



510 HAMILTON STREET SOMERSET, NJ

7,000 SF
FOR LEASE

TURNKEY DAYCARE SPACE · SEEKING RETAIL/MEDICAL/DAYCARE USER

 **MIXED-USE RESIDENTIAL**

PROPERTY HIGHLIGHTS:

- Steps from Rutgers-New Brunswick Main Campus, Robert Wood Johnson Hospital and major surrounding employers/institutions.
- Turnkey former daycare layout w/ dedicated outdoor playground.
- Ideal for childcare, early education, tutoring, enrichment, or youth programming.
- High-security surveillance system with 24/7 cameras, PIN code, and key fob access
- 1 mile from NJ Transit bus line 811 (Easton Ave. at Somerset St.) and NJ Transit New Brunswick Train Station
- Flexible use potential beyond daycare: medical, wellness, therapy, fitness, service retail, or community-facing concepts
- Professionally owned/managed and ready for a qualified operator to activate the space quickly.



7,000 SF



EXCLUSIVE AGENT:

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM
609.578.0824

NICHOLAS FIORILLO

NFIORILLO@WICKCOMPANIES.COM
347.387.4834



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PROPERTY INFORMATION

PROPERTY TYPE:

Mixed-Use Residential

UNITS:

- 84 Apartments - Floors 1-4
- Studios, 1-Bedrooms, and 2-Bedrooms
- 2 Retail Spaces:

- **Available:** 7,000 SF - Daycare Center

- 3,000 SF - KBG Somerset LLC

PARKING:

- Underground garage available
- Above ground parking located in the rear and courtyard

OCCUPANCY:

90% Leased

GLA:

89,083 SF GBA and 72,175 SF RBA

HVAC:

Energy efficient AC/Heating

WALLS & FLOORS:

Soundproof walls & flooring

SECURITY:

High-security surveillance system with 24/7 cameras, PIN code, and key fob access.

CONVENIENT ACCESS TO:

Route 287, NJ Turnpike, Garden State Parkway, Route 27 & Route 18

ASKING RENT:

Call For Details



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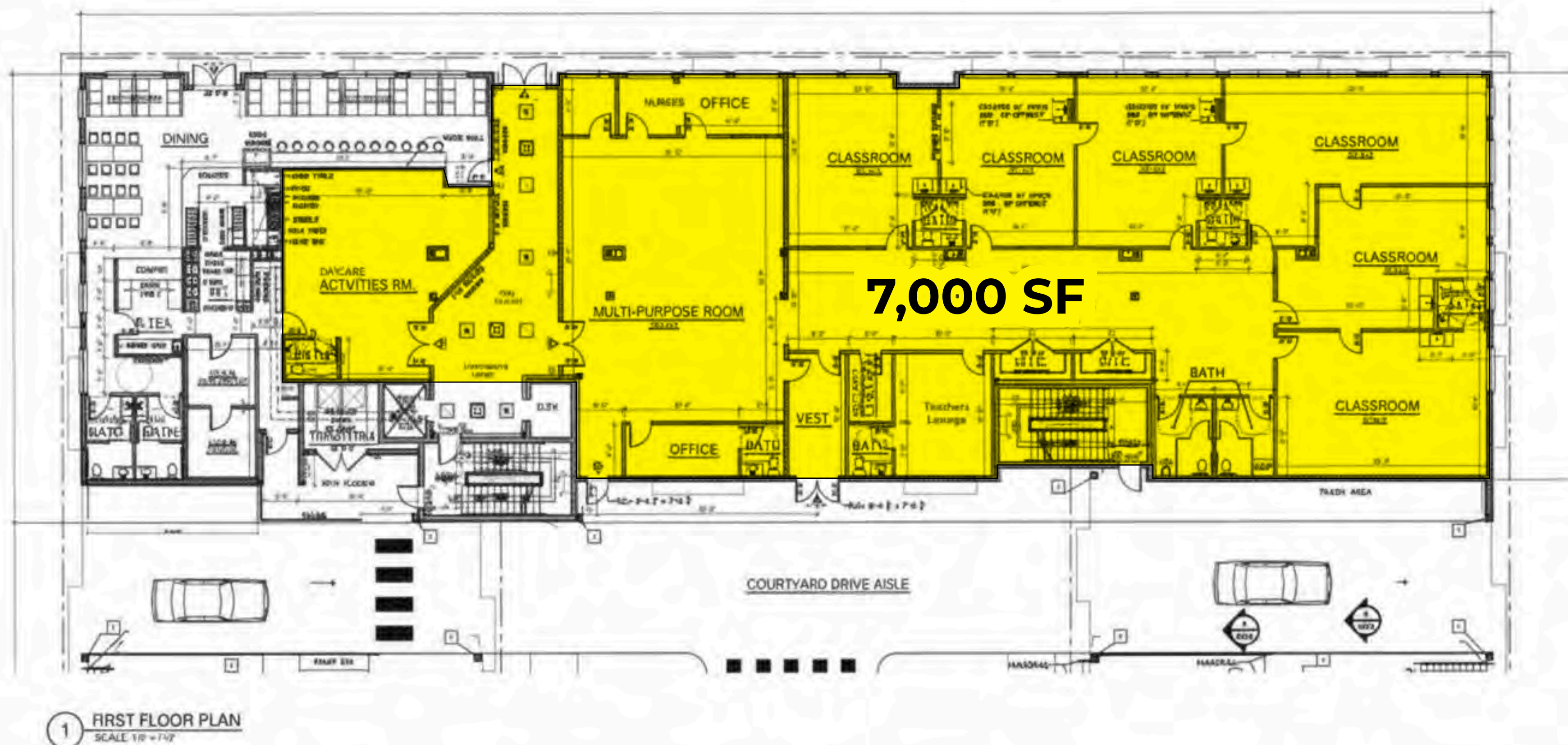
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GROUND LEVEL FLOOR PLAN



