



**84-Room Fully Renovated Market Leading Premium Branded Hotel
with over 6,000 SF of Leasable Restaurant Space**

Executive Summary

The Offering

Berkadia Hotels & Hospitality (“Berkadia”) is pleased to offer, on an exclusive basis, the opportunity to acquire fee simple interest in the **Hampton Inn Flemington (the “Property”, “Asset”, or “Hotel”) an 84-room hotel strategically located at 14-B Royal Rd. Flemington, NJ.** The Property is located just off Route 202 the primary thoroughfare in the region, halfway between NYC and Philadelphia. **In 2024 a \$4 million renovation (\$48k per room) was completed elevating every aspect of the Hotel to the newest Hampton Inn standards.**

On a trailing-twelve-month basis from July 2024 the Hotel has achieved room revenues of \$2.7 million and an \$88 RevPAR (140% RevPAR Index).

Flemington, NJ, is a city located in Hunterdon County and known for its rich history and charming downtown area. **Hotel demand in the market is mainly driven by business travel, transited travelers driving through town and leisure groups traveling to visit the area's natural attractions and sporting events.** Large employers in the area include 3M, Johanna Foods and Kuhl. **Diamond Nation, a 100-acre sports complex, is a major draw in the market.** The Baseball and Softball complex hosts over 45,000 visitors per year who come for tournaments and training programs.

Offered below replacement cost and with further upside following the recently completed renovation a new owner is presented with the **unique opportunity to acquire a turnkey operation that requires minimal PIP money.** Furthermore, by implementing an effective revenue management strategy and improving operational efficiencies **a new owner and operator can significantly improve flowthrough to the bottom line.**



Property Overview

The Hampton Inn is located in Flemington, New Jersey in Hunterdon County. The Hotel is situated just off Route 202, the region's primary thoroughfare, at the northwest corner of Voorhees Corner Road. The Hotel's ideal location provides business and leisure guests with a central location, convenient to many support services. The Hampton Inn is surrounded by a mix of commercial retail centers with a variety of retailers, shops and dining options. These include Marshalls, Burlington Coat Factory, Chick-Fil-A, Dunkin, Starbucks, Chili's Grill & Bar and Panera Bread. Regional offices for 3M, DEK USA, Reagent Chemical and Johnson & Johnson are a short drive from the hotel along other industrial, logistics and manufacturing facilities such as Johanna Food Inc, Kuhl and Jonathan Y Furniture.

The Hotel is located less than 3 miles from Diamon Nation, a 100-acre baseball and softball complex that has significant year-round demand. The complex hosts over 45,000 annual visitors that come for a multitude of tournaments, training camps and sporting events.

ROOM MIX

Room Type	Number of Rooms
King	23
Double Queen	48
Suites	5
Accessible	2
Total	84

Address: 14-B Royal Rd, Flemington, NJ 08822

Parcel ID: 000360300002

Rooms: 84

Opened: 2001

Renovated: 2024

Site Area: 7.691 AC

Management: Unencumbered

Construction Type: Reinforced concrete foundation, EFIS Exterior

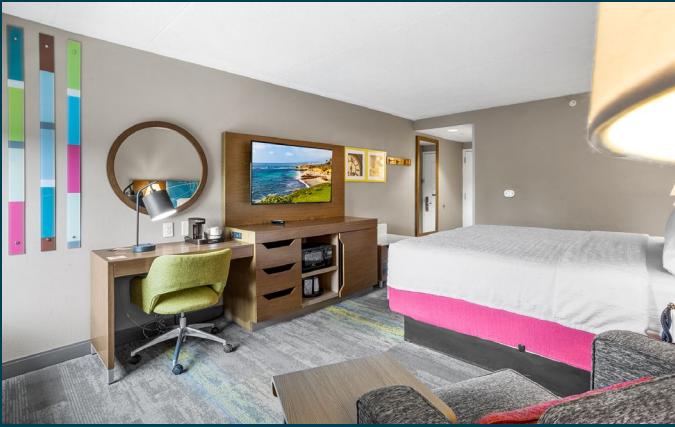
Food & Beverage: Complimentary breakfast, Sundry market

Meeting Space: 1,250 SF

Amenities: Fitness center, business center, indoor pool

Parking: 251 Spaces (137 Hotel | 114 Restaurant)





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