

COMMERCIAL DIVISION

Prime Commercial Space for Lease Route 33, Hamilton, NJ - \$19.50/SF NNN

Address: 691 Route 33 | Size: ± 5,900

- **High Visibility:** Positioned on bustling Route 33 with direct exposure to **18,000 vehicles per day**, ensuring your brand is highly visible to local and passing traffic.
- **Thriving National Retail Area:** Surrounded by well-established national retailers, creating a vibrant commercial environment for national or local tenants to thrive.
- **Ample Parking:** Currently offers 20 dedicated parking spots, with potential for more through the adjacent BuyRite property (same ownership) to accommodate growing customer demand.
- **Flexible Business Potential:** Zoned HC with a variety of uses permitted, including: Medical Office, Restaurants & Cafes, Retail Outlets, Professional Offices, Nightclubs, Brewpub/Craft Brewery, Service-Based Businesses, and many more.
- **Medical Office Opportunity:** Optimal for medical practices, featuring **12 constructed rooms** that can be used for doctor's offices, exam rooms, file rooms, lab spaces, etc. **Expandable Space:** The back portion, currently used as storage, offers the potential to convert **4 demised rooms into additional exam rooms**. All demised rooms are a minimum of approximately 100 SF.
- **Quick Service Restaurant (QSR) Opportunity:** Includes potential for a **pad site with drive-through**, ideal for QSR tenants looking to leverage the high traffic and proven success of drive-through models in this area.

This property offers **versatility and a prime location** for any business seeking to maximize visibility and accessibility in Hamilton. Contact us today for more information or to arrange a private viewing!





