

# 1629 HIGHWAY 33, TRENTON, NJ 08690

RETAIL INVESTMENT OPPORTUNITY | MERCER COUNTY



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# PROPERTY OVERVIEW

# 01

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## PROPERTY DESCRIPTION

This one-story commercial strip center, built in 1971, is situated on a high-traffic main road, providing excellent visibility and accessibility. The property features long-standing tenants who have been operating successfully in their spaces for several years, currently on month-to-month leases, offering flexibility for a new owner.

- The center includes parking for 35 vehicles, a basement for additional storage or operational use, and a new roof installed in 2021, ensuring low maintenance costs. This well-maintained property presents a stable investment opportunity with potential for continued income and future growth.

## LOCATION HIGHLIGHTS

- 1629 Highway 33 in Trenton, NJ is a prime commercial property located along a high-traffic corridor with excellent visibility and accessibility. The property is a 6,000-square-foot retail strip center with 32 dedicated parking spaces and 218 feet of frontage on Route 33.
- Zoned Highway Commercial (HC), it accommodates a variety of retail and service uses. The center is home to established local businesses, including 33's Barber Shop, and benefits from nearby amenities and easy access to major roadways, making it a strategic location for any commercial tenant or investor.



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# EXECUTIVE SUMMARY

# 02

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# PROPERTY SPECIFICATIONS

ASSET	<i>Retail</i>
BUILDING SF	6,000
STORIES	1
ACREAGE	0.66
ZONING	HC
TENANTS	5
UNIT	5
PARKING	35

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# 03

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# EXPENSES

## EXPENSES

Expense Category	Annual Cost (\$)
Taxes	\$30,464
Insurance	\$6,000
Sewer	\$1,560
Snow Removal	\$1,500
Lights	\$3,600
Lawn Care	\$1,440
<b>Total Operating Expenses</b>	<b>\$44,564</b>

**ANNUAL GROSS: \$160,800**  
**ANNUAL EXPENSES: \$44,564**  
**NOI: \$116,236**





# INCOME & EXPENSE INFO

## INCOME

Tenant	Square Footage	Rent	Lease   End Date
BARBER SHOP	2,000 sq ft	\$4,800	Annual   February 1, 2031
MAIN STREET AWARDS	1,000 sq ft	\$2,200	Month - Month
ECONOMY BIKE	1,000 sq ft	\$2,300	Month - Month
TNT CARD SHOP	1,000 sq ft	\$2,000	Month - Month
PET GROOMING	1,000 sq ft	\$2,100	Annual   June 30, 2027
Monthly Income	6,000 sq ft	\$13,400	

**ANNUAL GROSS: \$160,800**  
**ANNUAL EXPENSES: \$44,564**  
**NOI: \$116,236**

- **ANNUAL RENEWAL OPTIONS**
- **ALL MONTH TO MONTH TENANTS HAVE INTEREST IN SIGNING ANNUAL LEASE**

# MARKET OVERVIEW

# 04

TRENTON MAKES THE WORLD TAKES

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# MARKET OVERVIEW

## INTERCHANGE SUBMARKET – Q4 2024

***THIS SUBMARKET COVERS:***

***\*THE CLOSEST 6 TOWNSHIPS NEAR BY***

**\$18-\$26**

**OFFICE / FLEX**

Average Asking  
Rent PSF

**2 Months**

Estimated  
timeline to  
be leased

**6%**

Vacancy Rate  
(as of 2025, per  
CoStar)





