

Hamilton Street Center

712 HAMILTON STREET | FRANKLIN TOWNSHIP, NJ 08873

LEVIN
MANAGEMENT



Available Space

5,750 SF

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



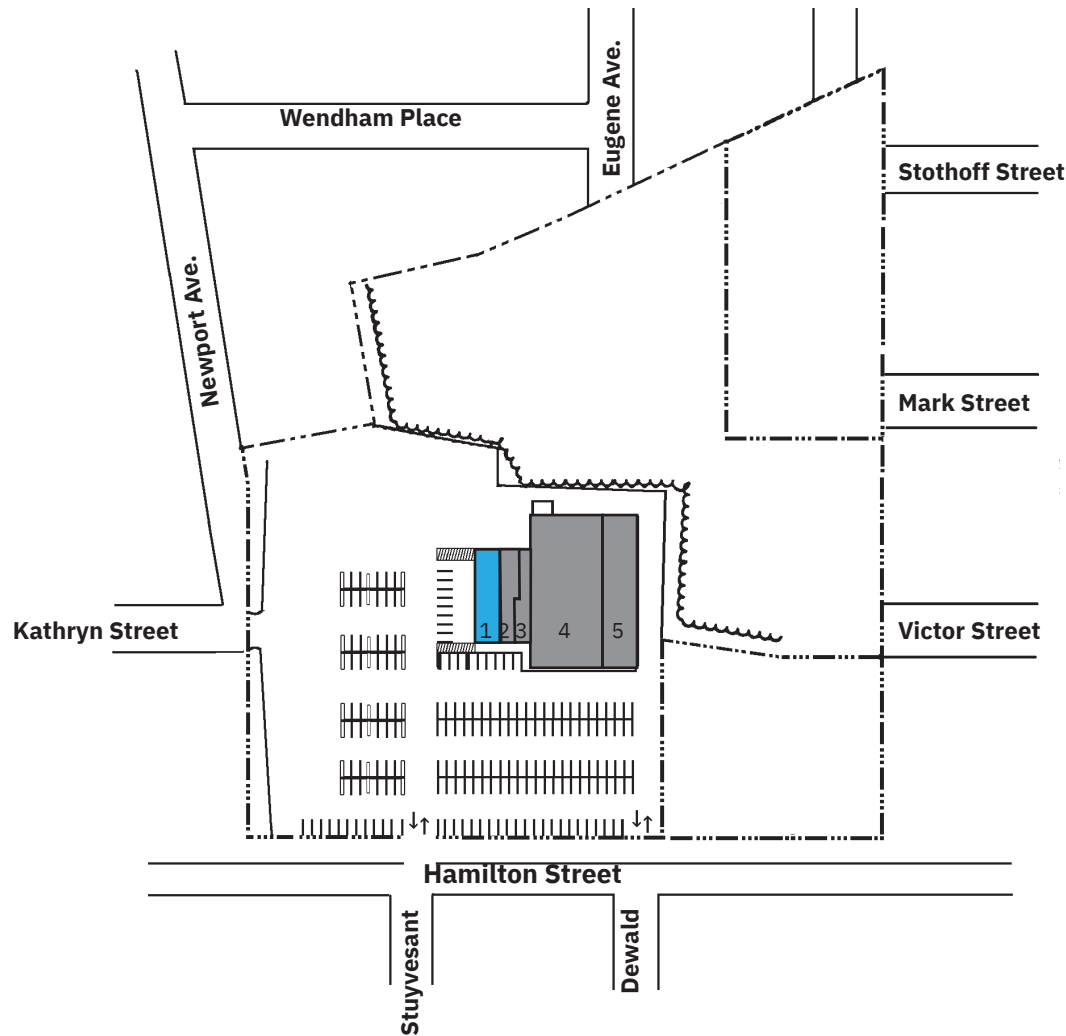
181,060
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

| | | |
|---|---|--------|
| 1 | Red Tag Furniture Outlet - Coming Available | 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 |

