

# Former Walgreens Available For Sublease

4125 S Broad St, Hamilton NJ 08620



*Prepared By:*

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com



# THE SPACE

Location **4125 S Broad St, Hamilton, NJ, 08620**

## HIGHLIGHTS

- **Building SF:** 9,741 SF
- **Lease Expiration:** 11/30/26
- All leases must be coterminous



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 10,016    | 59,319    | 188,177   |



### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$116,392 | \$111,763 | \$111,737 |



### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 4,308     | 23,252    | 67,094    |

Former Walgreens available for sublease. This prominent freestanding building offers pylon signage, a private parking lot, and great visibility. Nearby retailers include 7 Eleven, CVS Pharmacy, Subway, Acme, and more.

**Asking Price: \$100,000 modified gross per annum**



