

MEDICAL FOR LEASE

# Hamilton Shops

2222 Route 33 W., Hamilton, NJ 08690

**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Medical Space Available on Highway 33 W.

### PROPERTY HIGHLIGHTS

- Turnkey medical space on end cap includes 4 exam rooms, 2 offices, x-ray, breakroom, and two restrooms and measures approximately 2,100 SF.
- Zoned HC
- 195' of frontage on Highway 33
- Traffic count - 17,366 VPD (2022)
- Co-tenants include Tropical Smoothie Cafe, Nail Dimensions, New Green Cleaners, Spoony Sweets, Pets in Paradise, Melz Salon & Spa, Primo Hoagies, and restaurant.
- Motivated landlord
- Move in ready

### LOCATION DESCRIPTION

Located on heavily traveled Highway 33, and in close proximity to Routes 1, 130, 195, 295, and the NJ Turnpike.

### OFFERING SUMMARY

LEASE RATE:	\$22.50 SF/yr (NNN)
AVAILABLE SF:	2,100 SF
LOT SIZE:	2.01 Acres
BUILDING SIZE:	12,057 SF

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REAL ESTATE SERVICES

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## ADDITIONAL PHOTOS



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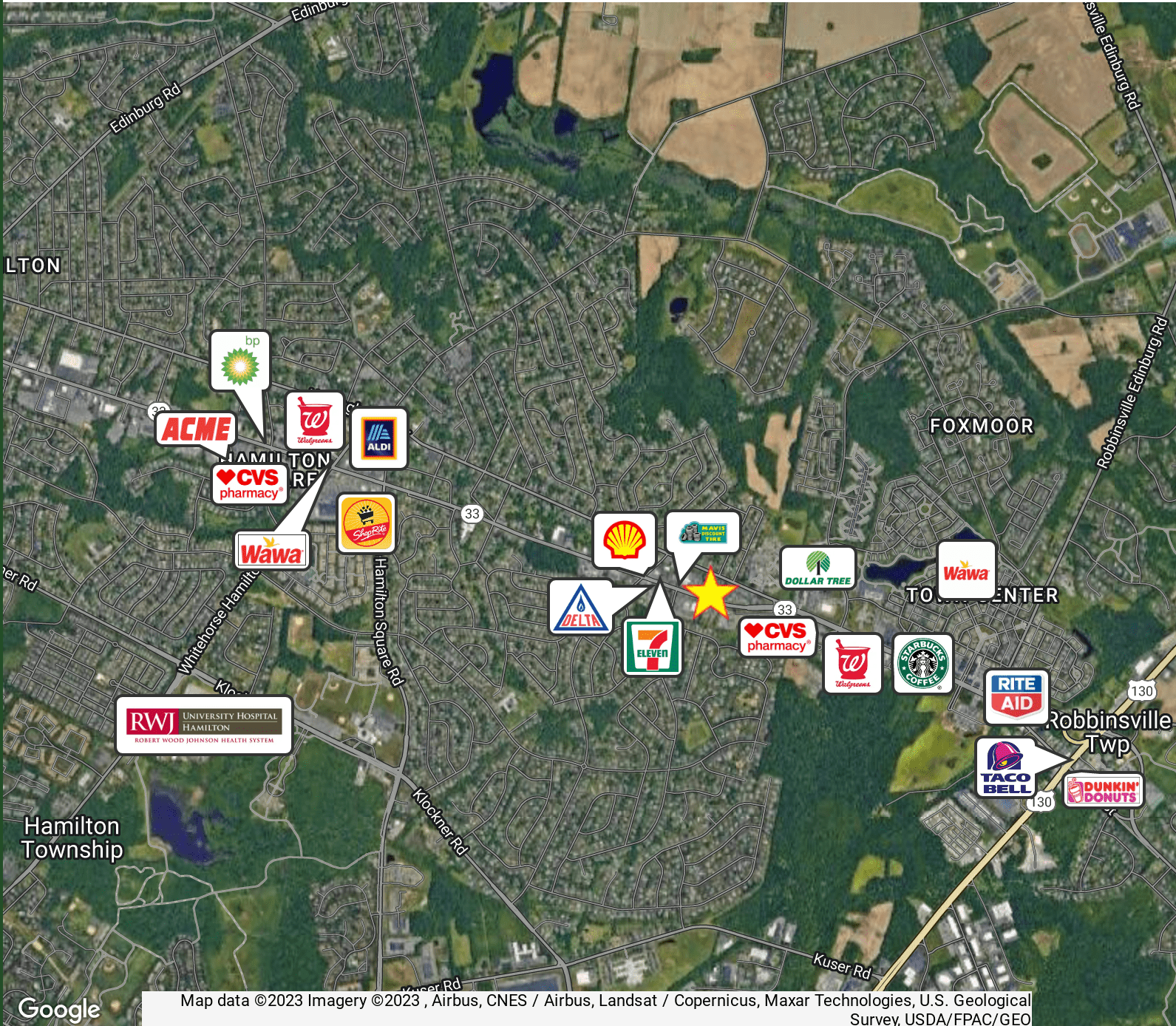
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## RETAILER MAP



