

**Ready to Grow:**

**An Entrepreneurial Lifestyle!**



**\$949,000**

**PRIME LOCATION:**

***AT THE BUSY  
INTERSECTION OF  
QUAKERBRIDGE ROAD  
AND HUGHES DRIVE***

***1181 Hughes Drive  
Hamilton Township, NJ 08690***

SEEKING: AN ENTREPRENEUR WITH A PASSION FOR GARDENS!

OFFERING INCLUDES:

- One acre land parcel
- Retail garden center with trade fixtures and equipment.
- 2,700 SF single-family home.

The expansive single family residence, has 3 bedrooms, 2.5 Baths.

The Garden Center improvements encompass an office, a 3-car garage (work area), 475 SF retail shop, 12 Parking spaces. Trade fixtures include sprinkler system, shade structure, point-of-sale system, displays, and much more!

*For Information Contact:*

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**SEGAL LABATE**

COMMERCIAL REAL ESTATE

# GREEN HAVEN™ GARDEN CENTER

1181 Hughes Drive  
Hamilton Township, NJ 08690

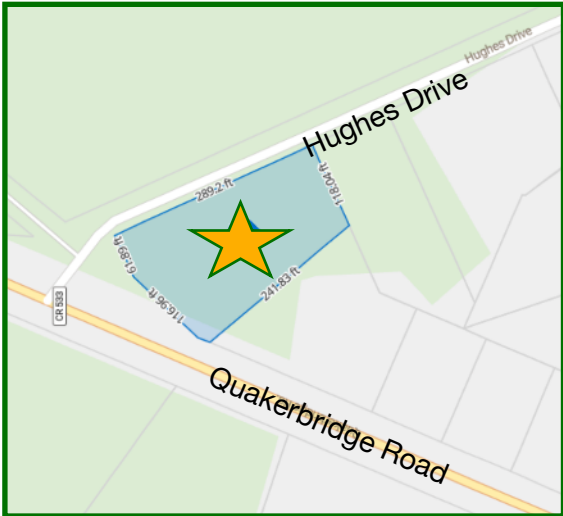
Main entrance at Hughes Drive

2nd access point at Quakerbridge Road



## Visibility!

2022 Daily traffic counts at this location:  
Quakerbridge Road: 25,840  
Hughes Drive: 9,700



Main Building totals 3,800 SF comprised of:

2,700 SF Residence – First floor: living room with fireplace, eat-in kitchen with island and top grade appliances, dining room, primary bedroom with en-suite bath, laundry room, half bath. Second floor: two bedrooms and full bathroom. Central air throughout; remodeled 2014.

1,100 SF Business related: Office with separate entrance, heated three car garage/work area with windowed overhead doors, employee bathroom with shower; attic storage access. Renovated 2014.

Additional Improvements: Free-standing retail store: 475 SF store area (19' x 25' ) plus toolshed renovated 2014. Yard barn: 12' X 8' (2019)

Polytex Shade structure and Polytex Peaked Pavilion; Both are 20' X 20' with electrical service; (Constructed 2020)

Site Improvements: Underground sprinkler system (well water) in display area. Utilities: public water, sewer, electric, cable, natural gas. Macadam and gravel driveways and parking areas (12 spaces), perimeter and interior sidewalks; Exterior lighting.



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