



RETAIL SPACE AVAILABLE FOR LEASE  
**7126 HAMILTON WAY**  
📍 EASTAMPTON, NJ 08060

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# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 1,630 SF



## ASKING LEASE RATE

\$16/SF NNN



## SIGNAGE

Façade



## PARKING

On and off-site



AERIAL VIEW

## AREA HIGHLIGHTS

- ✓ Highly visible newer construction retail space available for lease with high traffic count. Ideal for service type businesses but can accommodate office users also
- ✓ The retail space is created within the newly developed apartment complex located close to the Fort-Dix McGuire Joint Base
- ✓ The location has organic customers from the apartment complex. Easily accessible from Route 206, Route 38, NJ Turnpike and I-295



HIGH TRAFFIC AREA



# DEMOGRAPHICS

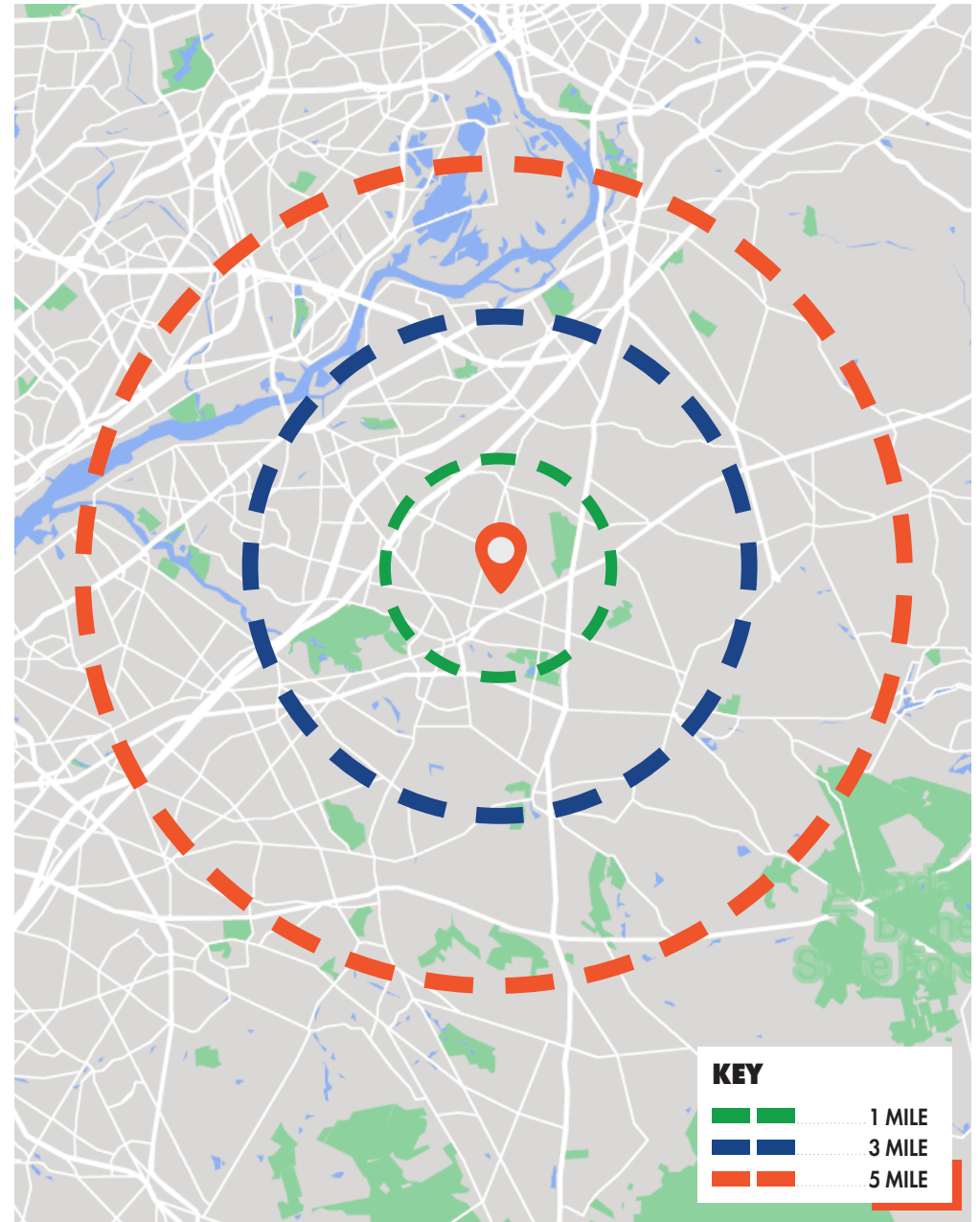
POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	7,524	32,023	54,644
2028 POPULATION PROJECTION	7,859	33,442	56,735

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	2,891	11,981	20,453
2028 HOUSEHOLD PROJECTION	3,025	12,542	21,271

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$111,672	\$105,108	\$114,561
MEDIAN HOUSEHOLD INCOME	\$90,904	\$85,709	\$91,997