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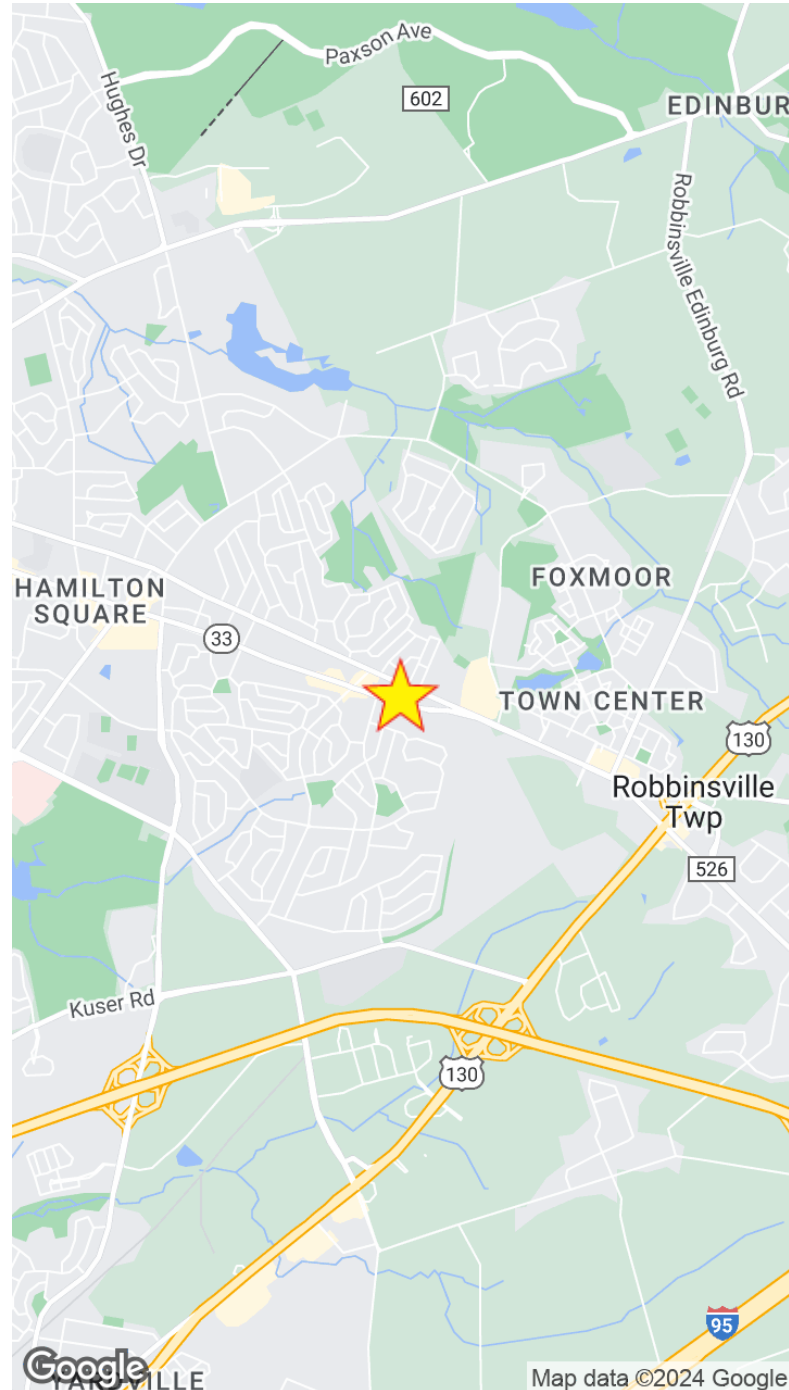
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## LOCATION MAP



