

An aerial photograph of a commercial building complex with a large parking lot. The building has a dark roof and a light-colored facade. Several signs are visible on the building, including "Glamour Nails", "Glamour Hair & Styling", "CKO", and "Community Bank". A yellow school bus is parked in the lot. Numerous cars are parked in the lot, and a few people can be seen walking. The text "BUCKLEY PLAZA 621 STATE HWY 130 HAMILTON TOWNSHIP, NJ" is overlaid in large white letters.

BUCKLEY  
PLAZA  
621 STATE  
HWY 130  
HAMILTON TOWNSHIP, NJ

# OVERVIEW

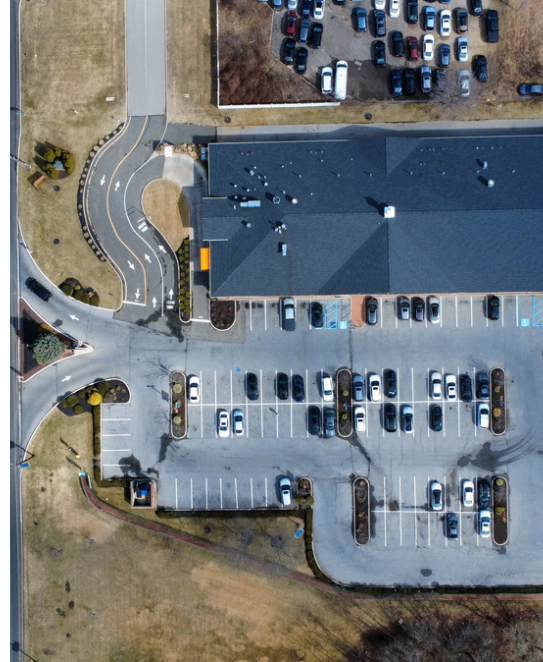
Buckley Plaza, located at 621 State Highway 130 (US-130) in Hamilton Township, NJ, is a multi-tenant retail strip center positioned along a highly trafficked commercial corridor. The property offers strong visibility, ample surface parking, and convenient access to major highways including I-195, I-295, and the New Jersey Turnpike. It is occupied by a mix of national and local tenants, making it a stable neighborhood retail destination with value-add investment potential.

**7.01%**  
CAP RATE

**100%**  
OCCUPANCY

**10**  
Tenants

**25,500**  
SQ FT



| Address                 | Buckley Plaza 621 State Hwy 130           |
|-------------------------|-------------------------------------------|
| Asking Price            | \$7,250,000                               |
| Address                 | 621 US-130, Hamilton Township, NJ 08691   |
| County                  | Mercer County                             |
| Description             | Retail Strip Shopping Center / Commercial |
| Block & Lot             | 2712/136                                  |
| GFA                     | 25,500                                    |
| Stories                 | 1                                         |
| Units                   | 10                                        |
| Status                  | NNN                                       |
| WALT                    | 10.43 Years                               |
| Year Built              | 2004                                      |
| Dedicated Parking Spots | 91                                        |
| '25/'26 Taxes           | \$84,857                                  |

# RENT ROLL

| Store No. | Tenant Name                     | SF     | % of GLA | Lease Start | Lease End  | Renewal Options | Annual Rent | Rent/ SF | CAM       | Total Annual Income |
|-----------|---------------------------------|--------|----------|-------------|------------|-----------------|-------------|----------|-----------|---------------------|
| 1         | Dunkin Donuts                   | 1,930  | 7.56%    | Jan 2017    | 11/30/2039 | (3) 5 yr        | \$44,100    | \$23     | \$13,296  | \$57,396            |
| 2         | Regga House                     | 1,321  | 5.17%    | Feb 2026    | 2/14/2031  | (1) 5 yr        | \$23,772    | \$18     | \$9,240   | \$33,012            |
| 3         | Legend Wings                    | 1,565  | 6.13%    | Jun 2023    | 5/31/2028  | -               | \$32,856    | \$21     | \$10,172  | \$43,028            |
| 4         | Glamour Nails                   | 1,565  | 6.13%    | Mar 2022    | 2/28/2027  | -               | \$43,428    | \$28     | \$10,956  | \$54,384            |
| 5         | Glamour Spa                     | 1,960  | 7.68%    | Apr 2024    | 4/30/2029  | -               | \$34,944    | \$18     | \$12,720  | \$47,664            |
| 6         | Glamour Cuts & Styles           | 1,170  | 4.58%    | Sep 2024    | 8/31/2029  | -               | \$30,120    | \$26     | \$8,190   | \$38,310            |
| 7         | Convenience Store               | 1,565  | 6.13%    | May 2026    | 3/31/2029  | (1) 5 yr        | \$31,296    | \$20     | \$10,956  | \$42,252            |
| 8         | DeLorenzo's Pizzeria            | 1,565  | 6.13%    | Jun 2026    | 5/31/2031  | -               | \$31,296    | \$20     | \$10,956  | \$42,252            |
| 9 & 10    | Dailey Dose Fitness Enterprises | 3,130  | 12.26%   | Jul 2026    | 7/31/2031  | (2) 5 yr        | \$62,592    | \$20     | \$21,900  | \$84,492            |
| 11 to 14  | Kiddie Academy                  | 9,759  | 38.23%   | Mar 2016    | 2/28/2046  | (3) 5 yr        | \$177,108   | \$18     | \$68,304  | \$245,412           |
| TOTAL     |                                 | 25,500 |          |             |            |                 | \$511,512   |          | \$176,690 | \$688,202           |

# EXPENSES

|                         |                  |
|-------------------------|------------------|
| Security Alarm          | \$640            |
| Fire Sprinkler          | \$5,391          |
| Electric                | \$1,900          |
| Water                   | \$1,725          |
| Insurance               | \$19,634         |
| Landscaper/Snow Removal | \$22,478         |
| Rubbish Removal         | \$6,705          |
| RE Taxes                | \$89,288         |
| Management Fee          | \$23,346         |
| Maintenance and Repair  | \$7,889          |
| Accountant              | \$750            |
| <b>Total Expenses</b>   | <b>\$179,746</b> |

# INVESTMENT OVERVIEW

|            |                  |
|------------|------------------|
| <b>NOI</b> | <b>\$508,456</b> |
|------------|------------------|

## Rare Opportunity

Scarce inventory for Single-Story fully occupied retail strip centers with parking.

## Prime Hamilton Township Location

+33,000 average annual daily traffic (AADT), adjacent to Residence Inn, Amazon, FedEx, Lowes, Home Depot, and more. Dunkin' Donuts drive-thru location is within the Top 2 most visited places along Robbinsville Road.

## Major Nearby Developments

Located near the newly built 'Crossings at Hamilton', a \$250M residential master-plan complex providing a significant customer base.

# BUILDING PHOTOS



BUCKLEY  
PLAZA 621  
STATE HWY  
130  
NEW JERSEY, NJ

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BRIDGE  
advisory group