



PROPERTY DESCRIPTION

442 - 3988 Square Feet Available. Flexible office suite options available for lease including a former hair salon space. Close to all major commuter routes including I-195, I-295, and Route 1. Reduced electric costs for all tenants courtesy of a 14.4 KW Solar Panel system supplementing the buildings power needs. Perfect for small businesses such as accountants, attorneys, architects, hair salons, financial advisors, etc. The property offers off-street parking in a private parking lot.

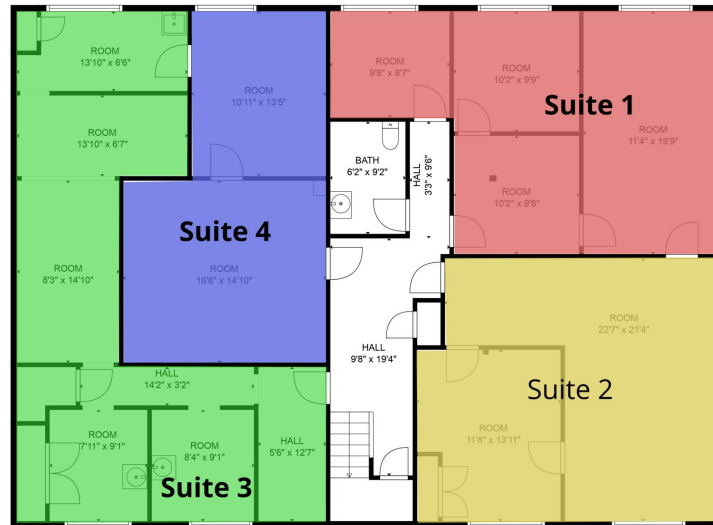
PROPERTY HIGHLIGHTS

- 442 - 3988 Square Feet Available
- Flexible Configuration allows for up to 2640 square feet contiguous suites
- Located in Hamilton Township with close proximity to Yardville
- Close to commuter routes
- Approx. 1.5 miles to Interstate I-195 & Approx. 3.5 miles to Interstate I-295
- Reduced electric costs via the 14.4 KW Solar Panel System on the roof

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	442 - 1,289 SF
Building Size:	5,280 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	914	3,856
Total Population	588	2,689	10,658
Average HH Income	\$127,801	\$122,793	\$117,275



GROSS INTERNAL AREA
 Below Ground: 2377 sq. ft, FLOOR 2: 2539 sq. ft
 TOTAL: 4916 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

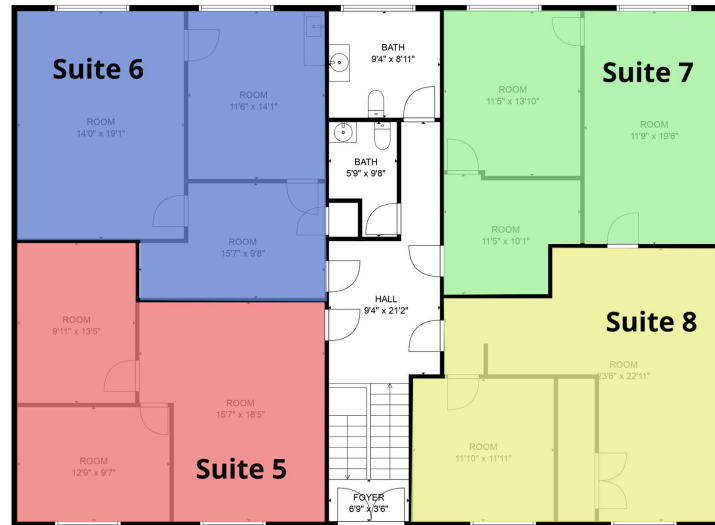
LEGEND	
■	Suite 1
■	Suite 2
■	Suite 3
■	Suite 4

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	442 - 1,289 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE
■ Suite 1	-	585 SF
■ Suite 2	-	707 SF
■ Suite 3	Suite 3	621 SF
■ Suite 4	Suite 4	442 SF



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LEGEND	
■	Suite 5
■	Suite 6
■	Suite 7
■	Suite 8

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	442 - 1,289 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE
■ Suite 5	Suite 5	611 SF
■ Suite 6	Suite 6	657 SF
■ Suite 7	Suite 7	717 SF
■ Suite 8	Suite 8	572 SF

