

OFFERING MEMORANDUM

INVESTMENT SALES OPPORTUNITY



THE SHOPPES AT NOTTINGHAM POINTE
4607 NOTTINGHAM WAY, HAMILTON, NEW JERSEY

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PIERSON
COMMERCIAL REAL ESTATE®

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**FINANCIAL
ANALYSIS,
SITE
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& RENT
ROLL**

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FINANCIAL ANALYSIS

SHOPPING CENTER: The Shoppes at Nottingham Pointe

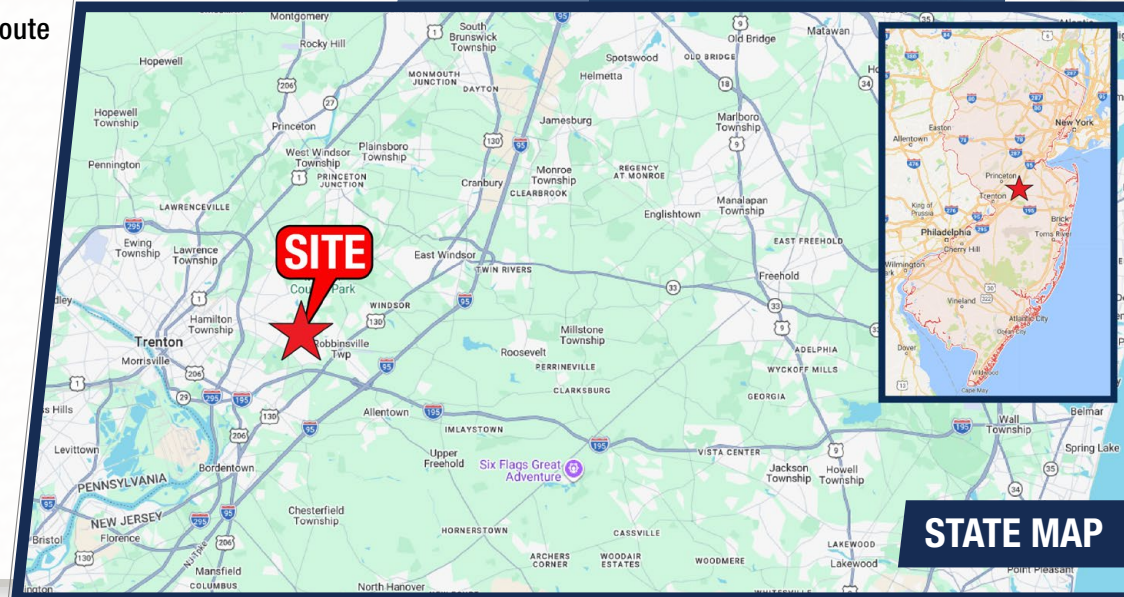
ADDRESS: 4607 Nottingham Way, Hamilton, New Jersey

ASKING PRICE: \$7,500,000

NOI: \$494,703.96

SITE DESCRIPTION

- Strategically located at the heavily trafficked signalized intersection of Route 33 and Nottingham Way within the dense Hamilton-Robbinsville market
- Property features multiple points of ingress and egress that can be accessed from multiple roads, with approximately 19,503 VPD along Route 33 and 9,873 VPD passing the site daily
- Strong medium income levels
- Provides for easy accessibility to and from the New Jersey Turnpike, I-195, I-295 and Route 130
- Stabilized asset with good mix of regional and local tenants



