

COMMERCIAL DIVISION

Prime Commercial Space for Sale Route 33, Hamilton, NJ - **\$1,200,000**

Address: 691 Route 33 | **Size:** ± 5,680

- **High Visibility:** Positioned on bustling Route 33 with direct exposure to **18,000 vehicles per day**, ensuring your brand is highly visible to local and passing traffic.
- **Thriving National Retail Area:** Surrounded by well-established national retailers, creating a vibrant commercial environment for national or local tenants to thrive.
- **Ample Parking:** Currently offers 20 dedicated parking spots, with potential for more through the adjacent BuyRite property (same ownership) to accommodate growing customer demand.
- **Flexible Business Potential:** Zoned HC with a variety of uses permitted, including: Medical Office, Restaurants & Cafes, Retail Outlets, Professional Offices, Nightclubs, Brewpub/Craft Brewery, Service-Based Businesses, and many more.
- **Medical Office Opportunity:** Optimal for medical practices, featuring **12 constructed rooms** that can be used for doctor's offices, exam rooms, file rooms, lab spaces, etc. **Expandable Space:** The back portion, currently used as storage, offers the potential to convert **4 demised rooms into additional exam rooms**. All demised rooms are a minimum of approximately 100 SF.
- **Quick Service Restaurant (QSR) Opportunity:** Includes potential for a **pad site with drive-through**, ideal for QSR tenants looking to leverage the high traffic and proven success of drive-through models in this area.

This property offers **versatility and a prime location** for any business seeking to maximize visibility and accessibility in Hamilton. Contact us today for more information or to arrange a private viewing!



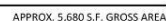


US 33 - Approx
18,000 Vehicles Daily

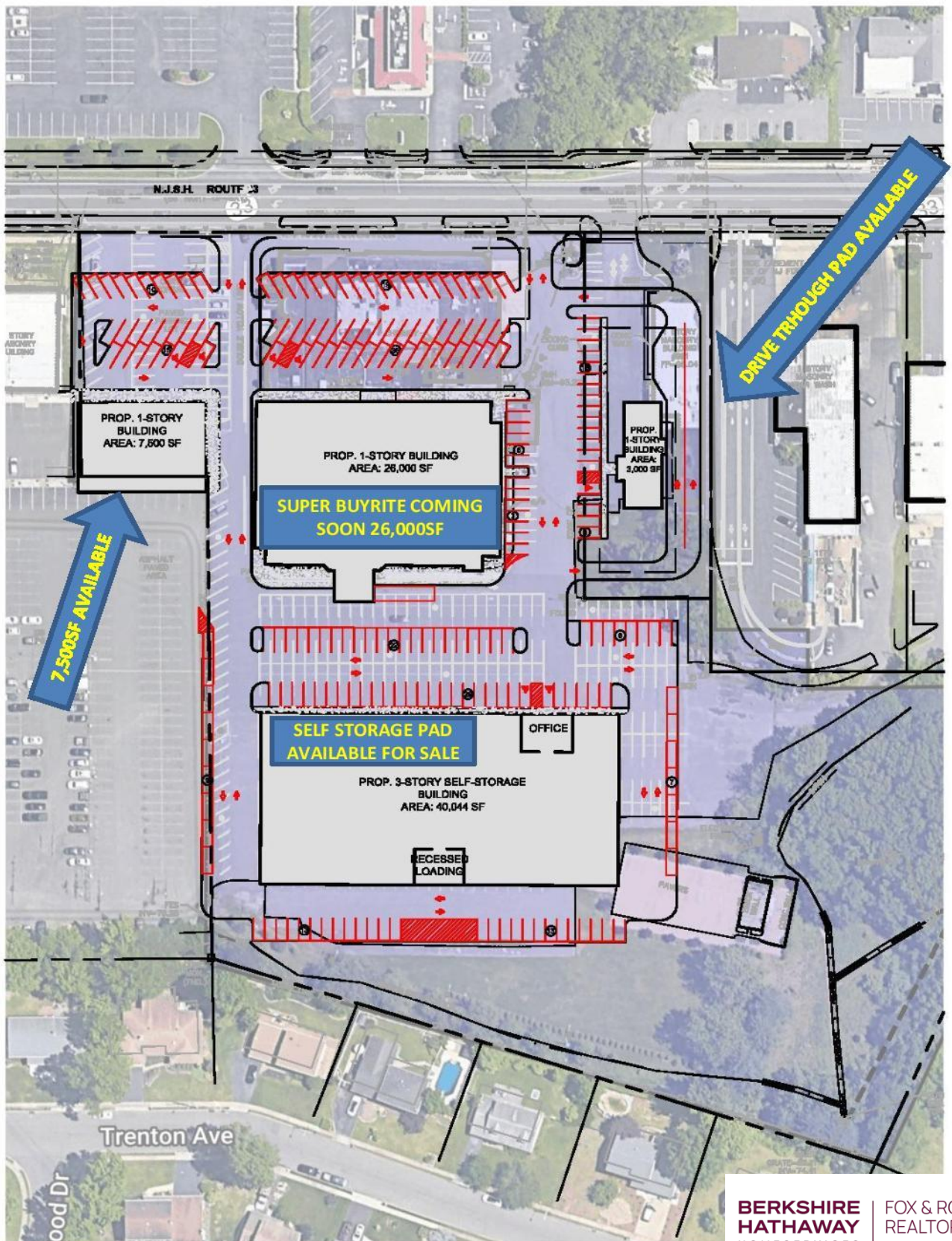
0.68 Acre Pad - QSR
Drive Through Potential