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SITE AERIAL



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CONTACT OUR EXCLUSIVE AGENT:

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LICENSED REAL ESTATE BROKER

100 WOODBRIDGE CENTER DRIVE
WOODBRIDGE, NJ 07095
732.750.4444

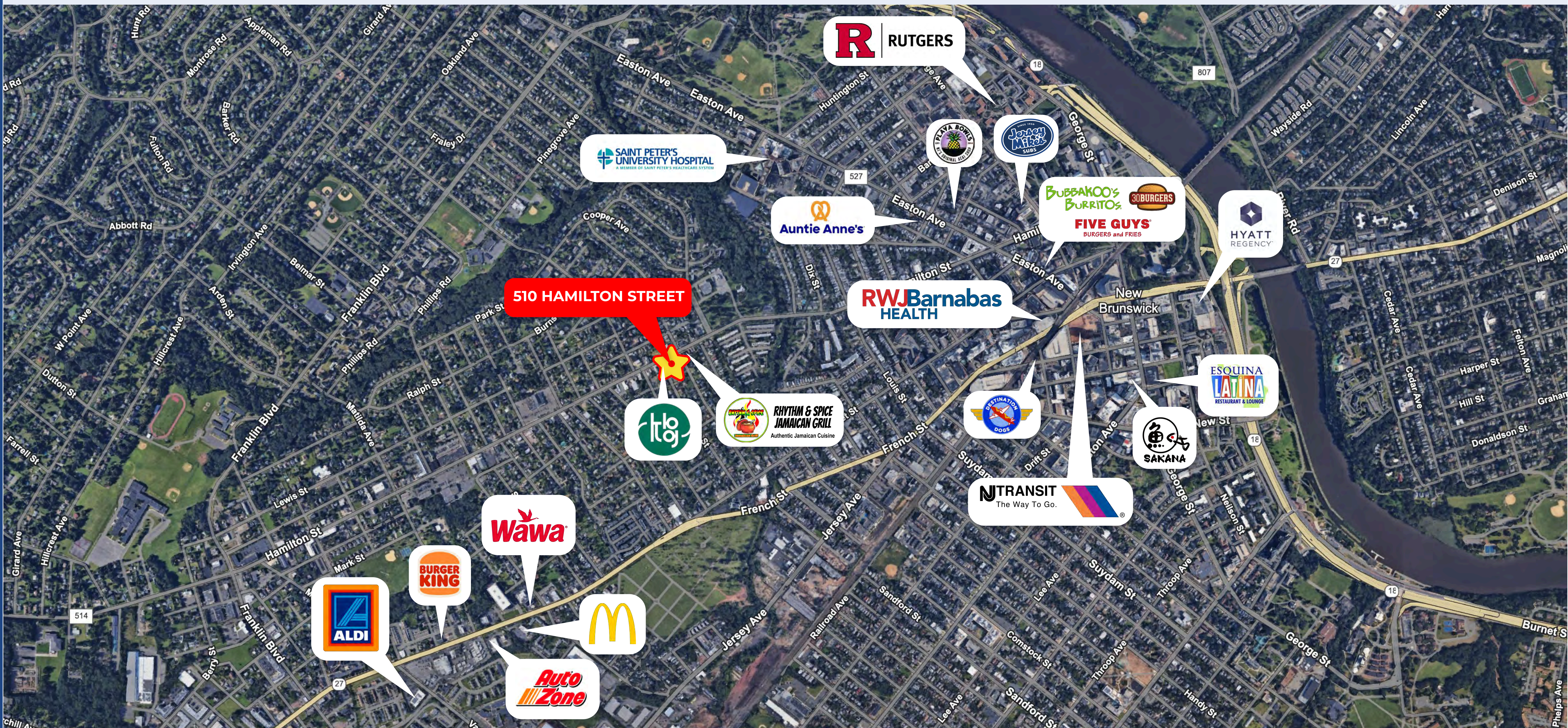
FOR MORE INFORMATION VISIT:
WICKCOMPANIES.COM