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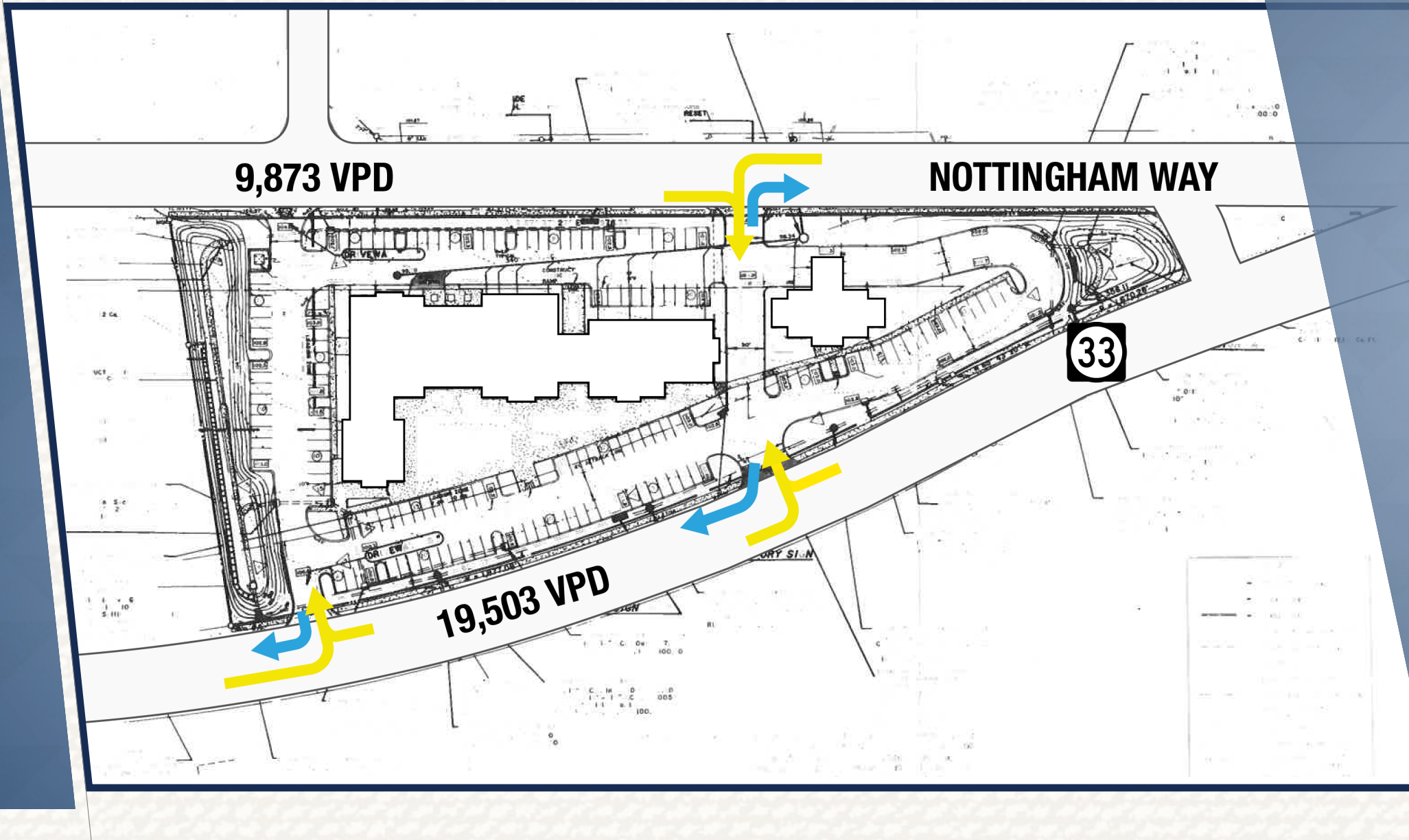
MACRO MARKET AERIAL



