



# 510 HAMILTON STREET

## SOMERSET, NJ

# 7,000 SF FOR LEASE

TURNKEY DAYCARE SPACE · SEEKING RETAIL/MEDICAL/DAYCARE USER

 **MIXED-USE RESIDENTIAL**

## PROPERTY HIGHLIGHTS:

- Steps from Rutgers-New Brunswick Main Campus, Robert Wood Johnson Hospital and major surrounding employers/institutions.
- Turnkey former daycare layout w/ dedicated outdoor playground.
- Ideal for childcare, early education, tutoring, enrichment, or youth programming.
- High-security surveillance system with 24/7 cameras, PIN code, and key fob access
- 1 mile from NJ Transit bus line 811 (Easton Ave. at Somerset St.) and NJ Transit New Brunswick Train Station
- Flexible use potential beyond daycare: medical, wellness, therapy, fitness, service retail, or community-facing concepts
- Professionally owned/managed and ready for a qualified operator to activate the space quickly.



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICHOLAS FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



510 HAMILTON STREET  
SOMERSET, NJ

7,000 SF  
FOR LEASE

# PROPERTY INFORMATION

## PROPERTY TYPE:

Mixed-Use Residential

## UNITS:

- 84 Apartments - Floors 1-4
- Studios, 1-Bedrooms, and 2-Bedrooms
- 2 Retail Spaces:

- **Available:** 7,000 SF - Daycare Center

- 3,000 SF - KBG Somerset LLC

## PARKING:

- Underground Garage Parking: 77 Regular + 4 Handicap
- Surface Spaces: 25 Regular + 2 Handicap

## OCCUPANCY:

90% Leased

## GLA:

89,083 SF GBA and 72,175 SF RBA

## HVAC:

Energy efficient AC/Heating

## WALLS & FLOORS:

Soundproof walls & flooring

## SECURITY:

High-security surveillance system with 24/7 cameras, PIN code, and key fob access.

