

MIXED-USE FOR LEASE

±2,000 SF Medical/Retail/Office Space For Lease

1457 Nottingham Way, Hamilton Township, NJ 08609

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Surrounded by a dense residential population, with Warner Village Apartments and Hamilton Arms located directly across the street, as well as additional residential neighborhoods behind the property.
- Freestanding mixed-use building zoned HC — Highway Commercial. (See Permitted Uses under "documents" tab of property website).
- Spacious waiting room with electric fireplace.
- Large reception area.
- Private gated parking lot.
- Two private ADA-compliant bathrooms.
- Large lab area with sink. Open bay concept.
- Total of six rooms, four of which are plumbed with sinks.

PROPERTY DESCRIPTION

±2,000 SF second-generation medical space that can be converted for retail or office use. All uses are subject to final municipal approval.

LOCATION DESCRIPTION

Located on Nottingham Way / Route 33, near Greenwood Avenue and minutes from Klockner Road. Convenient access to residential neighborhoods, commercial services, I-295, I-195, Route 1, and Route 130.

OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (NNN)
AVAILABLE SF:	2,000 SF
LOT SIZE:	0.38 Acres
BUILDING SIZE:	4,140 SF

Luan "Lun" Kichen | O: 732.283.9000 | C: 908.902.8788 | kichen@sitarcompany.com

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ADDITIONAL PHOTOS



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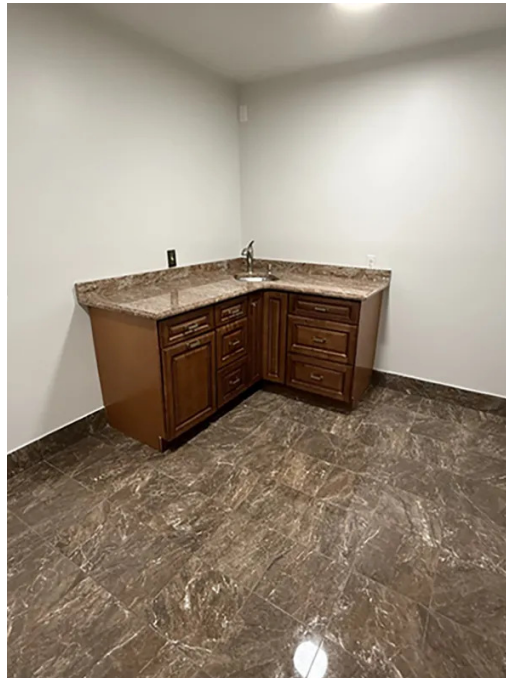
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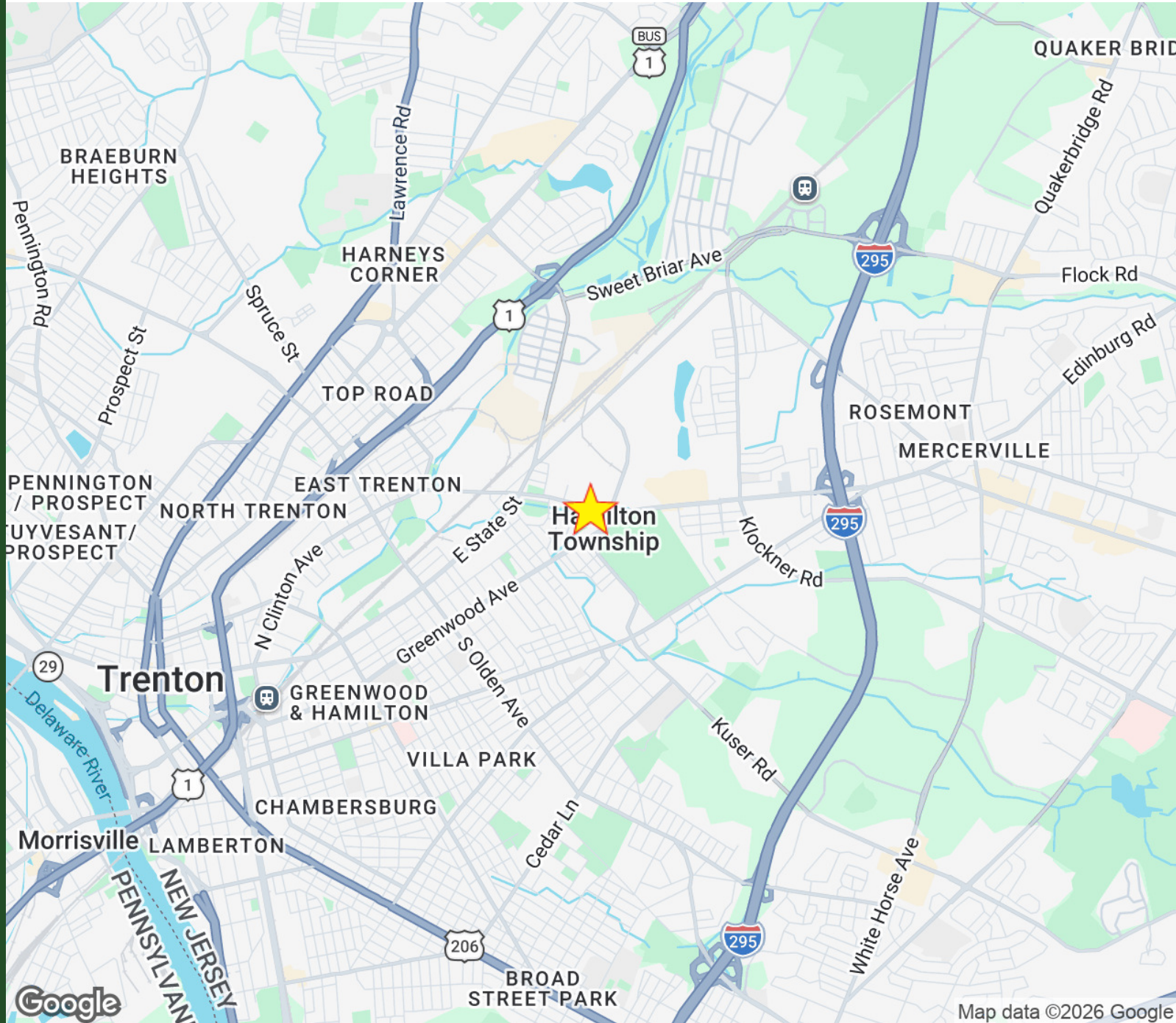
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LOCATION MAP



