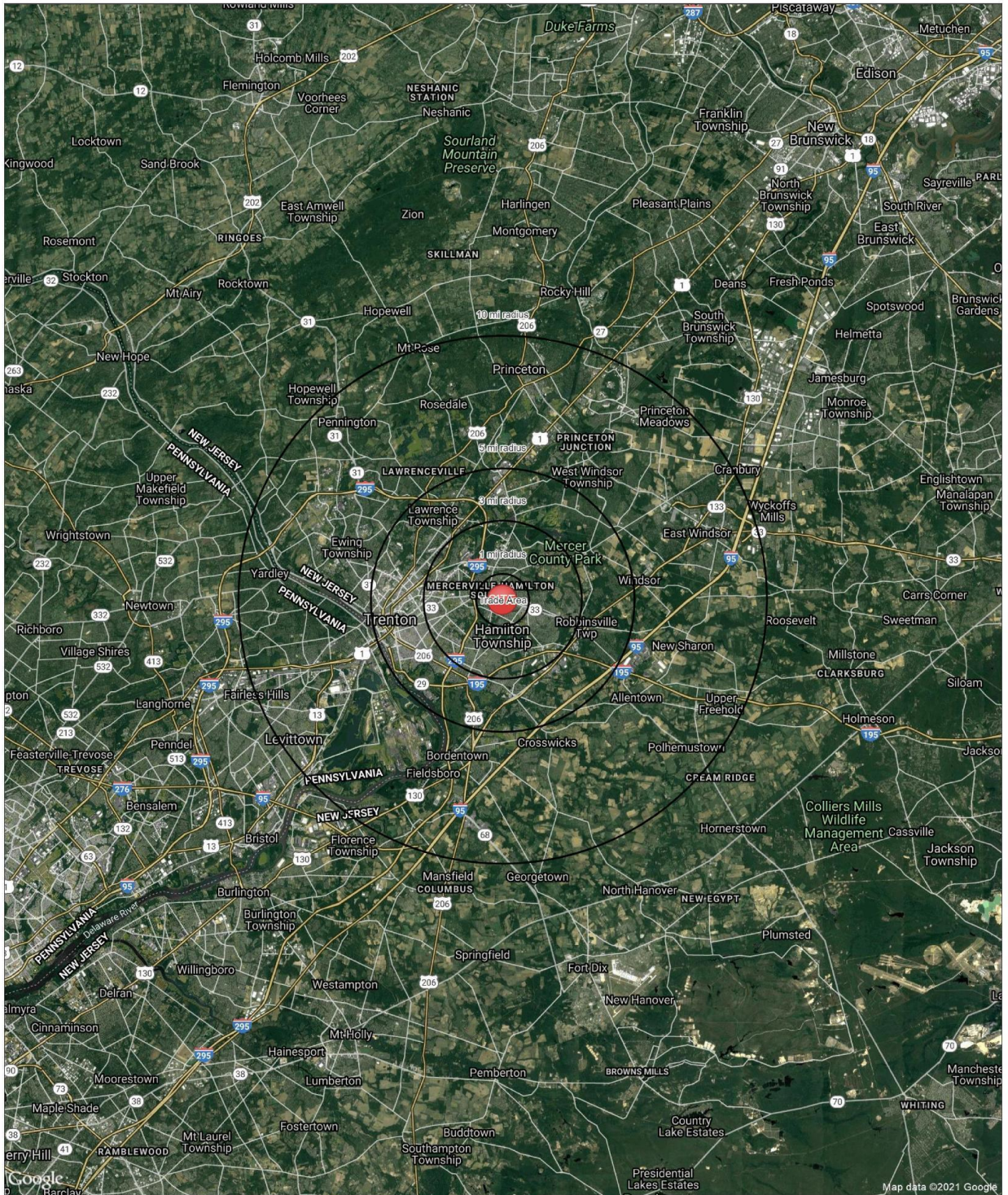
TRADE AREA



REDEVELOPMENT CONCEPT PLAN



661-691 NJ-33, Hamilton, NJ



5 Mile Information



Contact Information

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 Prepared For: **Market**
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	1 mi radius	3 mi radius	5 mi radius
Population	11,606	74,963	201,932
Households	4,900	30,231	74,777
Population Median Age	47.0	42.7	38.8
Average HH Income	\$104,648	\$109,529	\$102,804



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