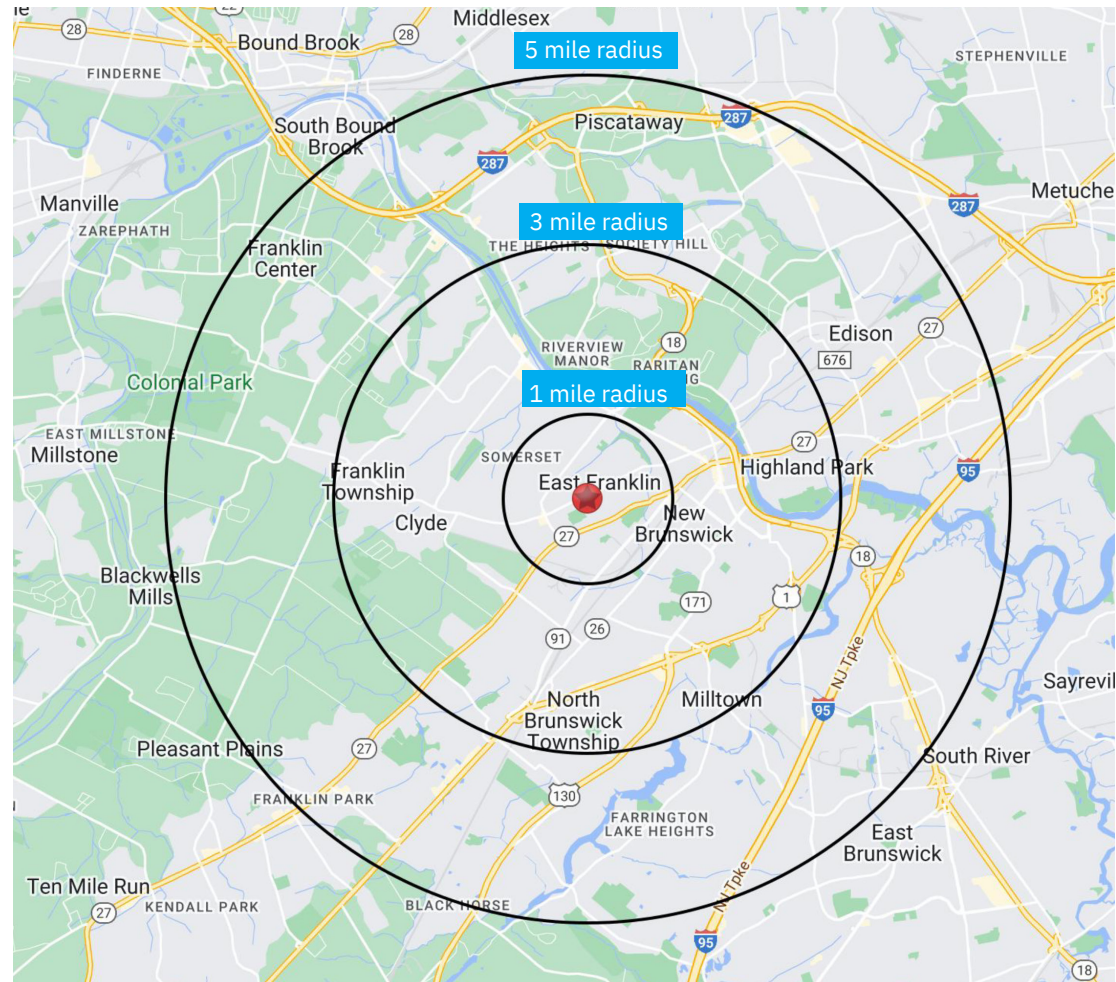
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DEMOGRAPHICS

| 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 |

Source: sitesusa.com



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MANAGEMENT

CLOSE-UP AERIAL



Red Tag
Furniture Outlet

99¢ Plus

Super Tropical
Supermarket

Laundry 716

Hamilton Street

Dewald Avenue

metro
by 4-Mobile

Welsh Farms
Gall • Deli • Sub Sandwiches • Catering

7,686
VPD

RITE
AID

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LEVIN
MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

VANESSA KELTY

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