

Hamilton Street Center

712 HAMILTON STREET | FRANKLIN TOWNSHIP, NJ 08873

LEVIN
MANAGEMENT



Available Space

Fully Leased

Property Highlights

- Highly visible storefront on Hamilton Street in Somerset County in a densely populated market
- Anchored by Super Tropical Food Market
- A stone's throw away from downtown New Brunswick, Rutgers University, local hospitals, and major roadways such as Easton Avenue and Routes 18 & 27
- Two new, adjacent residential developments boosting overall traffic and visit frequency
- 15 public schools within 2 miles of the center
- Signage available on monument
- **5% commission up to 15K SF for co-brokers**

Nearby Retailers



Average Daily Traffic

7,686 Hamilton Street

7,134 Franklin Boulevard

Demographics

3-mile radius



139,295
POPULATION



43,674
HOUSEHOLDS



\$126,426
AVERAGE HH INCOME



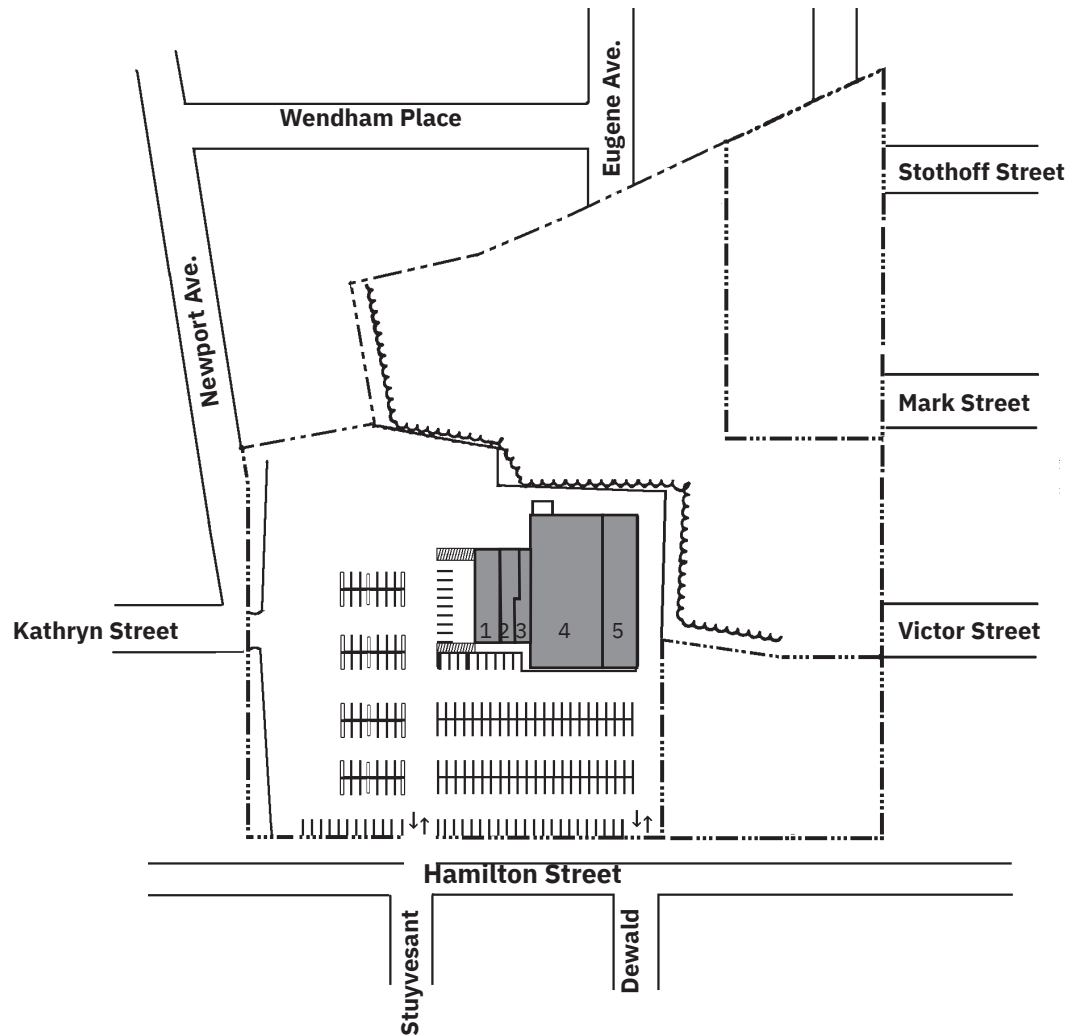
181,060
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Red Tag Furniture Outlet	5,750
2	Tattoo Shop	750
3	Laundry 716	2,000
4	Tropical Supermarket	12,800
5	99 Cent Plus	6,400