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MARKET AERIAL



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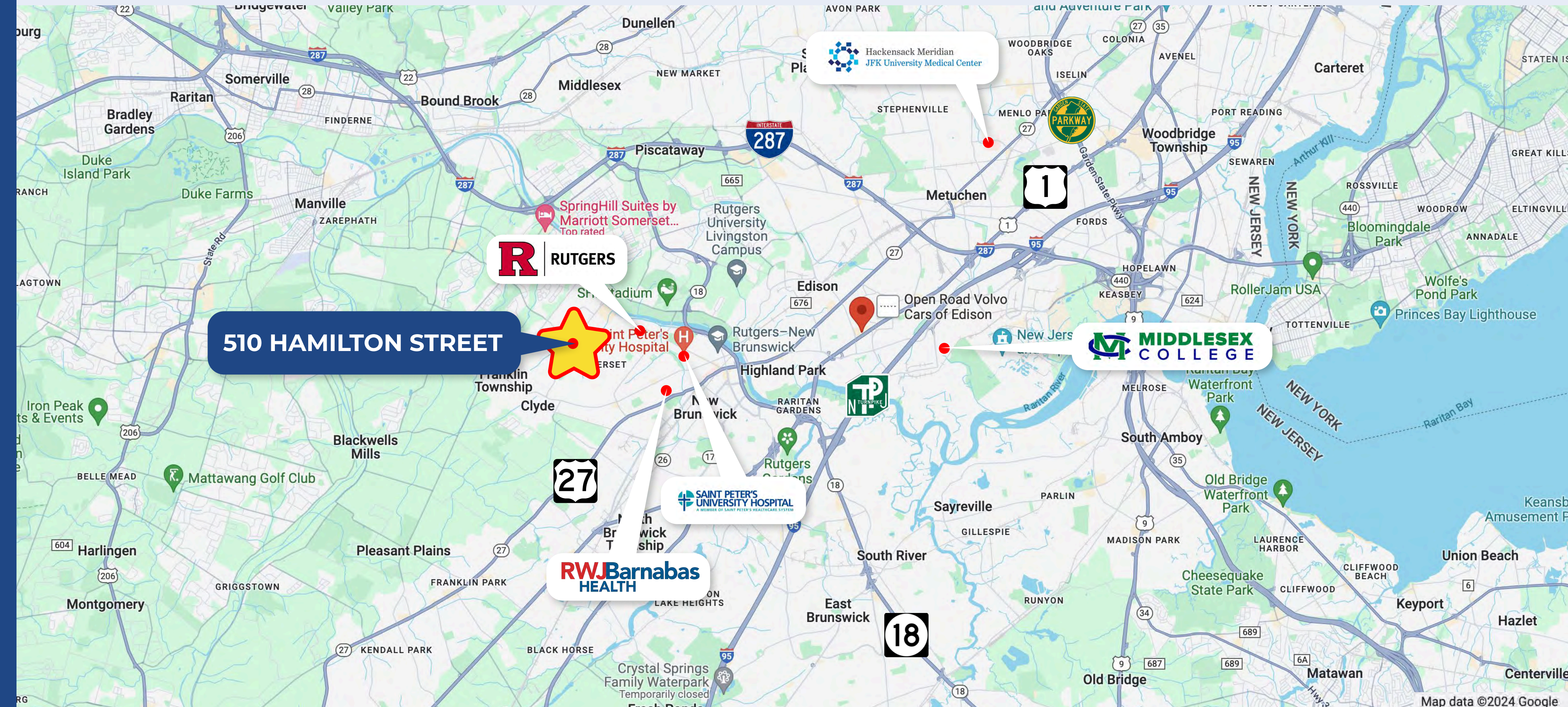
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LOCATION MAP



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