## CONVENIENT ACCESS TO:

Route 287, NJ Turnpike, Garden State Parkway, Route 27 & Route 18

## FRONTAGE:

135 feet along Hamilton Street

## ASKING RENT:

Call For Details



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834

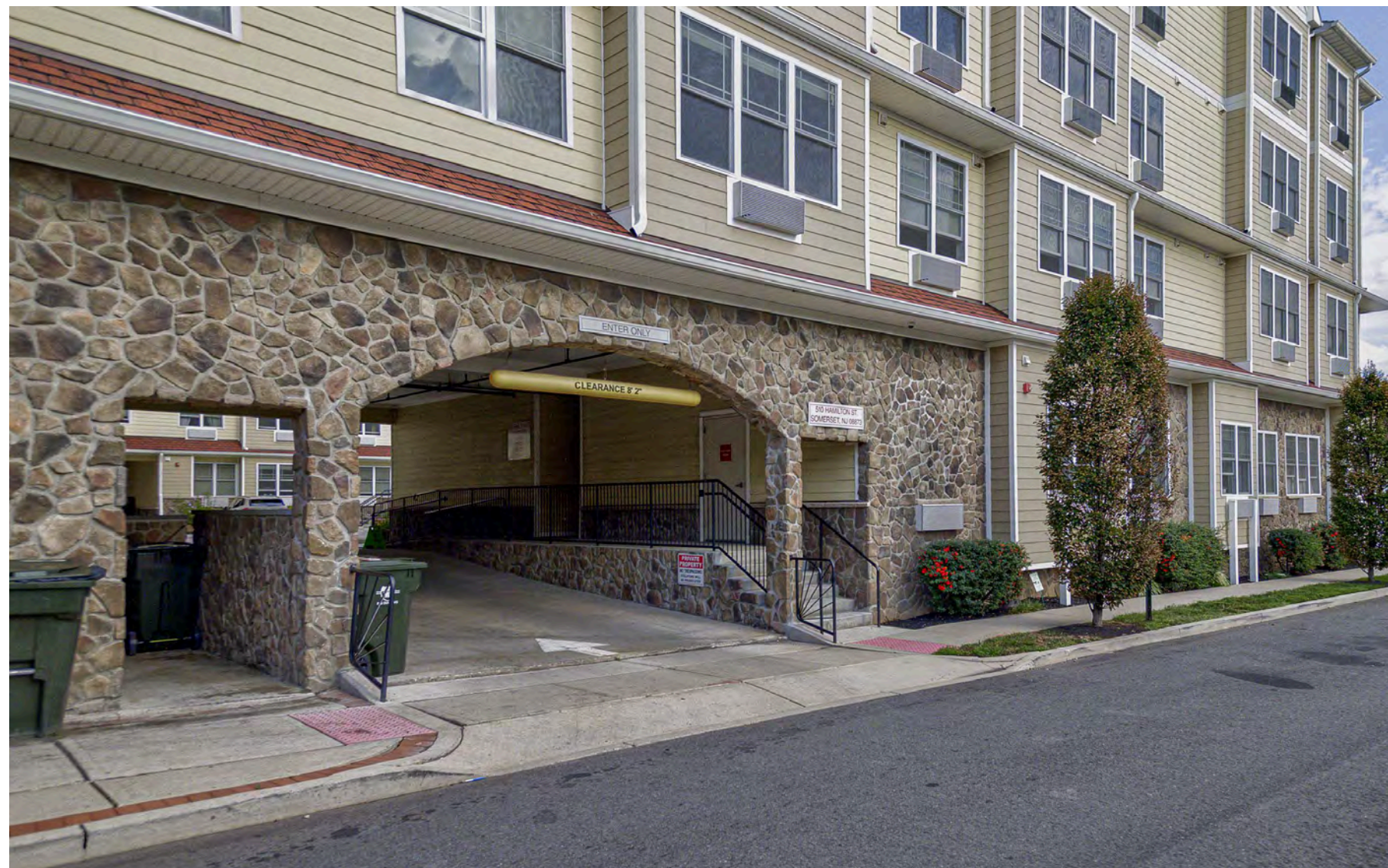


EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



# 510 HAMILTON STREET SOMERSET, NJ

# 7,000 SF FOR LEASE



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

[NCARACAPPA@WICKCOMPANIES.COM](mailto:NCARACAPPA@WICKCOMPANIES.COM)  
609.578.0824

**NICK FIORILLO**

[NFIORILLO@WICKCOMPANIES.COM](mailto:NFIORILLO@WICKCOMPANIES.COM)  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