The Madison

2561 Yardville Hamilton Square Road Hamilton Township, NJ 08690



Presented By

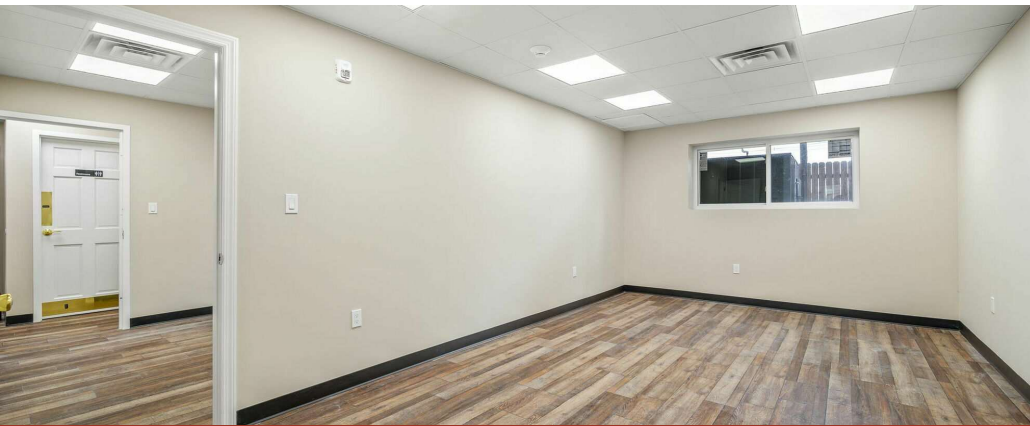
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