MICRO MARKET AERIAL

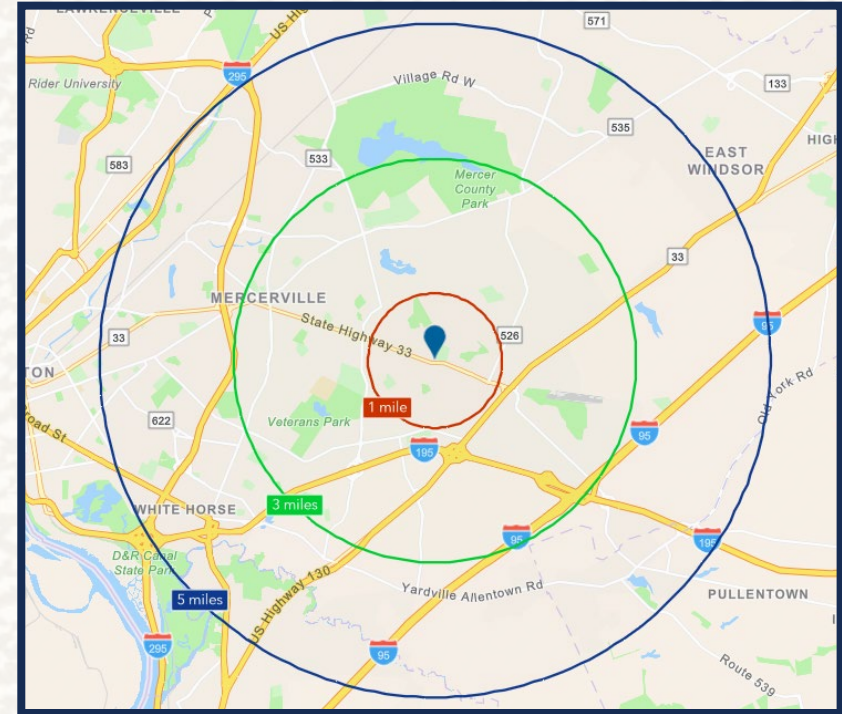


SITE SURVEY



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Total Population	13,028	51,714	135,422
2026 Total Daytime Population	10,063	50,367	123,100
Household Summary	1 Mile	3 Mile	5 Mile
2026 Households	4,871	20,843	51,015
Median Household Income	1 Mile	3 Mile	5 Mile
2026 Households by Income	\$143,087	\$127,333	\$121,445