# KEY DISTANCES

## ROUTE 38

2.5 MILES

## ROUTE 206

7 MILES

## NJ TURNPIKE

7.8 MILES

## TRENTON

18.4 MILES

**KEY**

- — — — 1 MILE
- — — — 3 MILE
- — — — 5 MILE



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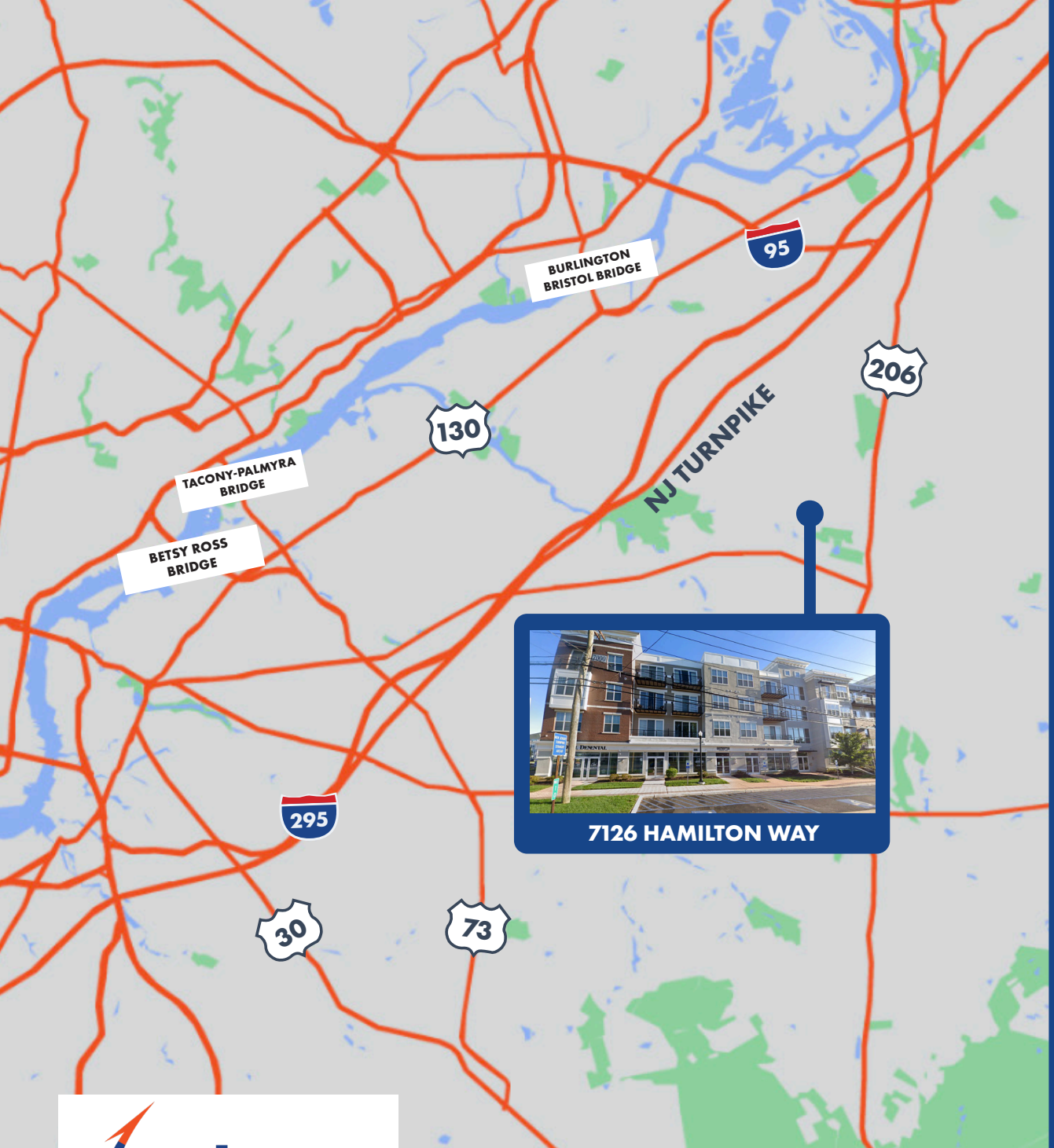
# NEARBY AMENITIES

## DINING

- Applebees
- Cracker Barrel
- Donkeys Place
- Dunkin
- IHOP
- John & Mollys
- Kitchen87
- O'Connors American Bar
- Olde World Bakery & Café
- Pandora Diner
- Raising Canes
- Russos Pub & Italian
- Starbucks
- Vincentown Diner

## RETAIL/GROCERY

- 7-Eleven
- Columbus Farmers Market
- Courtyard by Marriott
- CVS Pharmacy
- Dollar General
- Holiday Inn
- Kohls
- Marts Liquor Store
- Red Roof Inn
- Regal Movie Theater
- Shoprite
- Target
- The Home Depot
- Virtua Mount Holly Hospital
- Walmart
- Wawa
- Westampton Sports Complex



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