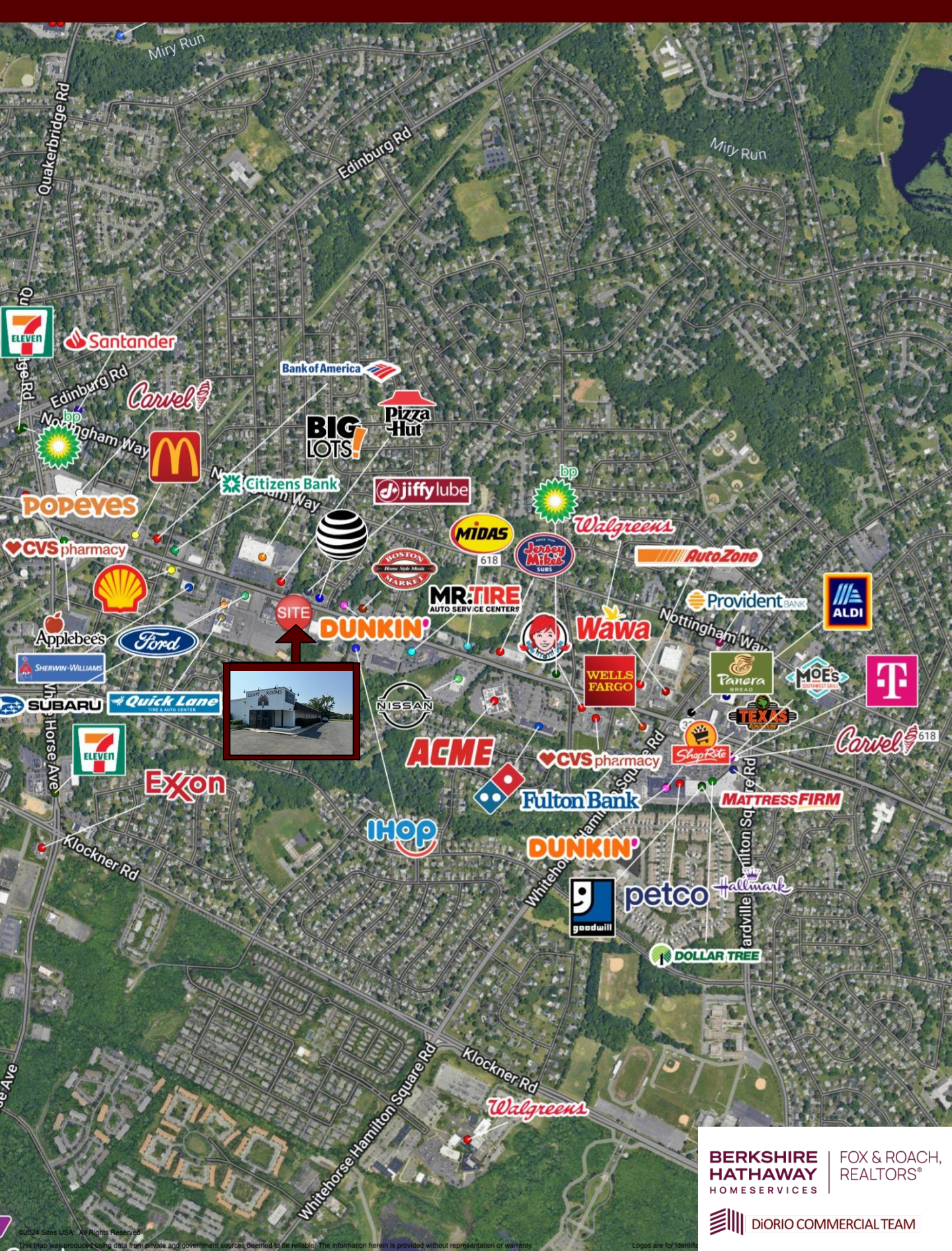
Additional Parking Available
Through Same Owner

691 Route 33
Hamilton, NJ
HC Zone



REDEVELOPMENT CONCEPT PLAN





Households	5,243	31,168	79,610	189,083
Population	12,118	76,310	214,994	503,338
Population Median Age	48.9	44.2	39.3	40.2
Average HH Income	\$156,765	\$145,837	\$140,916	\$165,856
Employees	5,346	33,224	104,644	246,175

