



2733 NOTTINGHAM WAY | HAMILTON, NJ



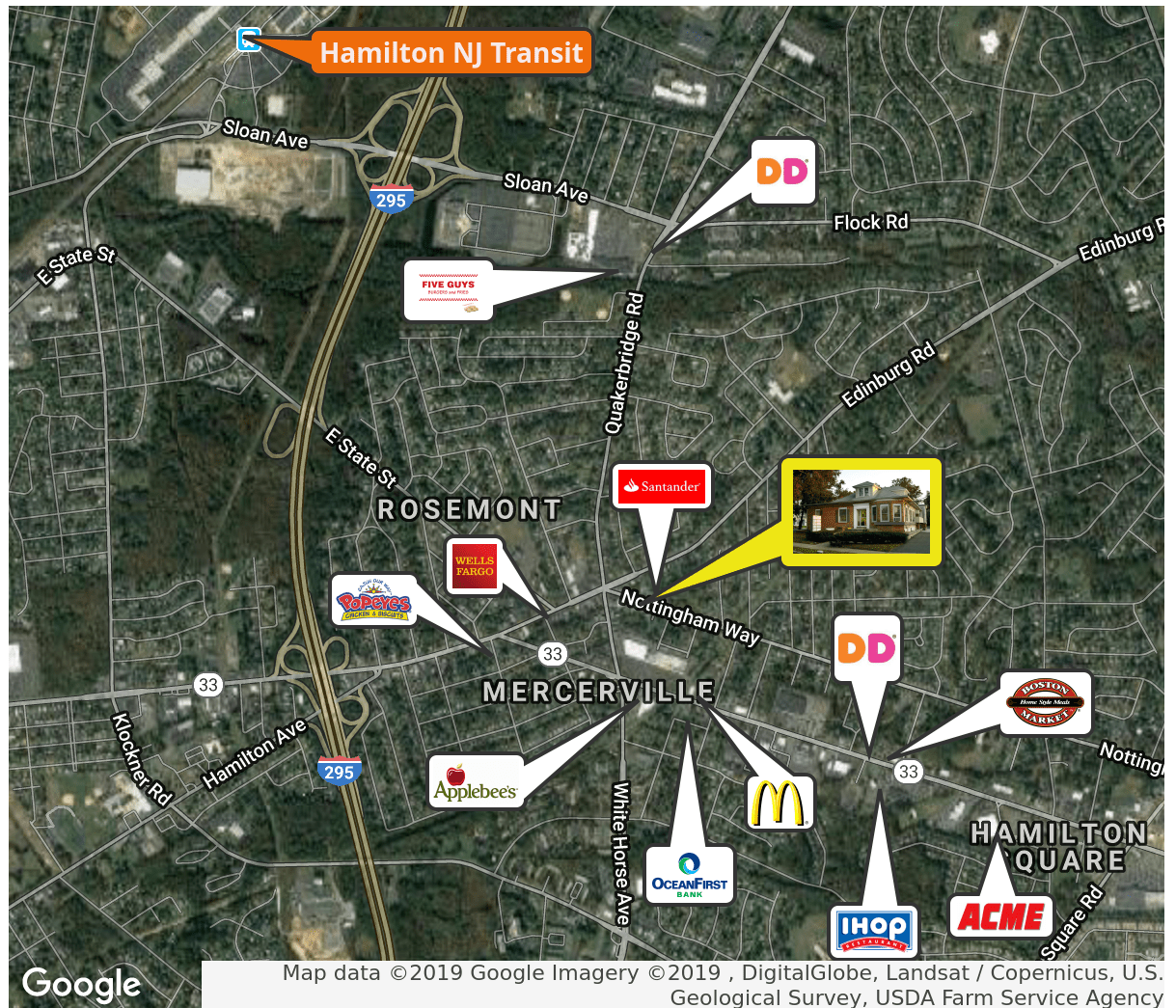
## PROPERTY DESCRIPTION

<b>Location</b>	2733 Nottingham Way Hamilton, NJ 08619
<b>SF Available Sale</b>	4,800 SF
<b>SF Available Lease</b>	830 SF & 370 SF
<b>Lease Price</b>	Call for more information
<b>Sale Price</b>	\$400,000
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Monument Signage
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Well maintained two-story office property</li> <li>Investment or owner occupant opportunity</li> <li>Small investment office building in the heart of Mercer County</li> <li>Conveniently located just off of I-295, 130, Route 33 and surrounded by retail and residential</li> <li>Existing income from 5 tenants</li> <li>Within minutes from Hamilton Train Station-NJ Transit</li> </ul>

## Contact Us

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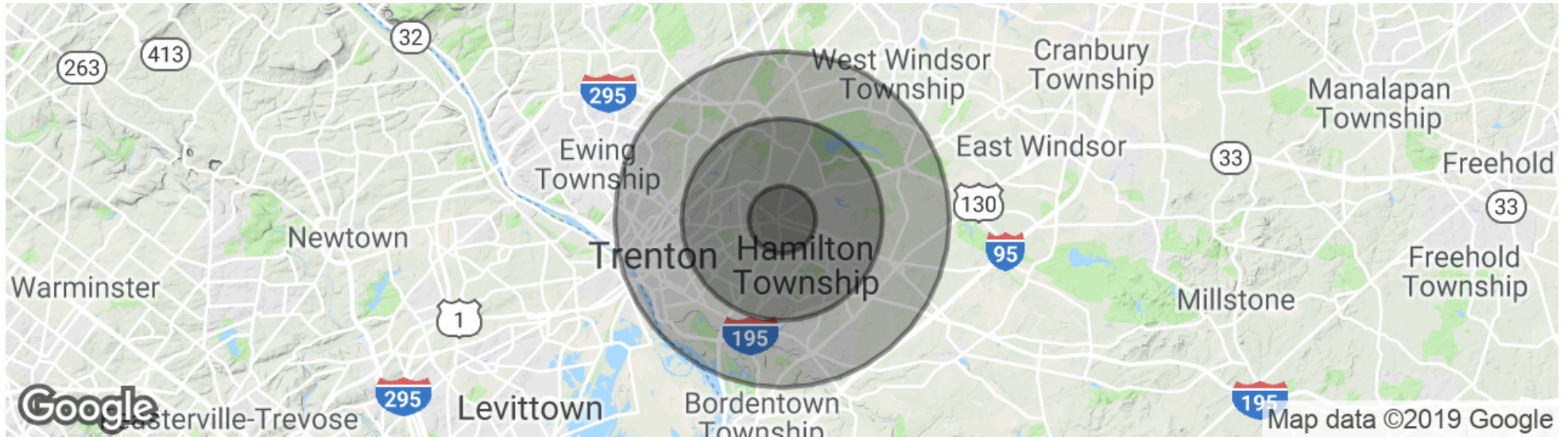
ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,233	74,070	213,076
Median age	43.5	41.9	37.8
Median age (Male)	41.2	40.2	36.4
Median age (Female)	45.7	43.2	38.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,979	28,230	75,097
# of persons per HH	2.8	2.6	2.8
Average HH income	\$89,458	\$85,119	\$80,988
Average house value	\$337,233	\$311,144	\$309,848

\* Demographic data derived from 2010 US Census



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