

LEASE – 1st Floor Office/Retail

140 Route 33

Hamilton Twp., Mercer County, NJ 08619

**Well maintained 2-story CB/
frame/vinyl siding retail/office
building next to CVS Pharmacy
on heavily traveled Route 33**

Amenities:

- Former use: tailor shop and tuxedo/formal wear
- Zoning: Approved commercial use
- Parking: 12 spaces, paved parking lot
- Professionally landscaped
- Ideal for retail/office use
- Brand new LED energy-efficient lighting fixtures throughout

Easy access to Rt. 33, Rt. 130, Rt. 206, I-195, I-295, NJTP Exit 7A



2025 Demographics	1-Mile	3-Mile	5-Mile
Median HH Inc.	\$75,796	\$61,217	\$55,088
Housing Units	4,415	34,484	90,651
Total Population	10,594	82,865	222,939



Offered exclusively by:
Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

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FOR LEASE
Retail/Office Storefront
140 Route 33
Hamilton Twp., Mercer County, NJ 08619

Location: 140 State Highway 33, Hamilton Township, Mercer County, New Jersey 08619-2540

Description: Well maintained two-story retail/office building located next to CVS Pharmacy. Ideal for retail or professional office use (e.g. law office, medical, accountant, beauty salon, tailor shop, phone store, etc.)

1st Floor:

- Approx. 800 SF, first floor, open floor plan
- Half bath
- H/A gas heat
- Central a/c
- Security system
- Laminate flooring
- New LED lighting
- 2 large display windows
- Handicap accessible
- Good signage

Lease Rate: \$2800/month modified gross includes heat, electric, a/c, parking, snow removal

Lease Term: 3-5 years

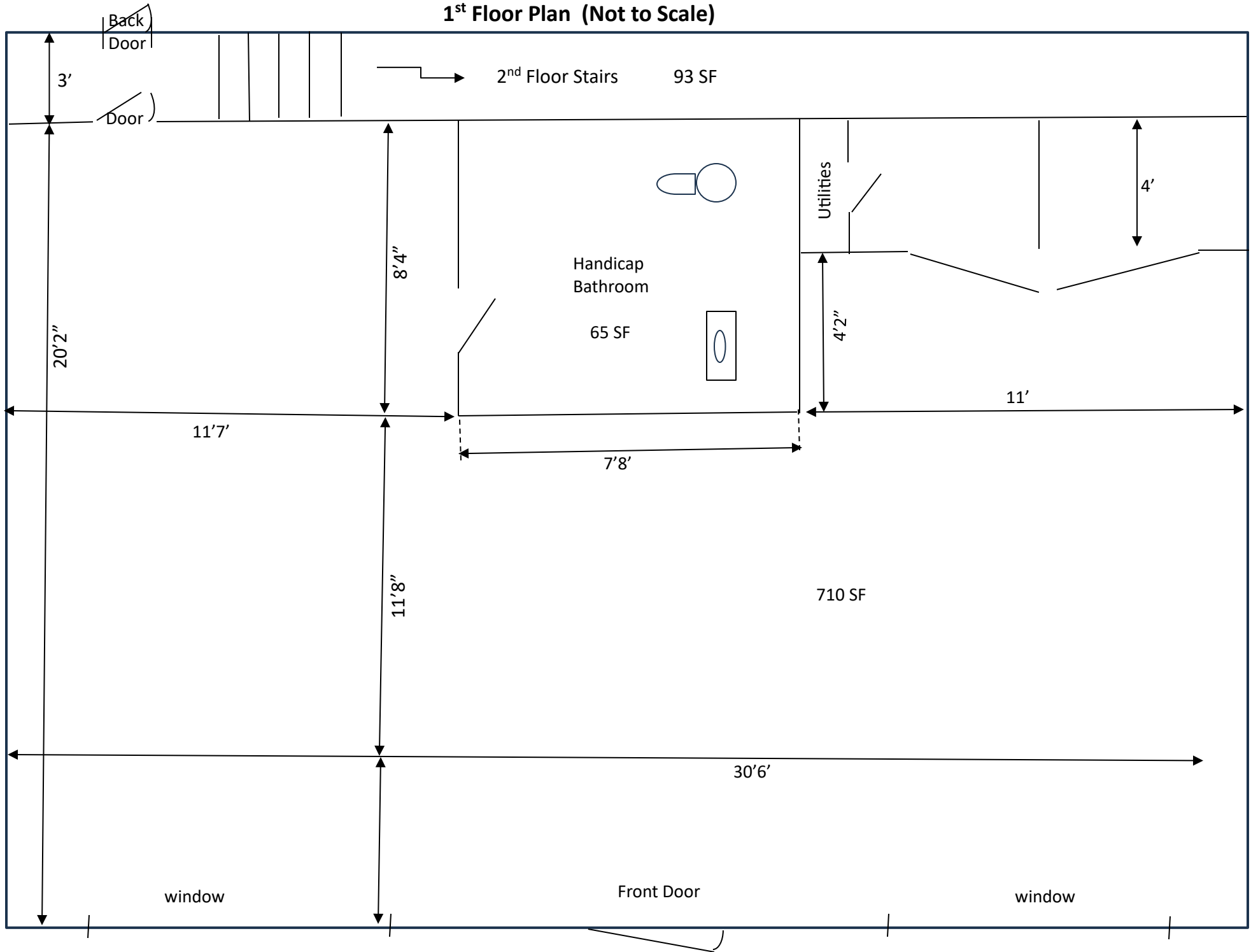
Occupancy: Available now



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1st Floor Plan (Not to Scale)



140 Route 33, Hamilton Twp., NJ 08619



140 Route 33, Hamilton Twp., NJ 08619



140 Route 33, Hamilton Twp., NJ – First Floor



140 Route 33, Hamilton Twp., NJ – First Floor



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