

SUBJECT SITE

Preliminary Ingress from Nottingham Subject to Approvals

2636-2642 Nottingham Way

Hamilton, New Jersey

Building Size

- +/- 3,300 SF
- Additional +/- 540 SF Mezzanine

Lot Size

- +/- 0.87 Acres

Opportunity

- For Sale or Lease

Traffic Count

- 21,216 VPD - Nottingham Way

- 10,065 VPD - E State Street

Taxes

- +/- \$15,499

Zoning - CC - Community Commercial

- Banks
- Professional and Business Offices
- Mixed-Use Purposes
- Restaurants

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	11,466	12,204	\$87,105
3 Mile	94,399	93,443	\$89,515
5 Mile	238,825	273,221	\$79,297

For Sale or Lease - Contact

Neil Ruppert
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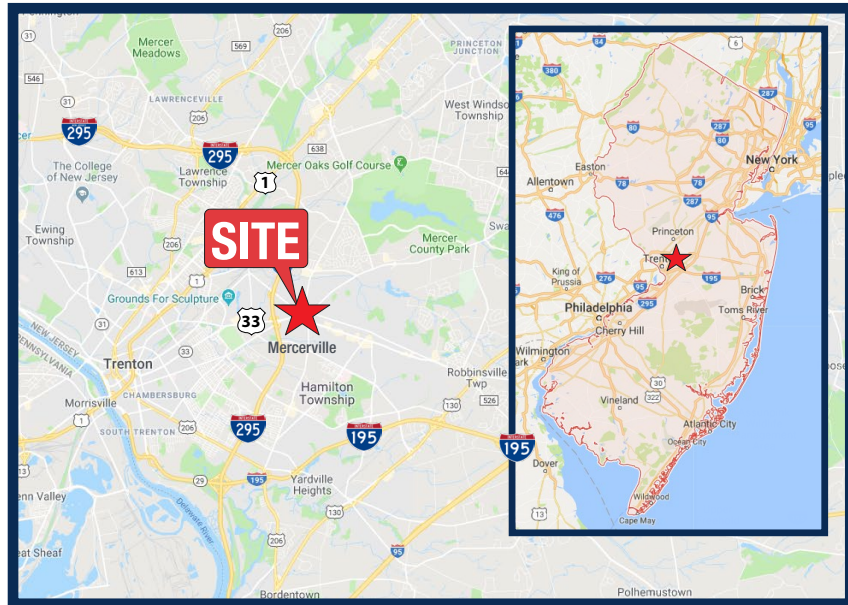
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Site Description

- Located at the busy traffic light-controlled intersection of E State Street and Nottingham Way
- Property features multiple points of ingress and egress, having curb cuts from E State Street as well as Nottingham Way
- Former bank building to be potentially converted & renovated for medical/office user
- Situated less than ½ mile from I-295
- Approximately 35 on-site parking spaces

State Map



Market Aerial



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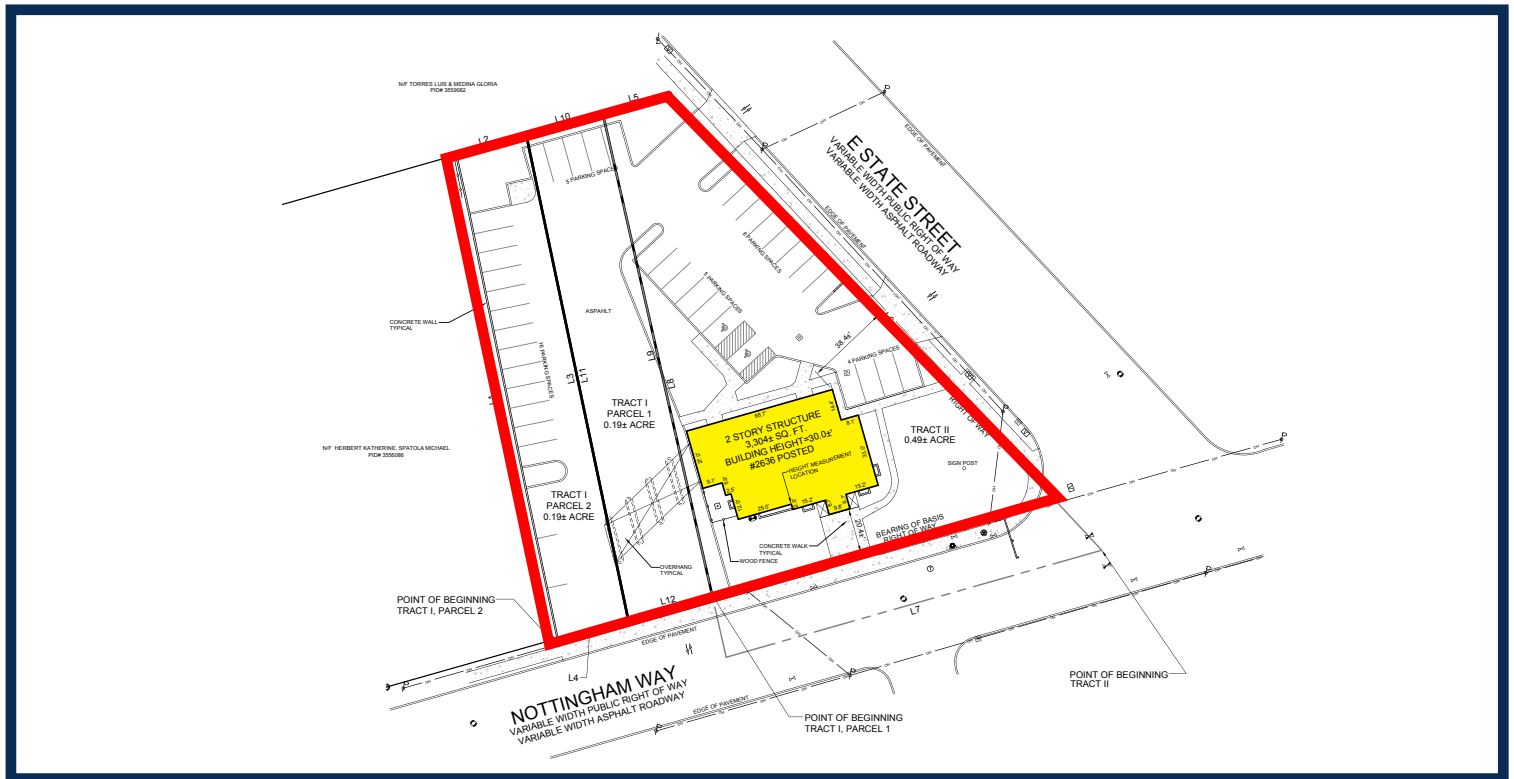
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Rendering



Site Plan



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