

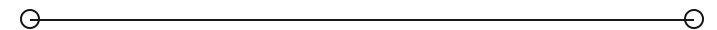


OFFERING MEMORANDUM

Mt. Airy Village

1326 NEW JERSEY 179

Lambertville, NJ 08530



PRESENTED BY:

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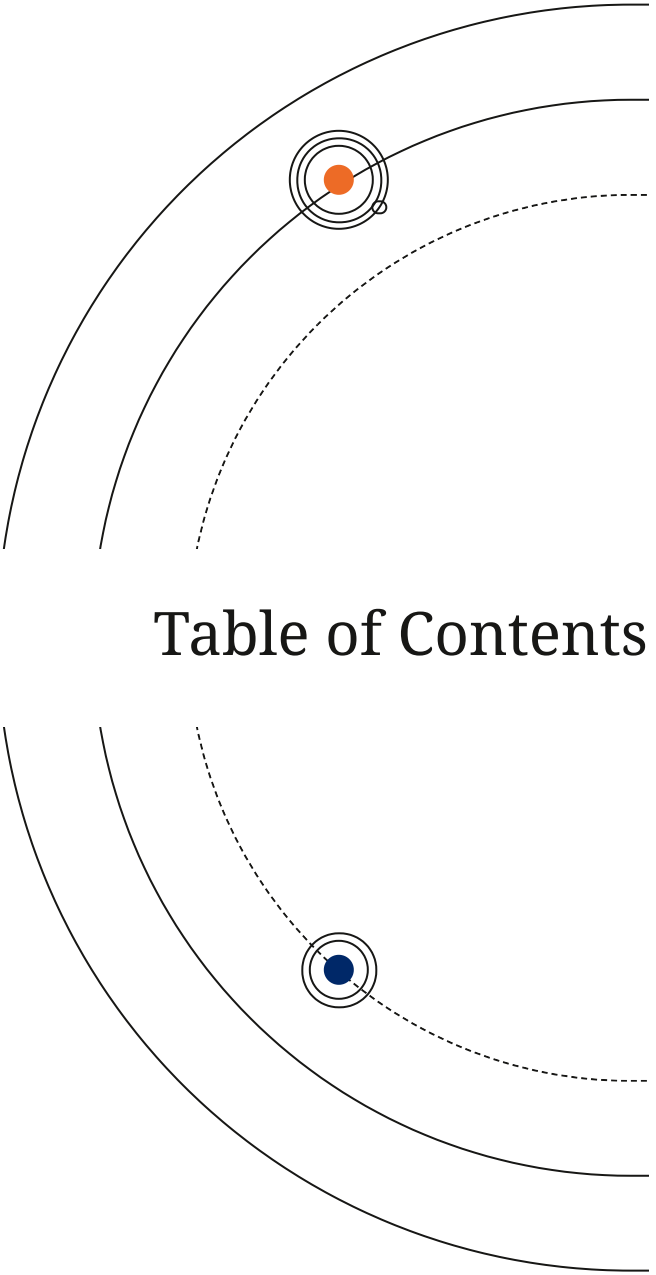


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SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,800 per month (MG)
BUILDING SIZE:	10,120 SF±
AVAILABLE SF:	600 SF±
ZONING:	RR-5
MARKET:	Northern New Jersey
SUBMARKET:	Hunterdon
TRAFFIC COUNT:	5,412 VPD

PROPERTY OVERVIEW

Exceptional opportunity to lease premium retail or office space in a vibrant multi-tenant strip shopping center just outside of downtown Lambertville. With an open layout, this space offers a flexible floor plan that can accommodate a variety of uses. Modern amenities and ample parking offer convenience for both tenants and visitors. Nestled in a neighborhood with many amenities and boasting a diverse tenant mix, this location offers ample parking and endless possibilities for business.

LOCATION OVERVIEW

Located in Lambertville, NJ, where the bustling energy of New Jersey meets the quaint beauty of historical streets dotted with boutique shops and cozy cafes. Situated just outside the main walkable area, the area offers a prime opportunity for retail tenants to join a community known for its local patronage and thriving tourism. With its blend of small-town appeal and modern amenities, this is the ideal setting for retail businesses looking to make a memorable impression in Northern New Jersey.

PROPERTY DETAILS

LEASE RATE	\$1,800 / MO (MG)
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LOCATION INFORMATION

BUILDING NAME	Mt. Airy Village
STREET ADDRESS	1326 New Jersey 179
CITY, STATE, ZIP	Lambertville, NJ 08530
COUNTY	Hunterdon
MARKET	Northern New Jersey
SUB-MARKET	Hunterdon
CROSS-STREETS	Mt. Airy Village Rd
TOWNSHIP	West Amwell
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 202 - 0.4 Mi.
NEAREST AIRPORT	Trenton-Mercer (TTN) - 11.7 Mi.