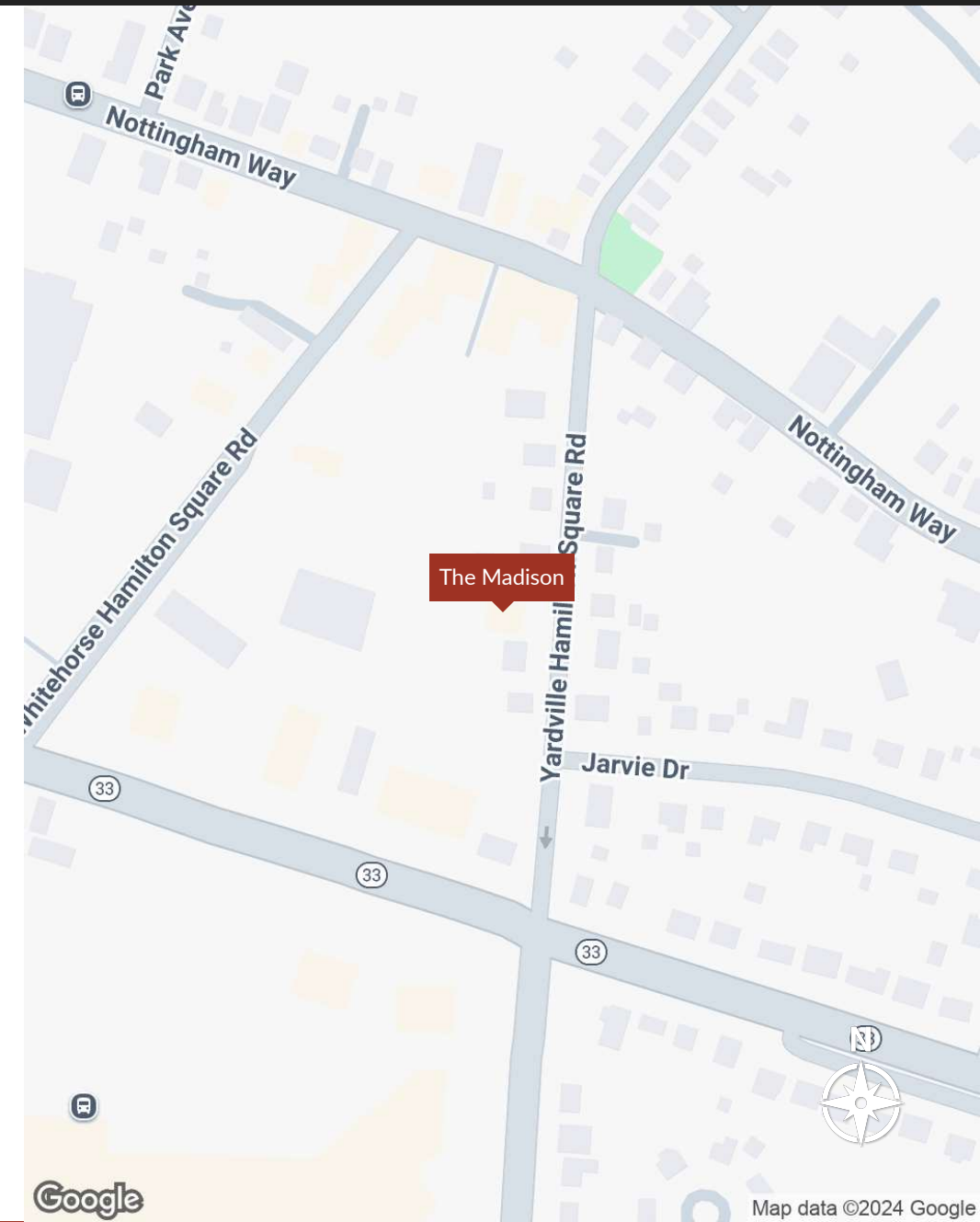
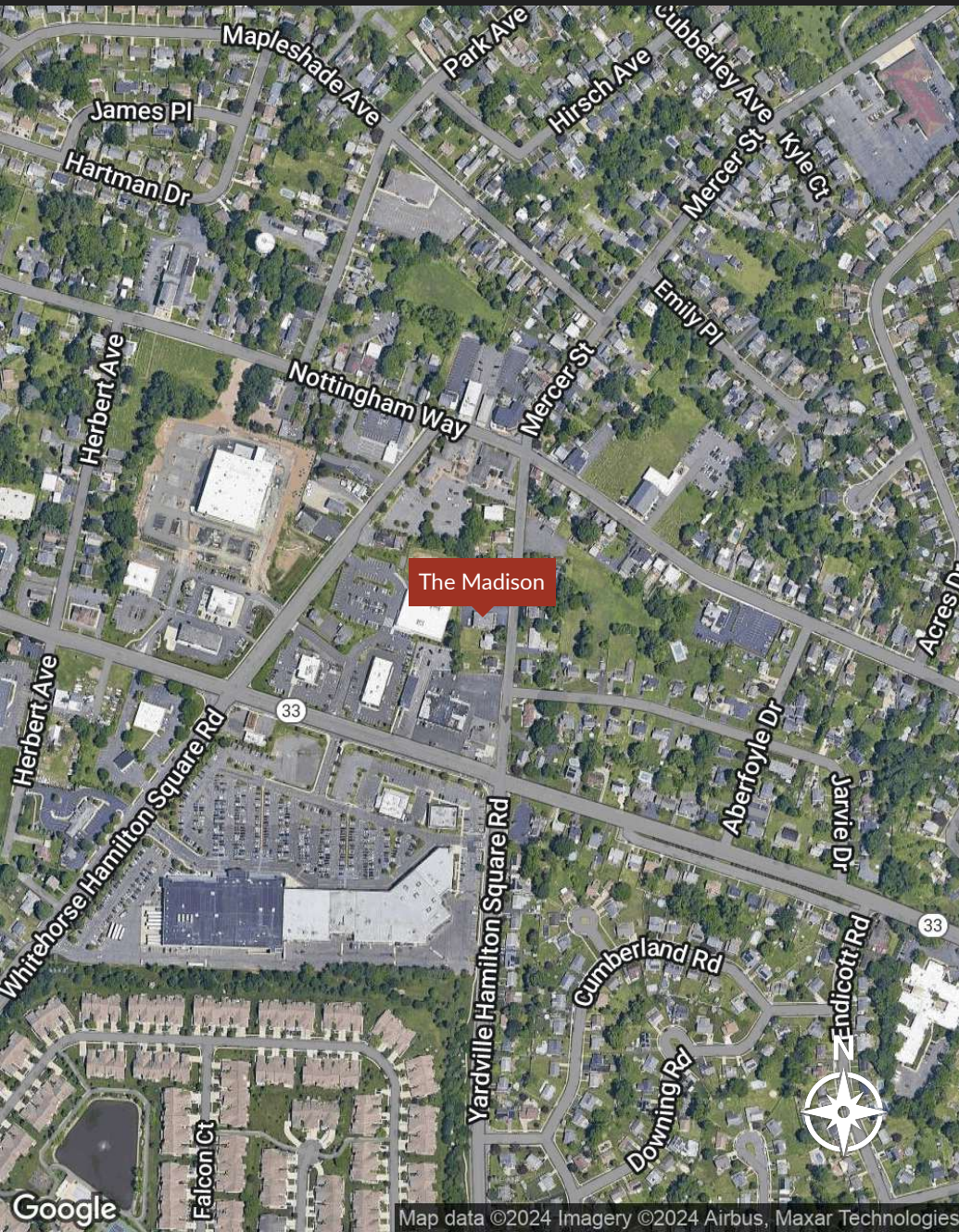
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 **suburban city**
COMMERCIAL