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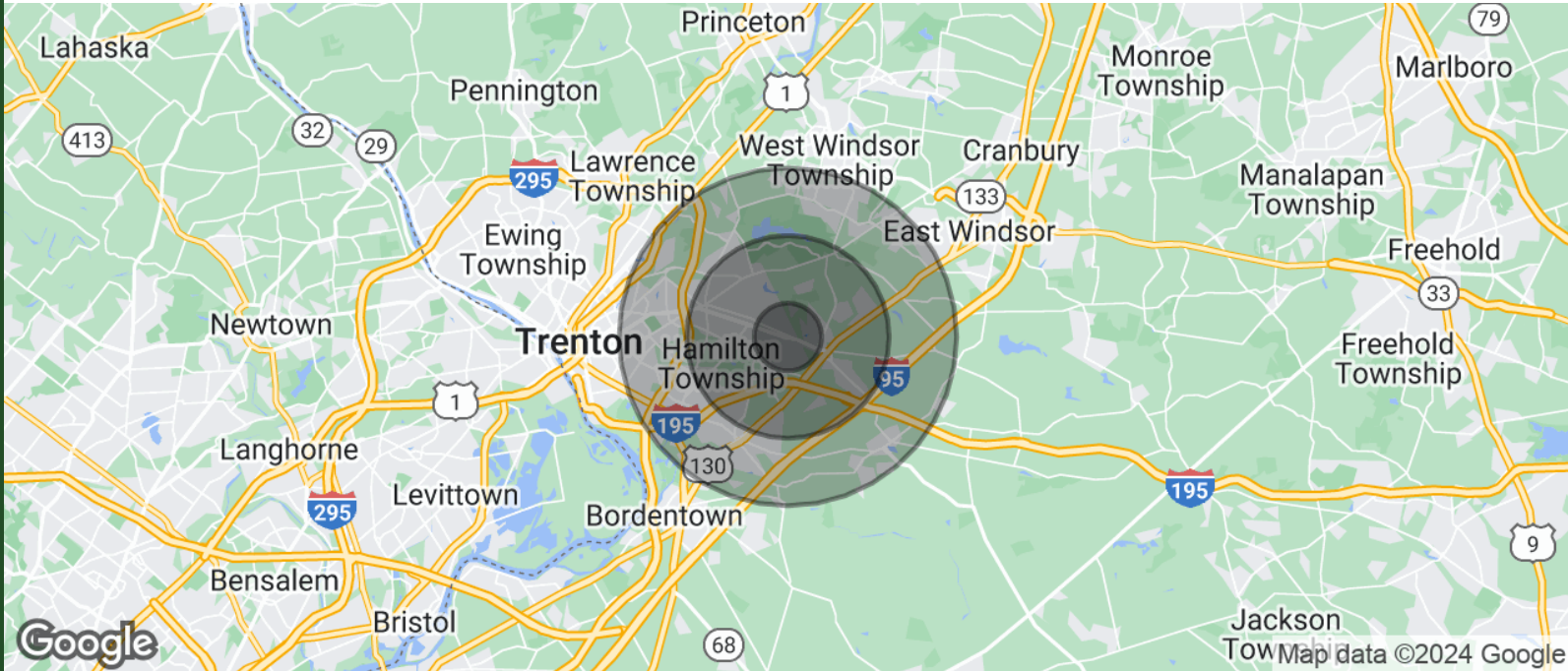
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,560	48,779	127,743
AVERAGE AGE	42.5	46.6	42.2
AVERAGE AGE (MALE)	41.9	45.4	41.2
AVERAGE AGE (FEMALE)	43.5	47.4	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,206	19,980	49,763
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$120,882	\$118,130	\$113,565
AVERAGE HOUSE VALUE	\$309,826	\$310,113	\$285,542

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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