

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



144,391
POPULATION



45,503
HOUSEHOLDS



\$128,410
AVERAGE HH INCOME



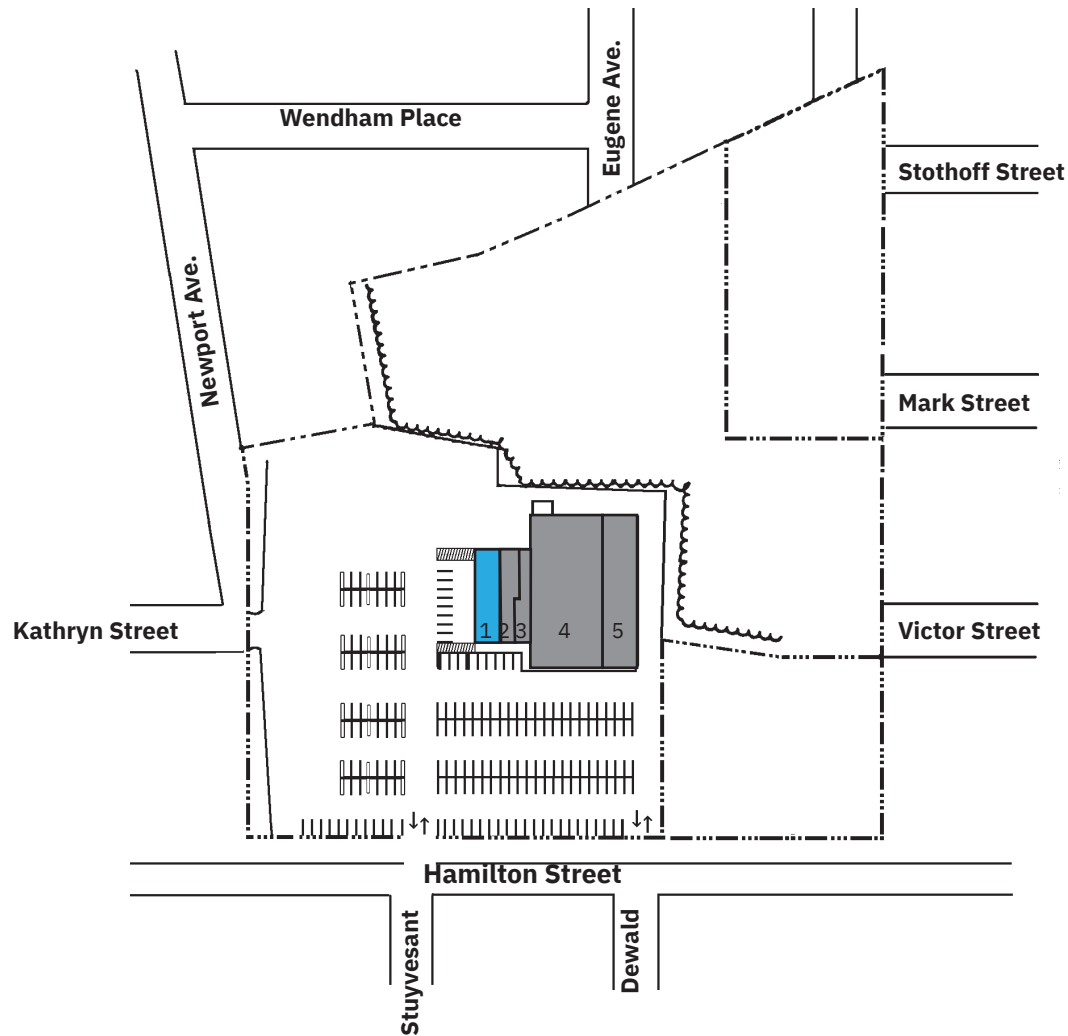
131,537
DAYTIME POPULATION

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

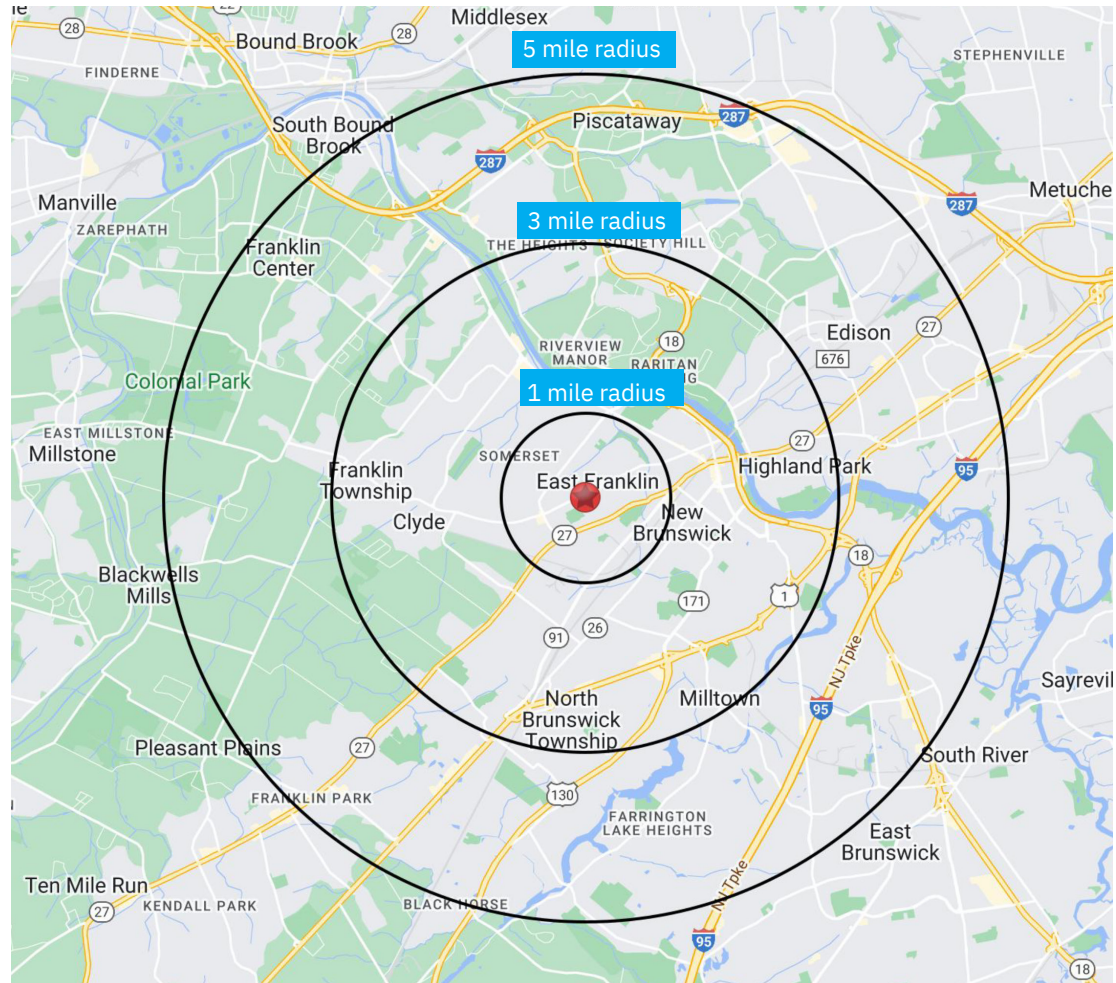
■	LEASE PENDING
■	LEASED
■	AVAILABLE

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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	24,087	144,091	264,977
Households	7,249	45,503	88,447
Average Household Income	\$113,814	\$128,410	\$145,000
Projected Average Household Income (2030)	\$113,174	\$126,830	\$143,214
Median Household Income	\$86,834	\$102,974	\$117,811
Total Businesses	757	4,844	10,794
Total Employees	8,415	52,180	147,102
Daytime Population	23,967	131,537	240,336
Total Annual Household Expenditure	\$825.84 M	\$5.39 B	\$11.29 B
HH Income \$200K or more	888	8,211	19,633
College Degree + (Bachelor Degree or Higher)	4,230	37,509	82,507

Source: sitesusa.com



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CLOSE-UP AERIAL



Red Tag
Furniture Outlet

99¢ Plus

Super Tropical
Supermarket

Laundry 716

Hamilton Street

Dewald Avenue

metro
by 4-Mobile

Welch 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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