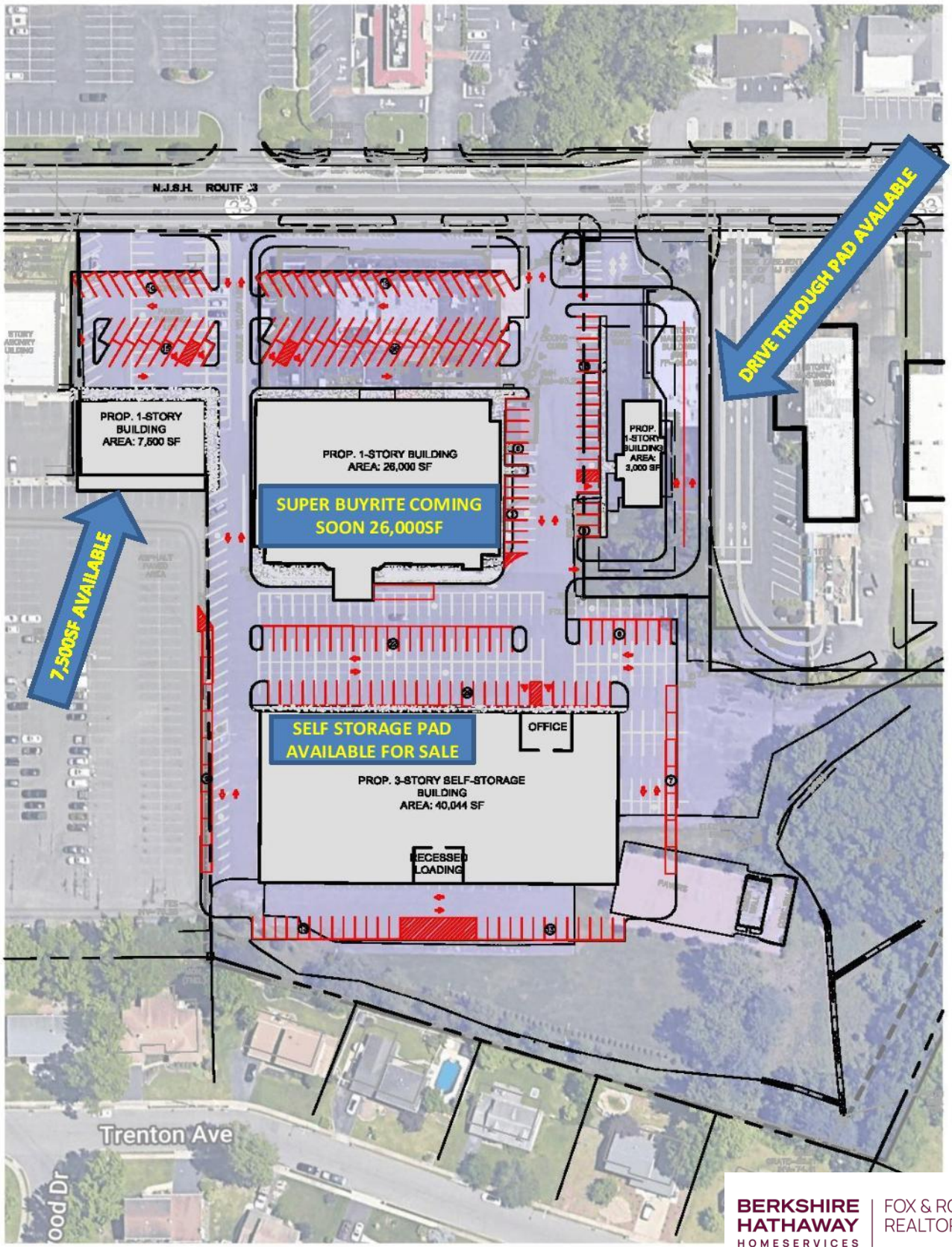
US 33 - Approx
18,000 Vehicles Daily

0.68 Acre Pad - QSR
Drive Through Potential

Additional Parking Available
Through Same Owner

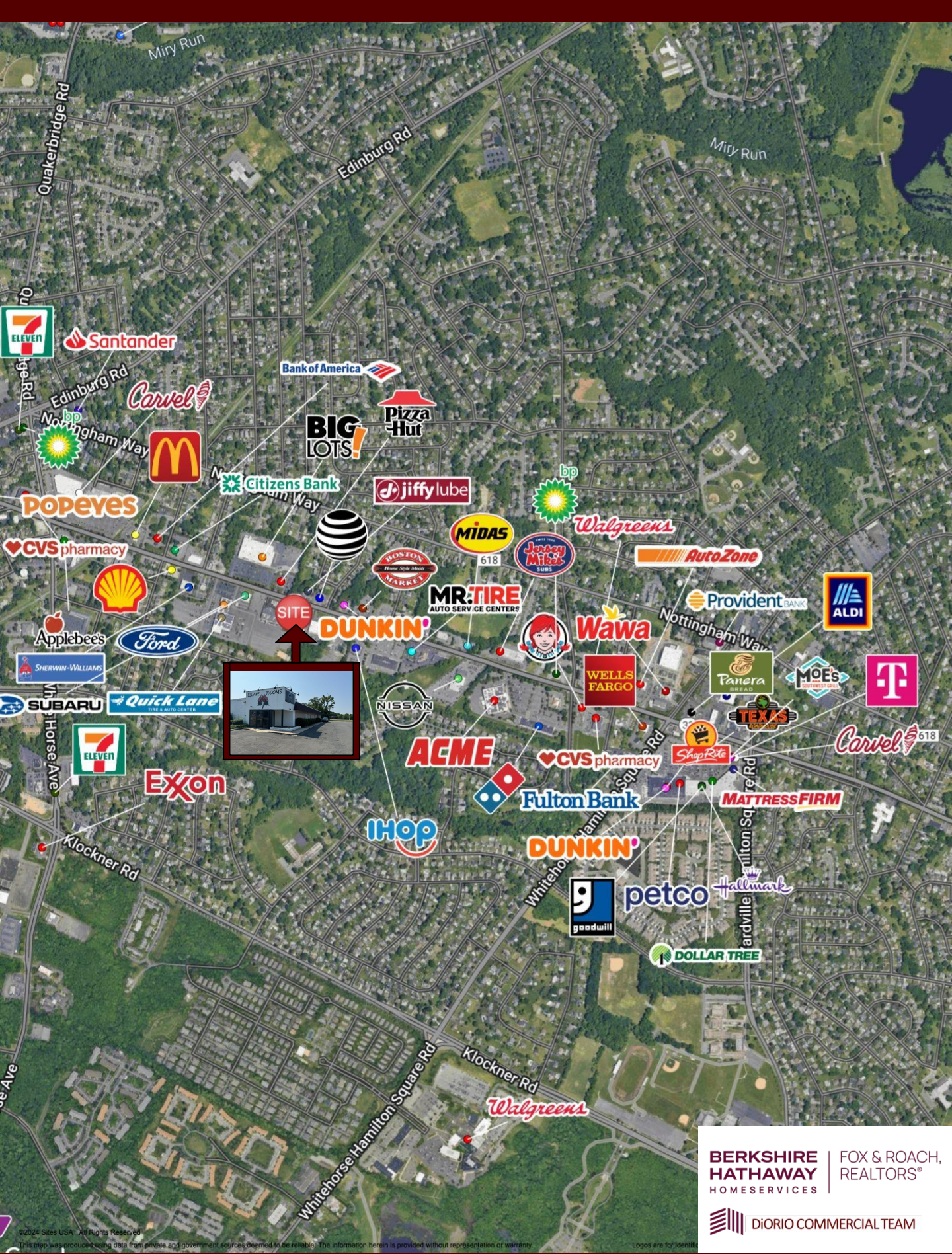
691 Route 33
Hamilton, NJ
HC Zone

REDEVELOPMENT CONCEPT PLAN



BERKSHIRE HATHAWAY | FOX & ROACH, REALTORS®
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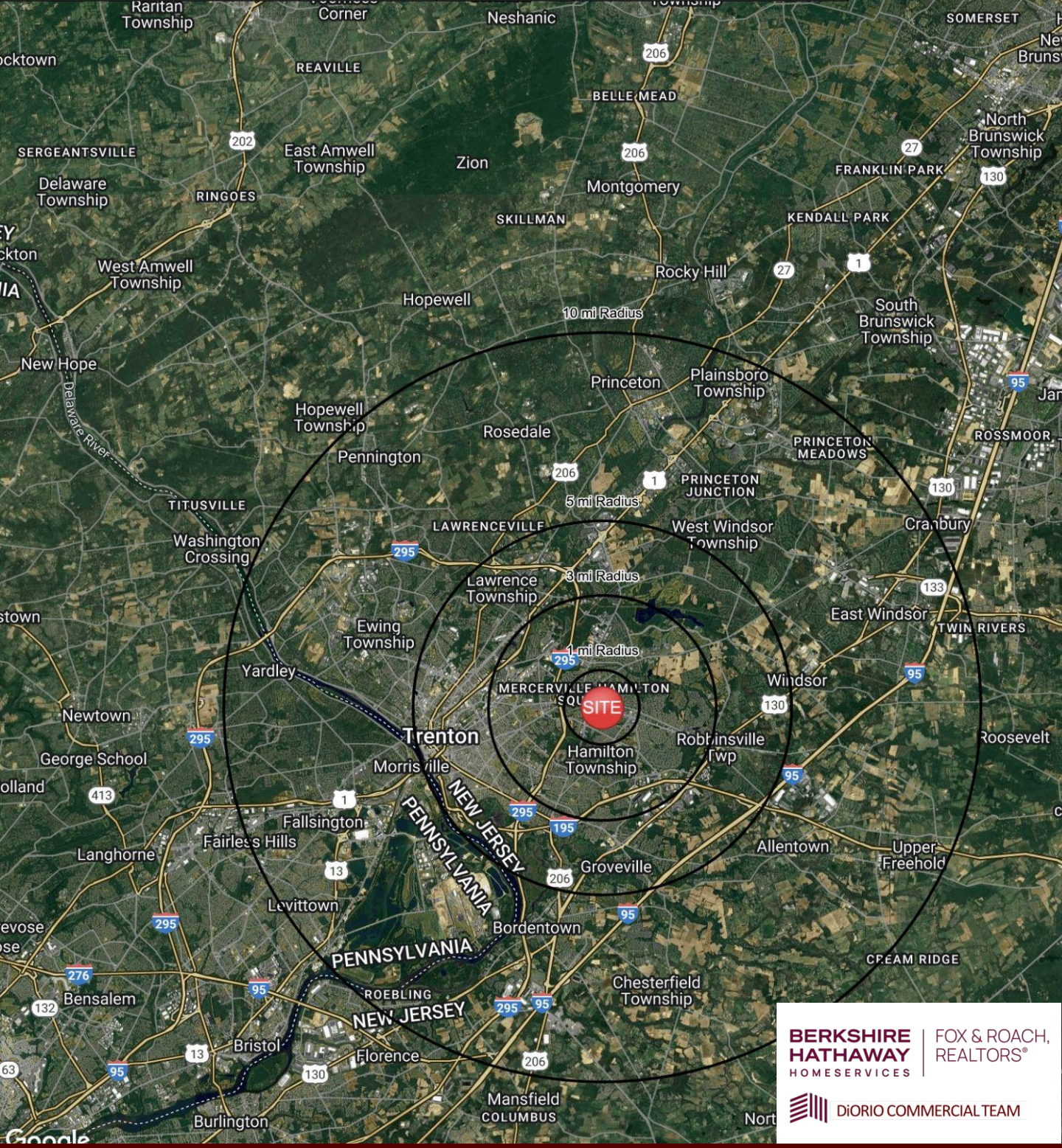
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691 NJ-33
Hamilton Township, NJ 08619

1 mi Radius 3 mi Radius 5 mi Radius 10 mi Radius

	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Households	5,243	31,168	79,610	189,083
Population	12,118	76,310	214,994	503,338
Population Median Age	48.9	44.2	39.3	40.2
Average HH Income	\$156,765	\$145,837	\$140,916	\$165,856
Employees	5,346	33,224	104,644	246,175



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