



MULTI-TENANTED PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE



1675 WHITEHORSE MERCERVILLE ROAD | HAMILTON, NJ

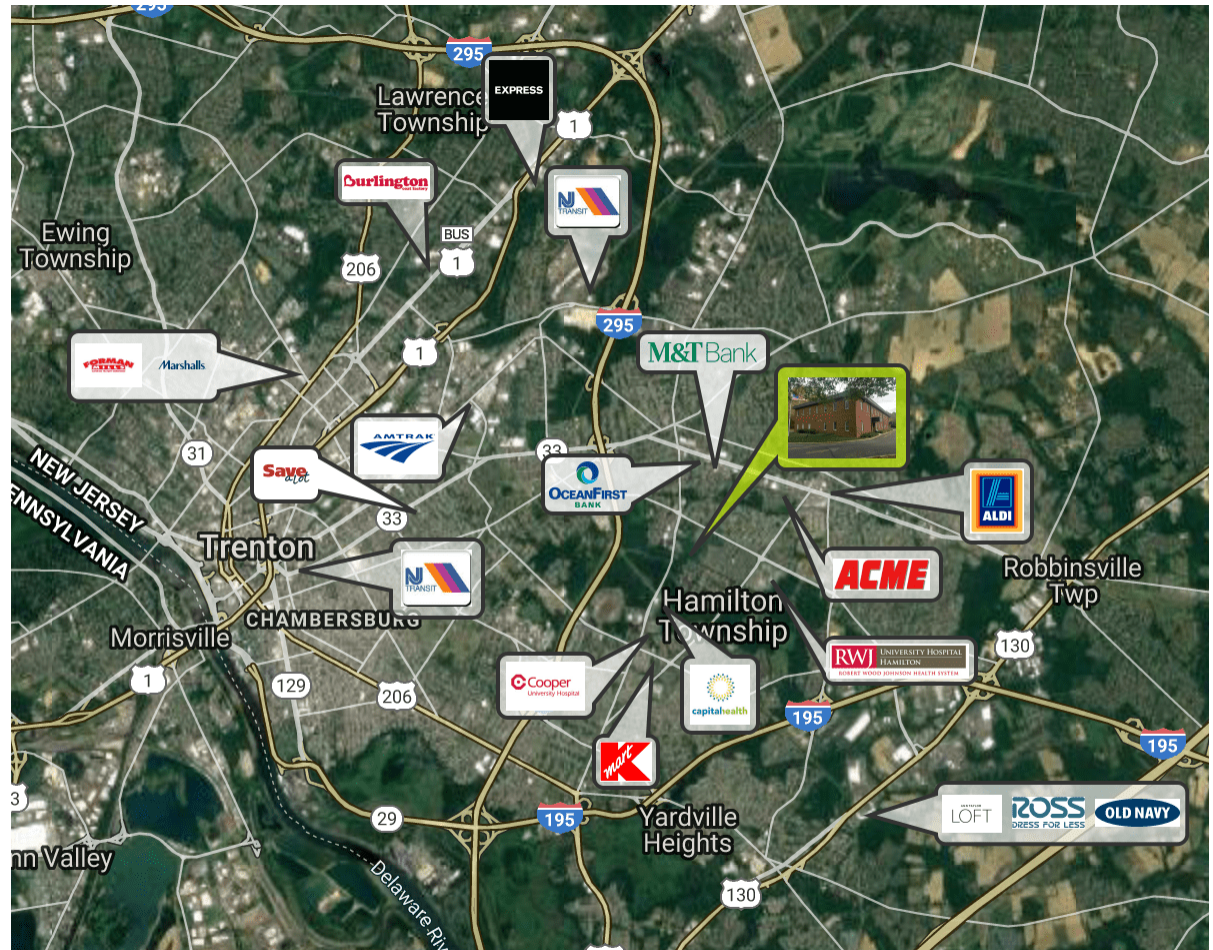


Wolf Commercial Real Estate  
**www.WolfCRE.com**



## PROPERTY DESCRIPTION

<b>Location</b>	1675 White Horse Mercerville Road Hamilton, NJ 08619
<b>Building SF</b>	15,915 sf (730 -886 SF available for lease)
<b>Sale Price</b>	\$1,850,000
<b>Occupancy</b>	Available October 21, 2019
<b>Signage</b>	Monument signage along Whitehorse-Mercerville Road
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Excellent investor opportunity</li> <li>• Impeccably maintained Office Building</li> <li>• Tenants include medical, legal, and technology professionals</li> <li>• Elevator Served Building</li> <li>• 4:1000 SF parking ratio</li> <li>• 1.5 miles from RWJ Barnabas Hamilton Hospital and .5 miles from Capital Health Hamilton</li> <li>• 10 Minute ride time to Hamilton Marketplace</li> <li>• 5 minute ride time to I-295, Route 130 and I-195</li> <li>• 10 minute ride time to NJ Turnpike (Exit 7A) to NJ Transit Hamilton Station</li> <li>• 5 minute ride time to NJ Transit Trenton Station and Amtrak</li> </ul>