■	LEASE PENDING
■	LEASED
■	AVAILABLE

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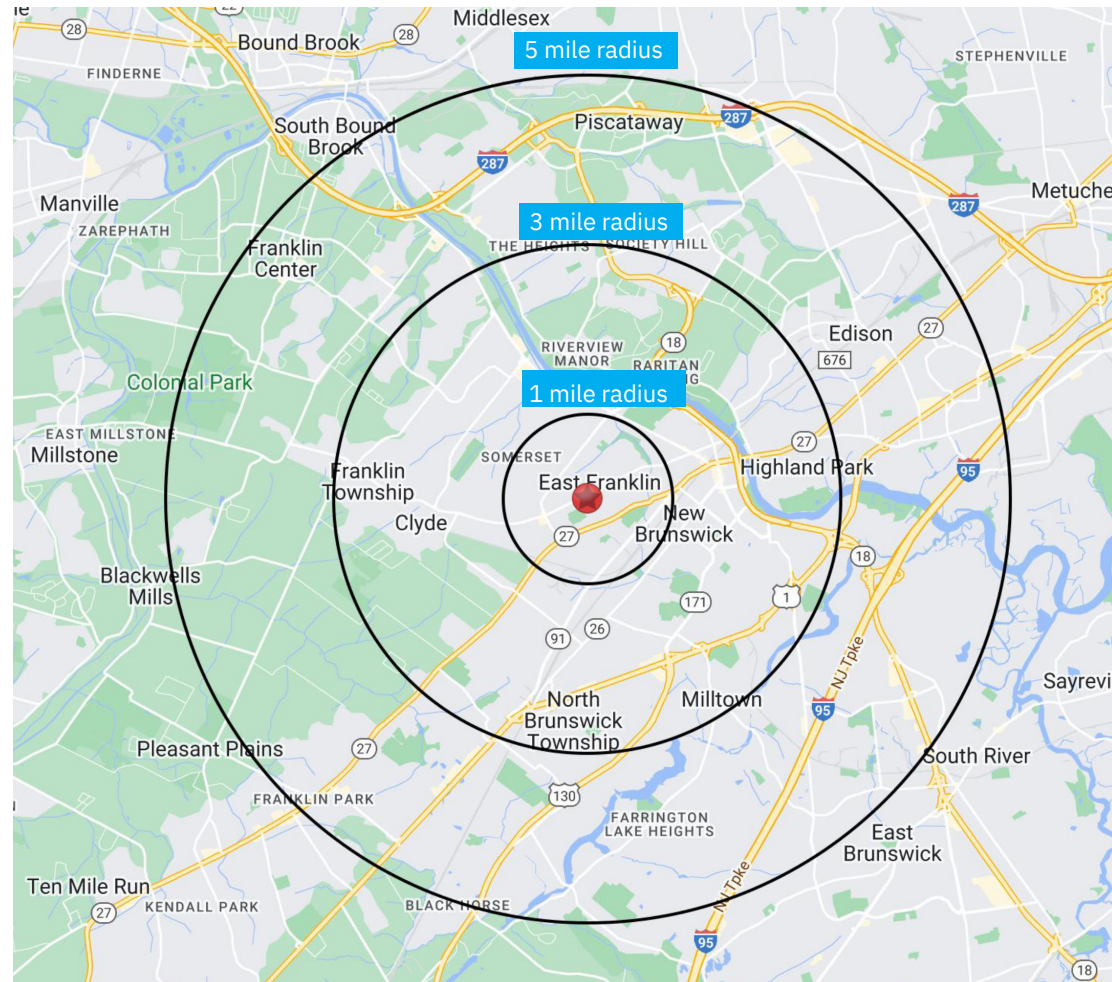
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	22,809	139,295	256,011
Households	6,896	43,674	85,172
Average Household Income	\$99,012	\$126,426	\$141,522
Projected Average Household Income (2028)	\$103,653	\$134,813	\$152,062
Median Household Income	\$74,543	\$95,888	\$109,864
Total Businesses	721	4,633	10,278
Total Employees	8,149	50,915	144,193
Daytime Population	10,929	69,968	181,060
Total Annual Household Expenditure	\$478.41 M	\$3.61 B	\$7.67 B
HH Income \$200K or more	881	7,282	17,311
College Degree + (Bachelor Degree or Higher)	3,929	37,076	81,105

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CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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