# ZONING & DEMOGRAPHICS

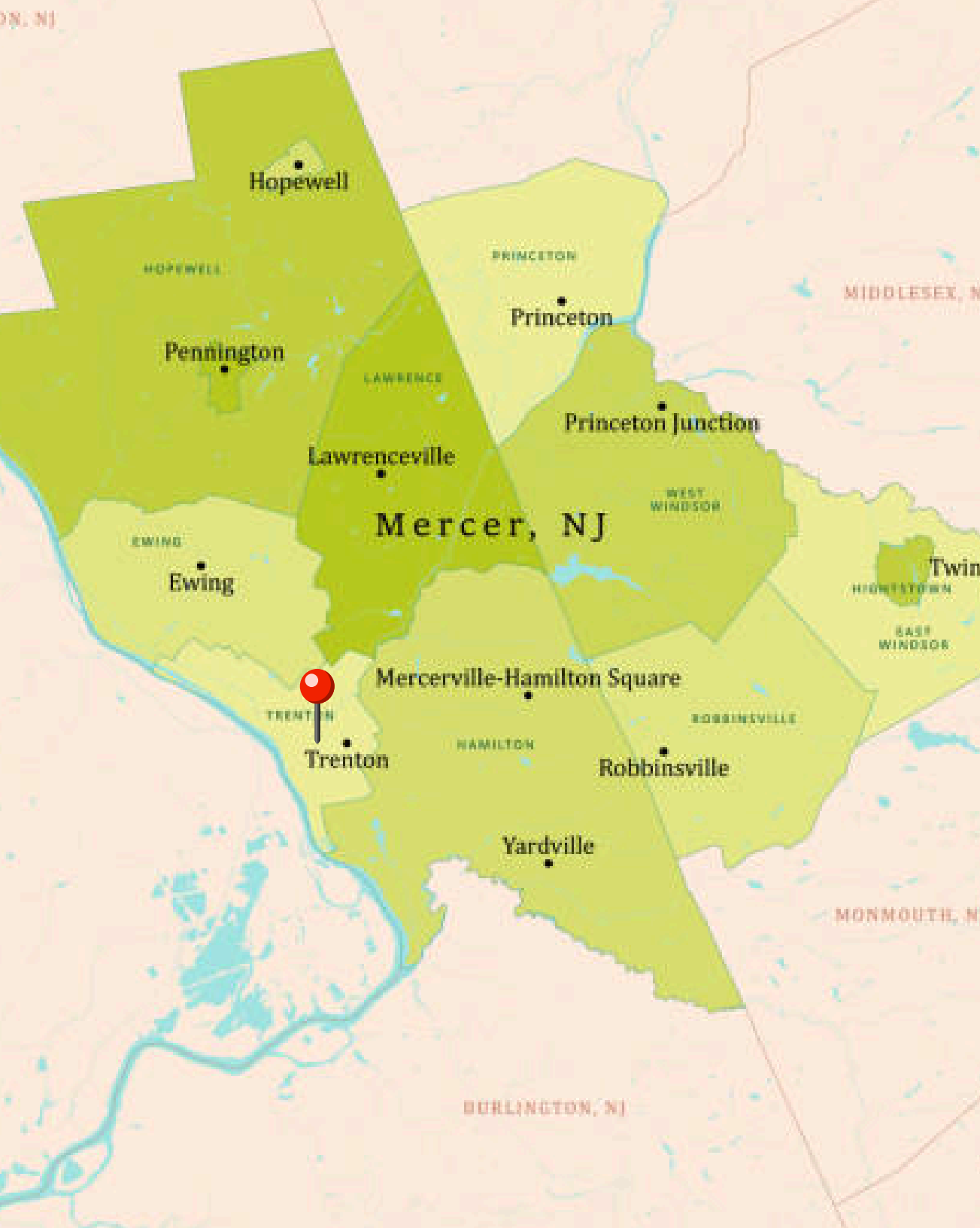
# 05

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## RESIDENTIAL ZONES

- R1 – SINGLE FAMILY RESIDENTIAL: DETACHED SINGLE-FAMILY HOMES.
- R2 – ONE & TWO FAMILY RESIDENTIAL: SINGLE-FAMILY AND DUPLEX DWELLINGS.
- R3 – MULTIFAMILY RESIDENTIAL: APARTMENTS AND OTHER MULTIFAMILY HOUSING.

## COMMERCIAL / NON-RESIDENTIAL ZONES

- B – BUSINESS DISTRICT: RETAIL, OFFICE, AND GENERAL COMMERCIAL USES.
- LI – LIGHT INDUSTRIAL: LIGHT MANUFACTURING, WAREHOUSING, AND COMPATIBLE INDUSTRIAL USES.
- P1 – PARKS: PUBLIC RECREATIONAL SPACES.
- P2 – SCHOOLS: EDUCATIONAL FACILITIES.

## REDEVELOPMENT / SPECIAL AREAS

- DEAL LAKE DRIVE INCLUSIONARY HOUSING DISTRICT
- WRA – WATERFRONT REDEVELOPMENT AREA
- MSRA – MAIN STREET REDEVELOPMENT AREA
- CBD – CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA
- STAR – S.T.A.R.S. REDEVELOPMENT AREA



# AREA DEMOGRAPHICS



**MEDIAN HOUSEHOLD  
INCOME**

\$47,102



**AVERAGE AGE**

34.5 Years Old



**POPULATION**

89,000





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