## Contact Us

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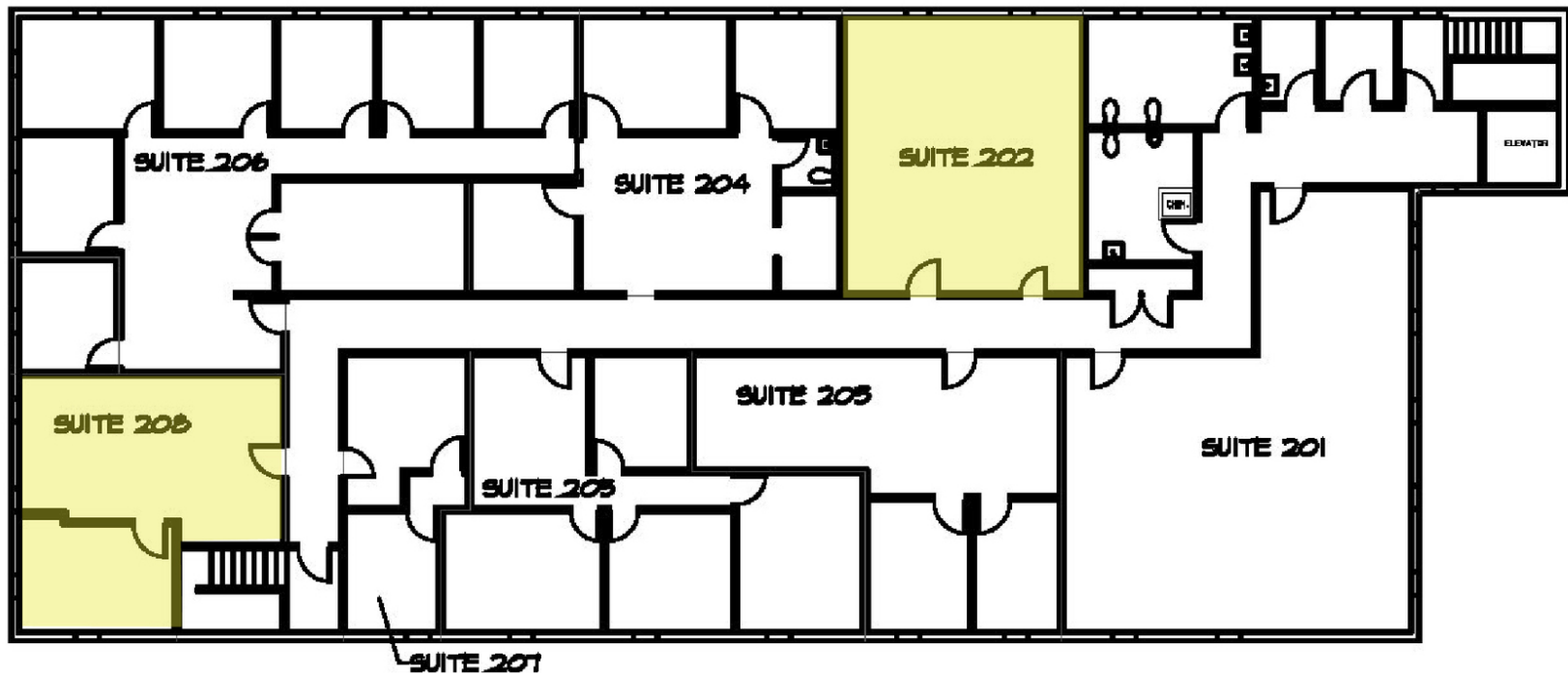
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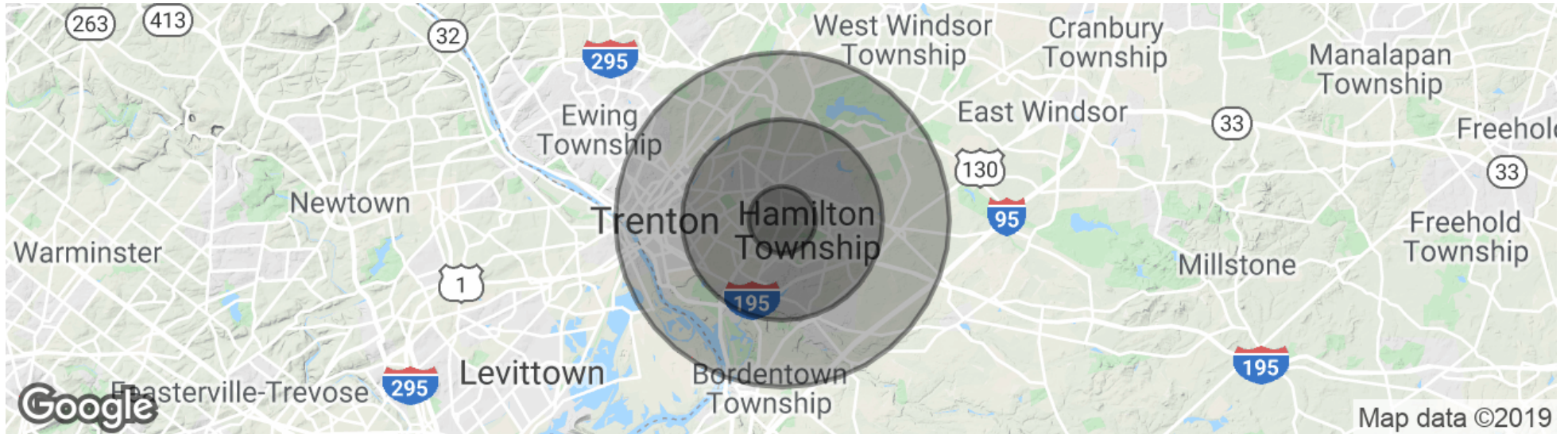
FLOOR PLANS



SECOND FLOOR  
WHITEHORSE PROFESSIONAL BUILDING

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,529	84,007	222,249
Median age	45.4	42.0	37.5
Median age (Male)	42.6	40.5	36.1
Median age (Female)	49.3	43.3	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,213	32,170	76,393
# of persons per HH	2.3	2.6	2.9
Average HH income	\$75,829	\$81,717	\$77,197
Average house value	\$292,007	\$298,757	\$300,325

\* Demographic data derived from 2010 US Census



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