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	4.0
NUMBER OF PARKING SPACES	43

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	RR-5
CORNER PROPERTY	Yes
TRAFFIC COUNT	5,412 VPD
TRAFFIC COUNT STREET	Old York Rd

BUILDING INFORMATION

BUILDING SIZE	10,120 SF
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	2007
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	3

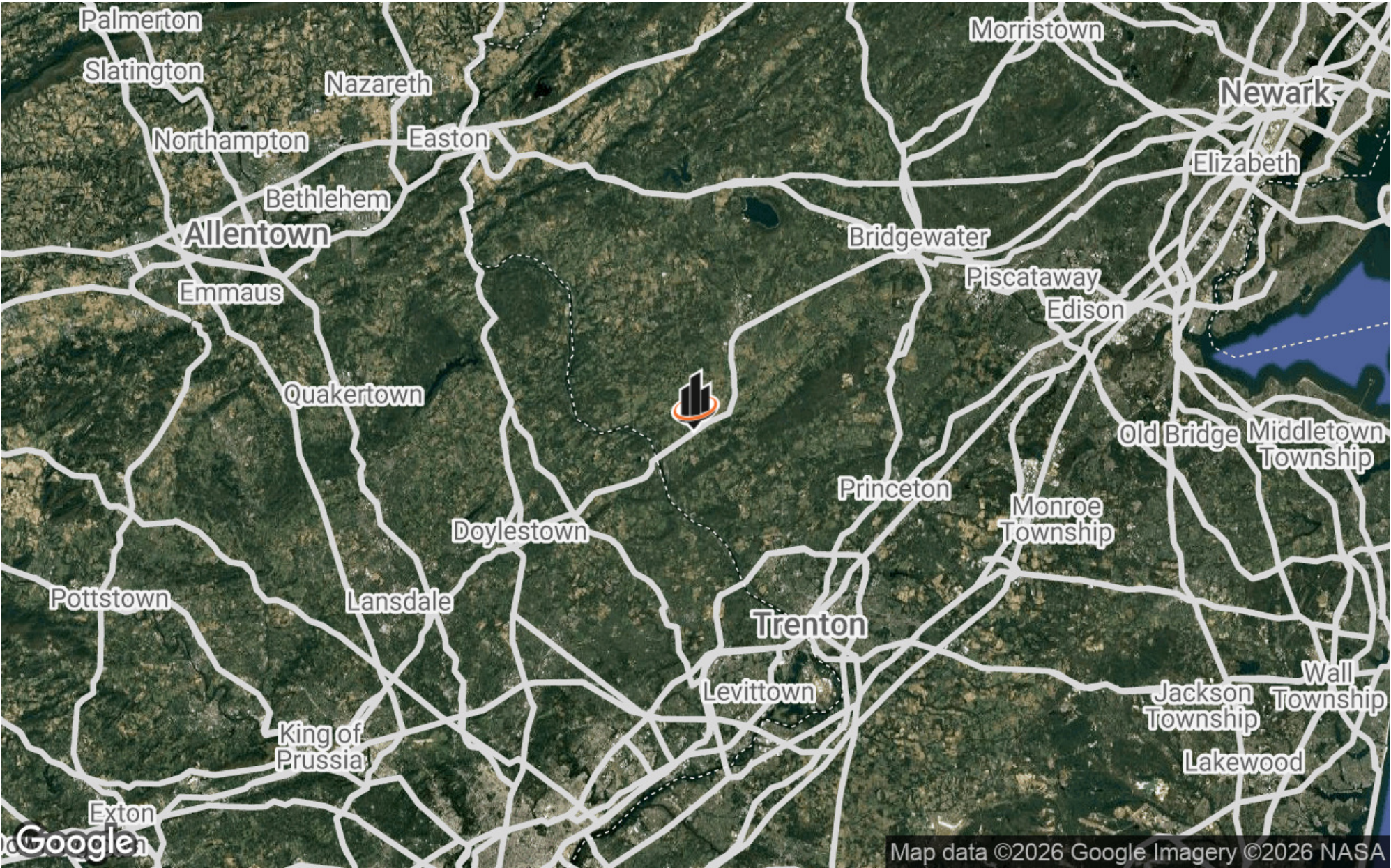
PROPERTY HIGHLIGHTS

- Prime retail, office or salon space
- Located in Mt.Airy Village
- Open floor plan
- Diverse tenant mix
- Minutes to downtown Lambertville
- Proximate to populated residential neighborhoods
- Quality demographic profile



