

# 2,561 SF Available For Lease

825 ROUTE 33, HAMILTON, NJ 08619



## OFFERING SUMMARY

Available SF:	2,561 SF
Lease Rate:	Available Upon Request

## LOCATION OVERVIEW

Strategically located strip center on a busy retail corridor with traffic counts over 19,500 AADT. Positioned at the intersection of Route 33 and Deerwood Drive (across from Investors Bank and between Brother's Pizza and IHOP), the center is left turn lane accessible.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,542	72,567	201,830
Average HHI	\$99,579	\$103,418	\$95,599
Employees	5,531	35,693	117,352
Total Businesses	670	3,356	8,850

## PROPERTY HIGHLIGHTS

- Last Available Unit
- Formerly a veterinary clinic
- Retail - Office - Showroom - Medical - Services
- Well Maintained Center with Busy Co-Tenants
- Excellent Signage Above Unit and on Monument
- Ample On-Site Parking
- Striped Left Lane for easy access
- Co-Tenants include Rich's Carpet, H&R Block, Fantasy Weddings by AnnaMarie, Geico, Happy Feet Reflexology, the XLR8 Performance & Fitness, Beautique Hair Salon, Optimum by Altice, and Riverside Urgent Care.


**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
 610.400.3018 | ArrowRealEstateServices.com

**TCN**  
 WORLDWIDE  
 REAL ESTATE SERVICES

**DRU DAMICO**

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