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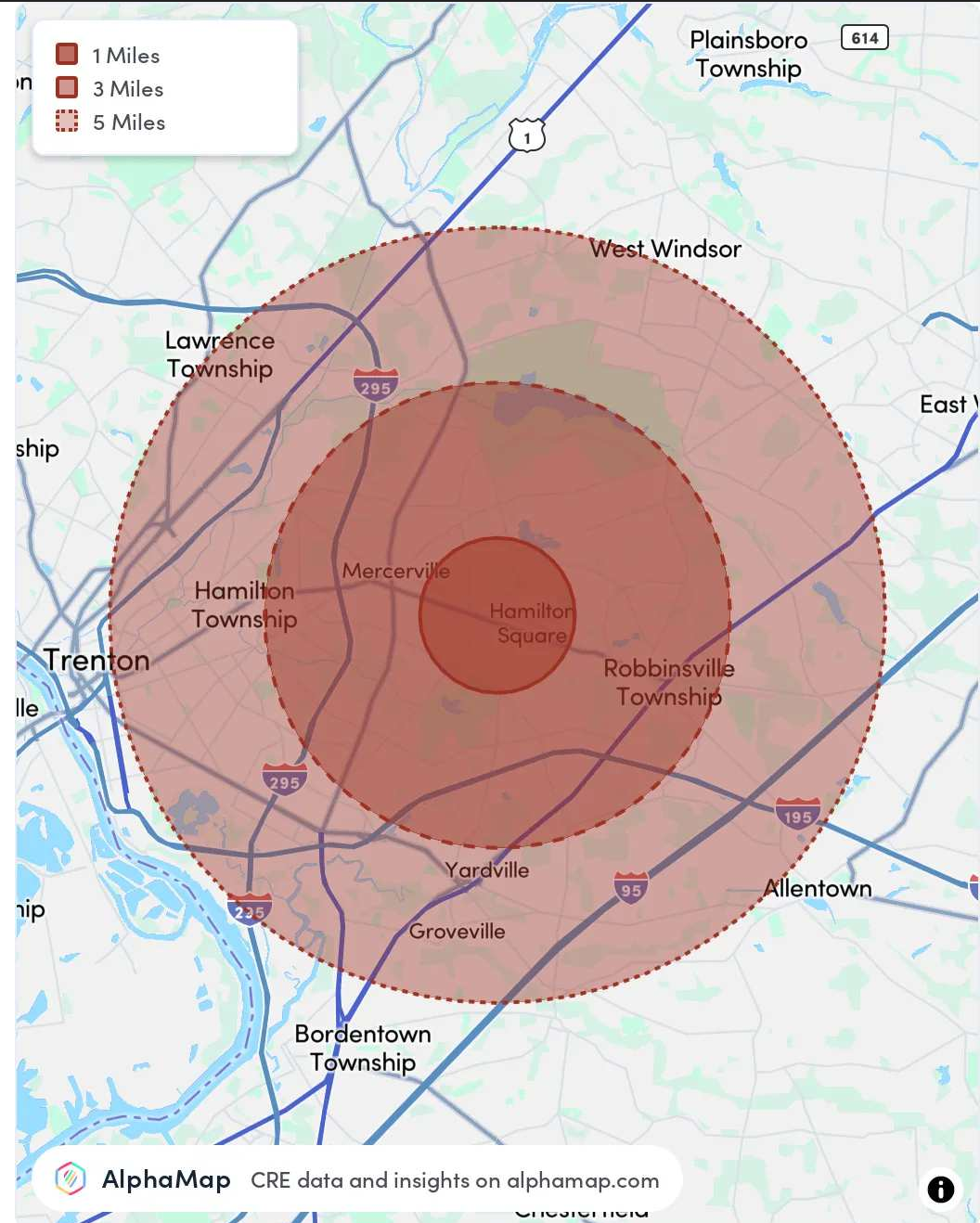
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,964	61,629	194,835
Average Age	45	45	40
Average Age (Male)	44	43	39
Average Age (Female)	46	46	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,112	25,068	70,612
Persons per HH	2.7	2.5	2.8
Average HH Income	\$148,706	\$135,467	\$116,941
Average House Value	\$369,955	\$386,713	\$339,010
Per Capita Income	\$55,076	\$54,186	\$41,764

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on alphamap.com