**510 HAMILTON STREET**  
SOMERSET, NJ

**7,000 SF**  
**FOR LEASE**



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



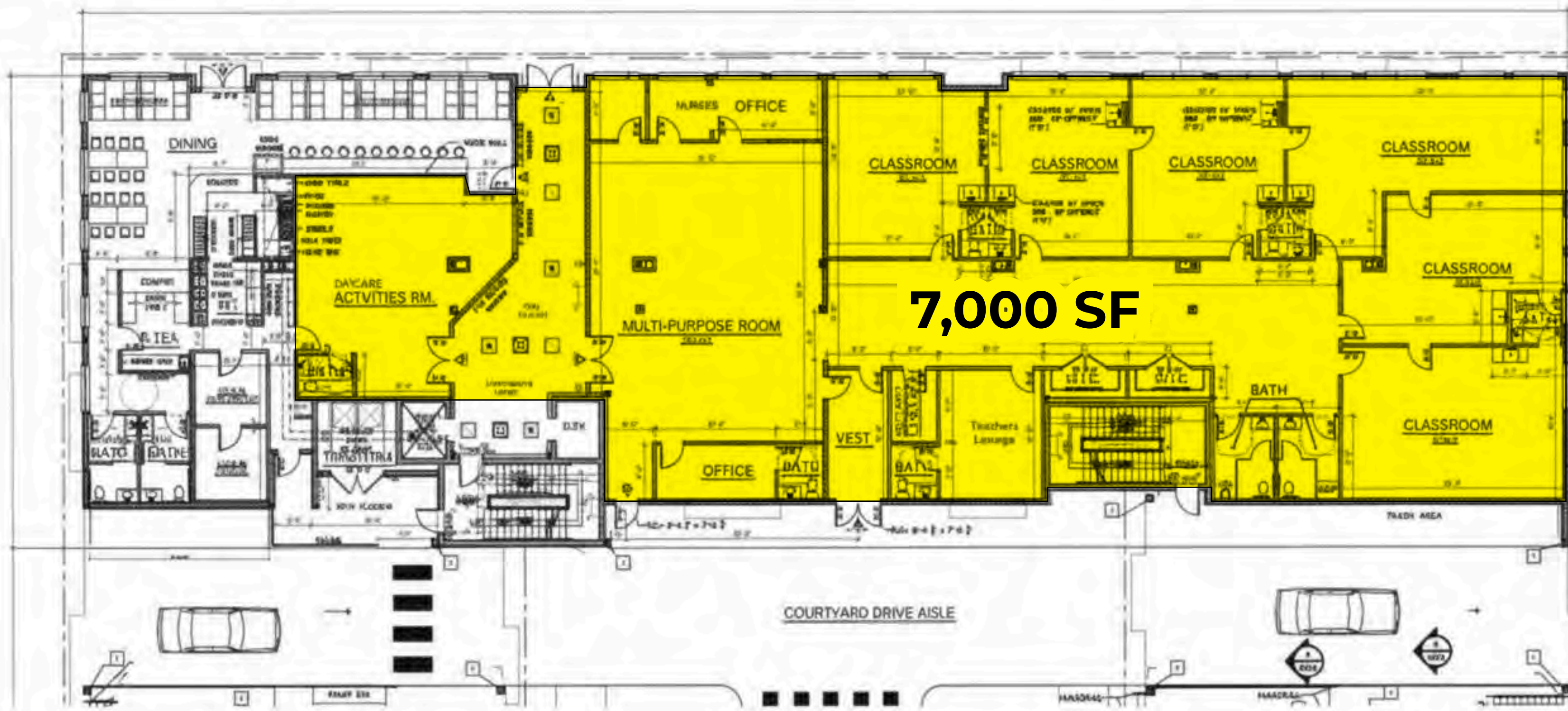
EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



510 HAMILTON STREET  
SOMERSET, NJ

7,000 SF  
FOR LEASE

# GROUND LEVEL FLOOR PLAN



1 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



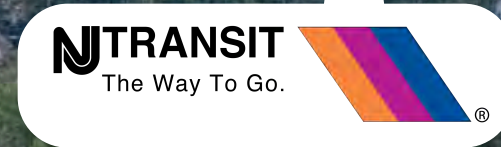
**510 HAMILTON STREET**  
SOMERSET, NJ

**7,000 SF**  
**FOR LEASE**

# SITE AERIAL



**DOWNTOWN**  
**NEW BRUNSWICK**



**SITE**

**HAMILTON STREET**



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

**CONTACT OUR EXCLUSIVE AGENT:**

---

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM

609.578.0824



LICENSED REAL ESTATE BROKER

100 WOODBRIDGE CENTER DRIVE  
WOODBRIDGE, NJ 07095  
732.750.4444

FOR MORE INFORMATION VISIT:  
[WICKCOMPANIES.COM](http://WICKCOMPANIES.COM)