SECTION 2
The Location

REGIONAL MAP



LOCATION MAP



SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

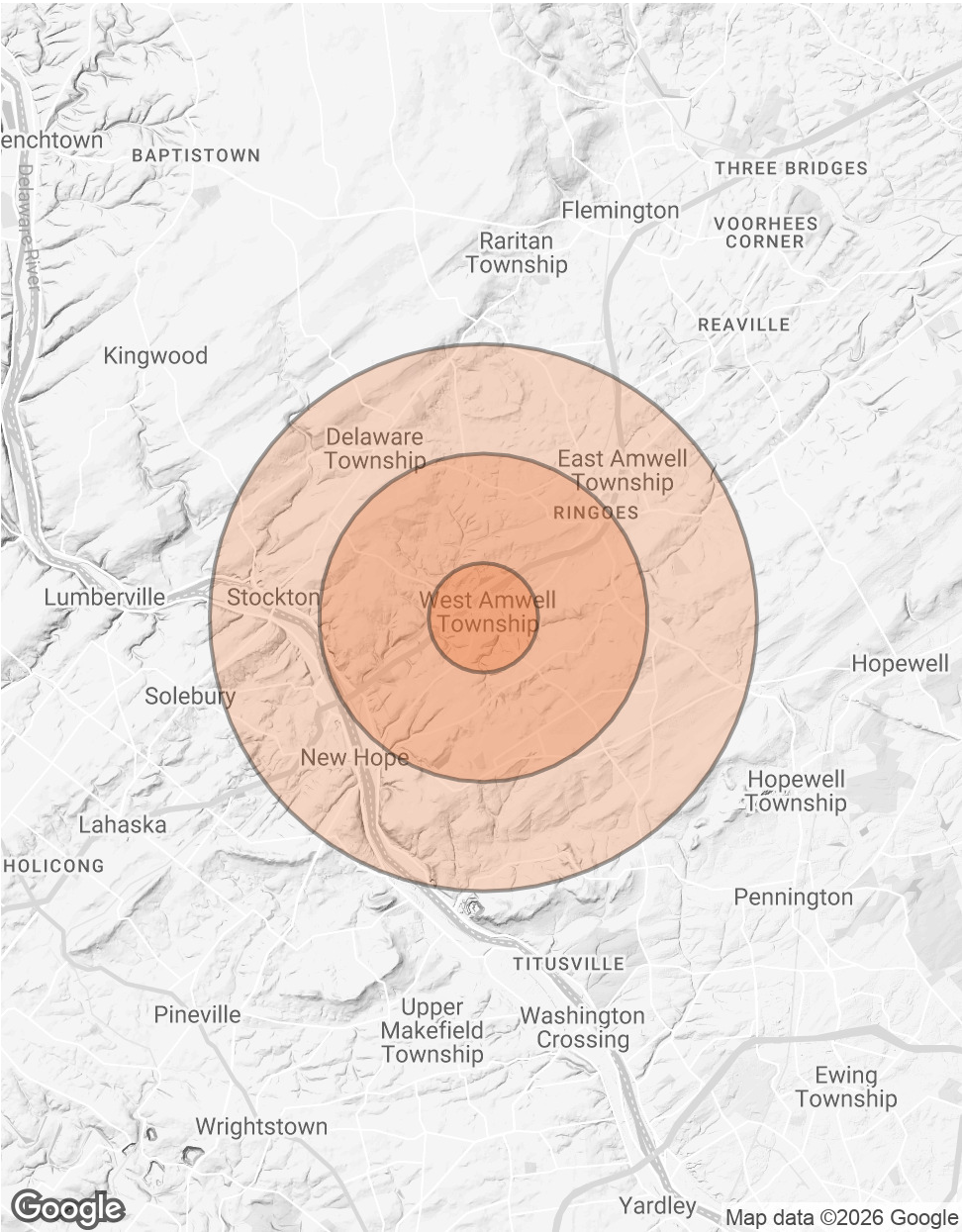
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	484	6,057	20,084
AVERAGE AGE	44.9	51.6	53.4
AVERAGE AGE (MALE)	44.6	49.0	52.2
AVERAGE AGE (FEMALE)	45.2	52.8	54.3

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	163	2,668	8,823
# OF PERSONS PER HH	3.0	2.3	2.3
AVERAGE HH INCOME	\$177,478	\$169,476	\$206,259
AVERAGE HOUSE VALUE	\$547,562	\$557,325	\$631,187

2023 American Community Survey (ACS)





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