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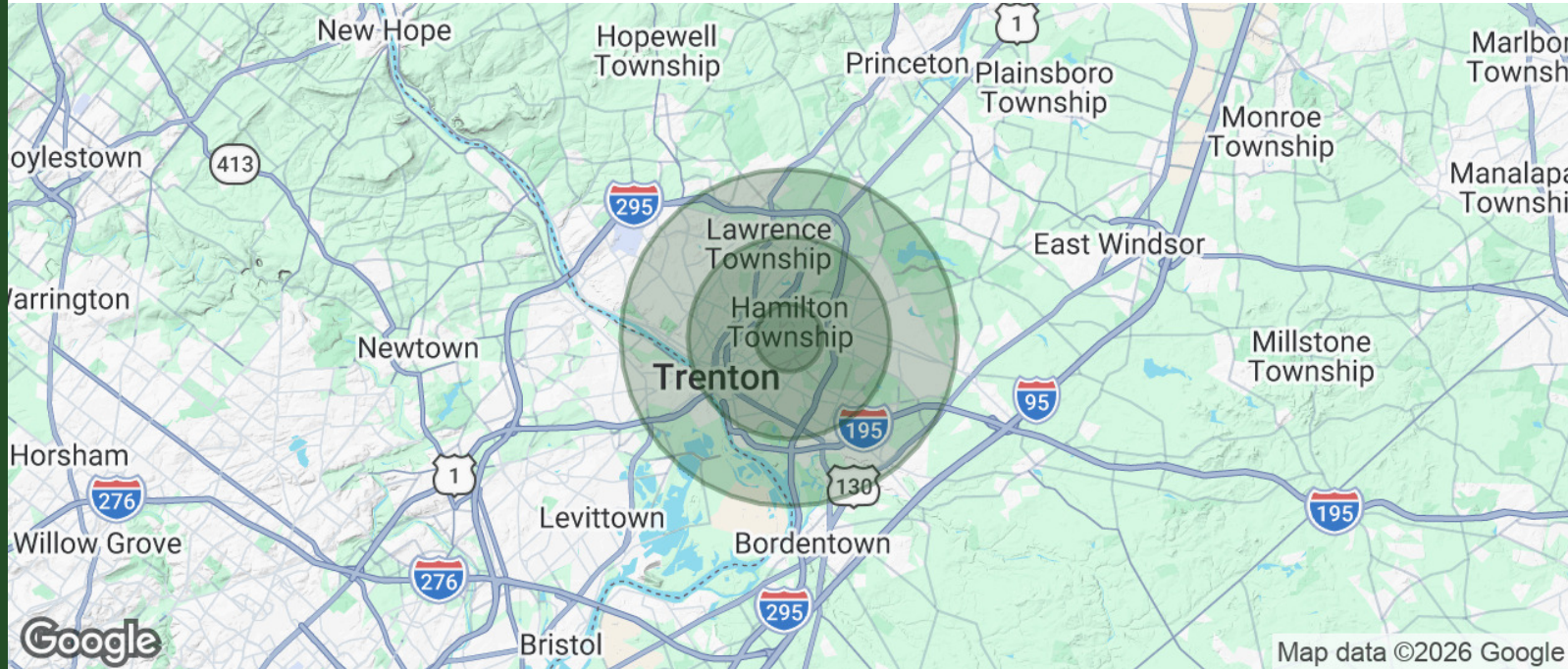
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,953	153,386	260,896
AVERAGE AGE	35.3	37.1	39.5
AVERAGE AGE (MALE)	34.8	36.5	38.1
AVERAGE AGE (FEMALE)	37.0	38.4	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,211	56,236	97,516
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$103,831	\$94,181	\$106,515
AVERAGE HOUSE VALUE	\$220,648	\$237,730	\$292,747

2023 American Community Survey (ACS)

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MISSION STATEMENT AND OUR SERVICES

Our mission is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

Our vision is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

Our commitment is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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