COMMUNITY SNAPSHOT

HAMILTON TOWNSHIP



\$105,590

Median Household
Income



\$50,995

Per Capita Income



\$424,612

Median Net Worth



3,244

Total Businesses



30.1%

High School
Graduate



25.6%

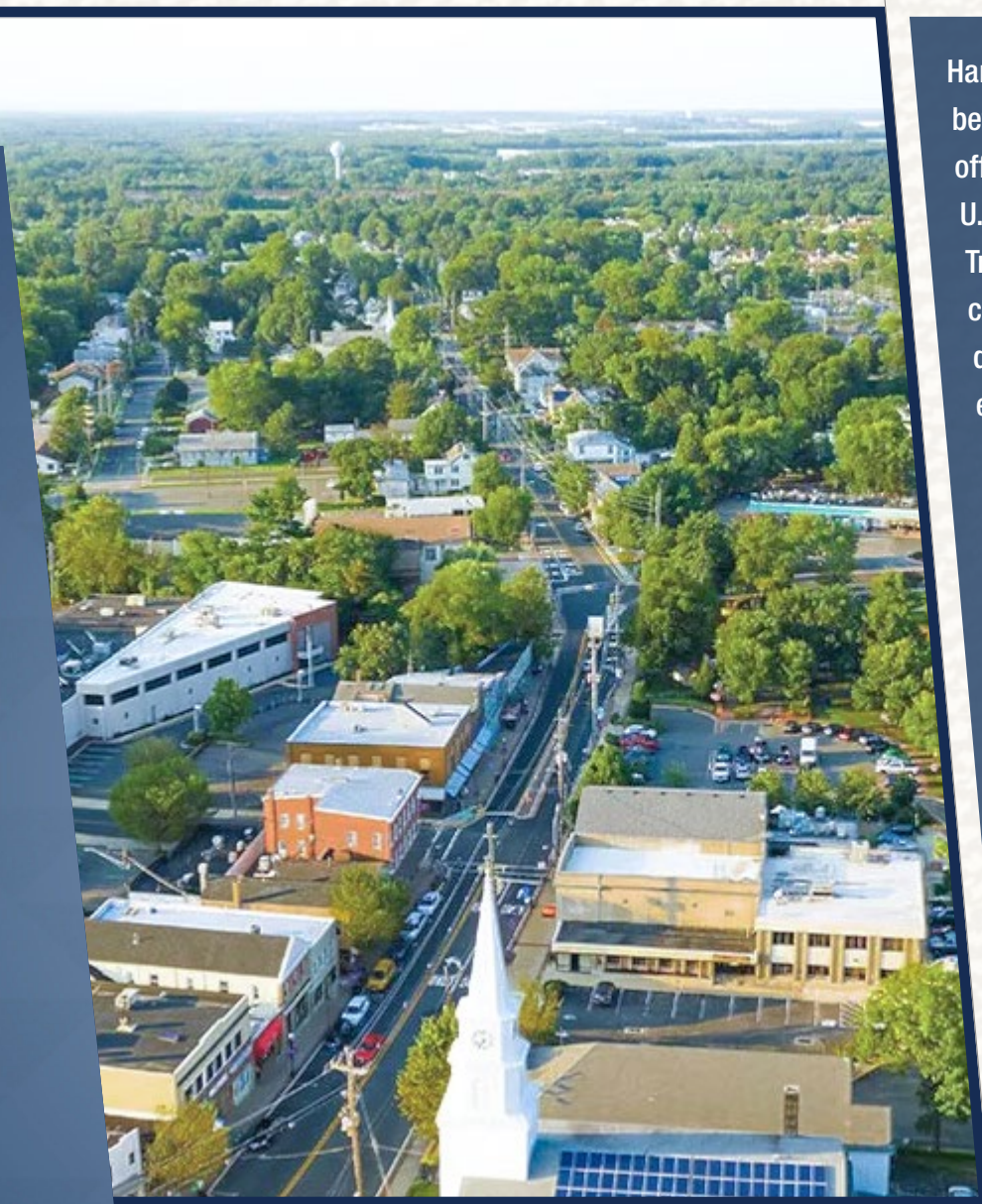
Some College/
Associate's Degree



36.4%

Bachelor's/Grad/
Prof Degree

ABOUT HAMILTON TOWNSHIP, NEW JERSEY



Hamilton Township is strategically located in Mercer County, New Jersey, between the Philadelphia and New York metropolitan markets. The township offers exceptional regional connectivity through Interstate 295, Interstate 195, U.S. Route 130, Route 33, and Route 206. Hamilton Station provides direct NJ Transit rail service to both New York City and Philadelphia, supporting a strong commuter population. Its central location makes the community an attractive destination for businesses serving the broader Mid-Atlantic region. Residents and employers benefit from convenient access to Trenton, Princeton, and numerous regional employment centers. The township is home to a diverse economy anchored by healthcare, education, logistics, professional services, and advanced manufacturing. Major employers include Capital Health, Robert Wood Johnson University Hospital Hamilton, and the Hamilton Township School District. Nearby corporate campuses, distribution facilities, and research institutions further strengthen the area's economic foundation.

Hamilton's well-developed infrastructure supports continued commercial and industrial investment across multiple sectors. Strong demographics and a highly skilled workforce contribute to sustained demand for retail, office, and service-oriented businesses. Ongoing regional development continues to enhance the township's long-term investment appeal. Hamilton Township's accessibility, economic diversity, and strategic location make it a compelling market for commercial real estate investment.

ABOUT MERCER COUNTY, NEW JERSEY



Mercer County, New Jersey, is centrally located between New York City and Philadelphia, making it one of the state's most strategically positioned regions. Covering approximately 228 square miles, the county serves as a vital hub for commerce, education, government, and innovation. The county seat of Trenton functions as New Jersey's capital and supports a significant public-sector employment base. Mercer County is home to renowned institutions including Princeton University, The College of New Jersey, Mercer County Community College, and Rider University. These institutions contribute to a highly educated workforce and foster ongoing research, innovation, and entrepreneurship. The local economy is supported by government, healthcare, life sciences, technology, advanced manufacturing, financial services, and professional industries.

Numerous corporate offices, research facilities, and business parks have established operations throughout the county. Mercer County also benefits from its proximity to major pharmaceutical and technology clusters across Central New Jersey. Modern industrial parks, healthcare campuses, and higher education facilities continue to attract investment and job growth. Extensive highway, rail, and airport access strengthens regional connectivity for businesses and residents. A diverse population, skilled labor force, and strong quality of life further enhance the county's economic competitiveness. These advantages position Mercer County as one of New Jersey's premier destinations for commercial investment, business expansion, and long-term economic development.

CONFIDENTIALITY & **DISCLAIMER**

The information contained herein is not a substitute for a thorough due diligence investigation. Pierson Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained herein has been obtained from sources we believe reliable; however, Pierson Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Pierson Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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