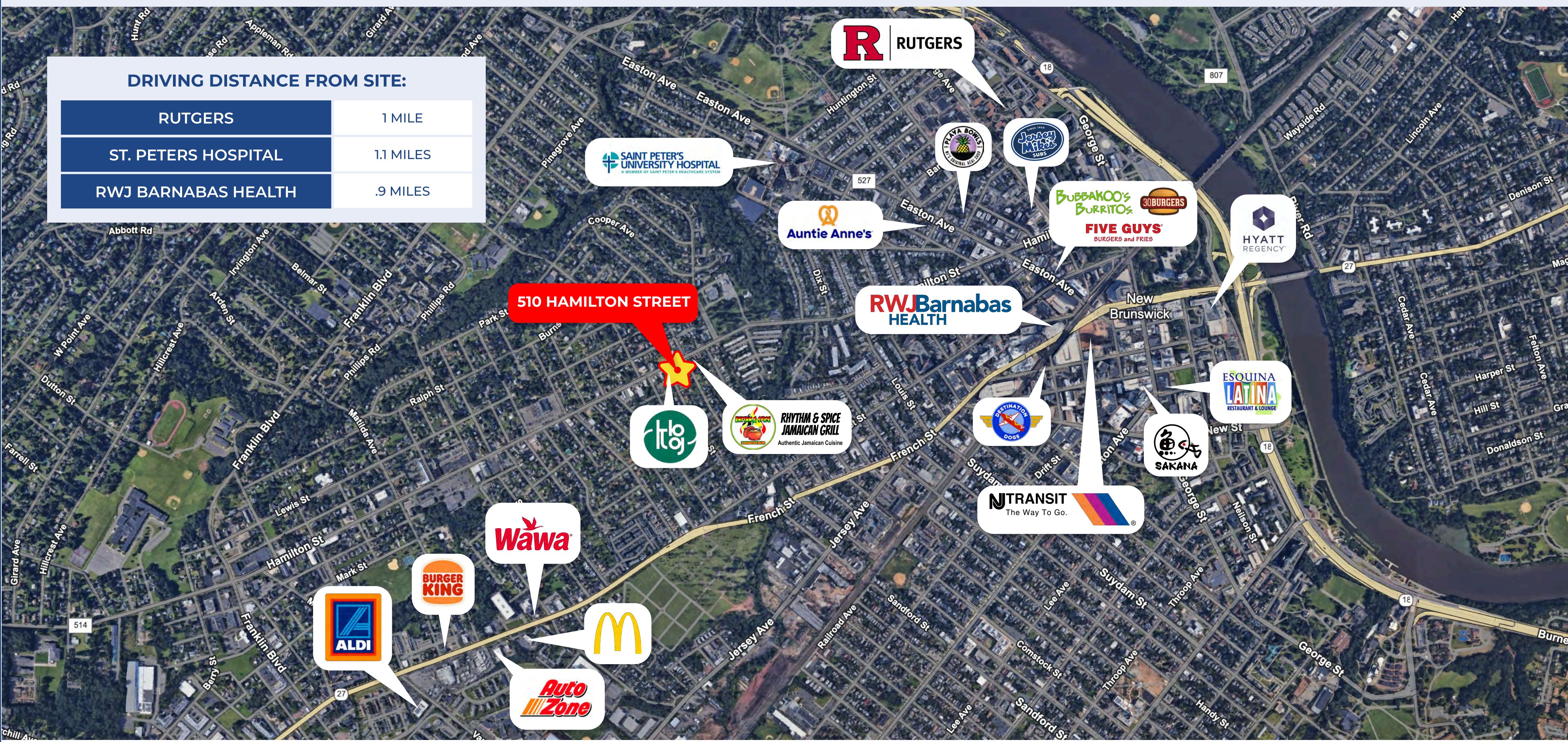
510 HAMILTON STREET  
SOMERSET, NJ

7,000 SF  
FOR LEASE

# MARKET AERIAL

### DRIVING DISTANCE FROM SITE:

RUTGERS	1 MILE
ST. PETERS HOSPITAL	1.1 MILES
RWJ BARNABAS HEALTH	.9 MILES



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



**510 HAMILTON STREET**  
SOMERSET, NJ

**7,000 SF**  
**FOR LEASE**

# LOCATION MAP



**EXCLUSIVE AGENT:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

**CONTACT OUR EXCLUSIVE AGENT:**

---

**NICK CARACAPPA**

[NCARACAPPA@WICKCOMPANIES.COM](mailto:NCARACAPPA@WICKCOMPANIES.COM)

609.578.0824

**NICK FIORILLO**

[NFIORILLO@WICKCOMPANIES.COM](mailto:NFIORILLO@WICKCOMPANIES.COM)

347.387.4834



LICENSED REAL ESTATE BROKER

100 WOODBRIDGE CENTER DRIVE  
WOODBRIDGE, NJ 07095  
732.750.4444

FOR MORE INFORMATION VISIT:  
[WICKCOMPANIES.COM](http://WICKCOMPANIES.COM)