

FOR LEASE: 2,465 SF Former Bank with Double Drive-Thru

537 US HIGHWAY 130 | HAMILTON, NJ 08691

LEVIN
MANAGEMENT



Prime Commercial Opportunity

Exceptional Location

- Positioned in a thriving commercial district with **high visibility** and **strong foot traffic**
- **Surrounded by major retail centers, hotels, and dining options**
- Convenient access to **public transportation hubs**
- Strategically located off **Highway 130**, ensuring seamless connectivity
- **Minutes from Interstates 195 & 295**, offering easy regional access
- Near **educational institutions, parks, and recreational facilities**
- Supported by **growing residential neighborhoods**, providing a diverse customer base

Spacious & Versatile Layout

- **2,465 SF single-story building** on .73 acres
- **Former bank space**, adaptable for various commercial uses
- Ample **on-site parking** and excellent signage opportunities

This property presents a **prime leasing opportunity** in a dynamic market—ideal for retail, financial services, medical, or office use.

Key Features:

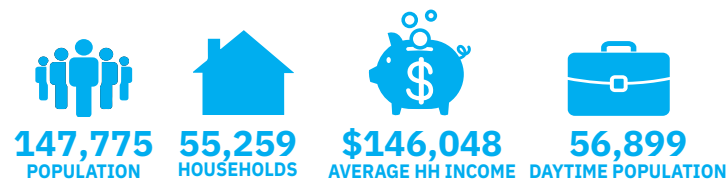
- Two drive-thru windows
- One pass-through lane
- Multiple office spaces
- Conference rooms
- Customer service areas

Average Daily Traffic

68,875 Interstate 195
33,759 Route 130

Demographics

5-mile radius

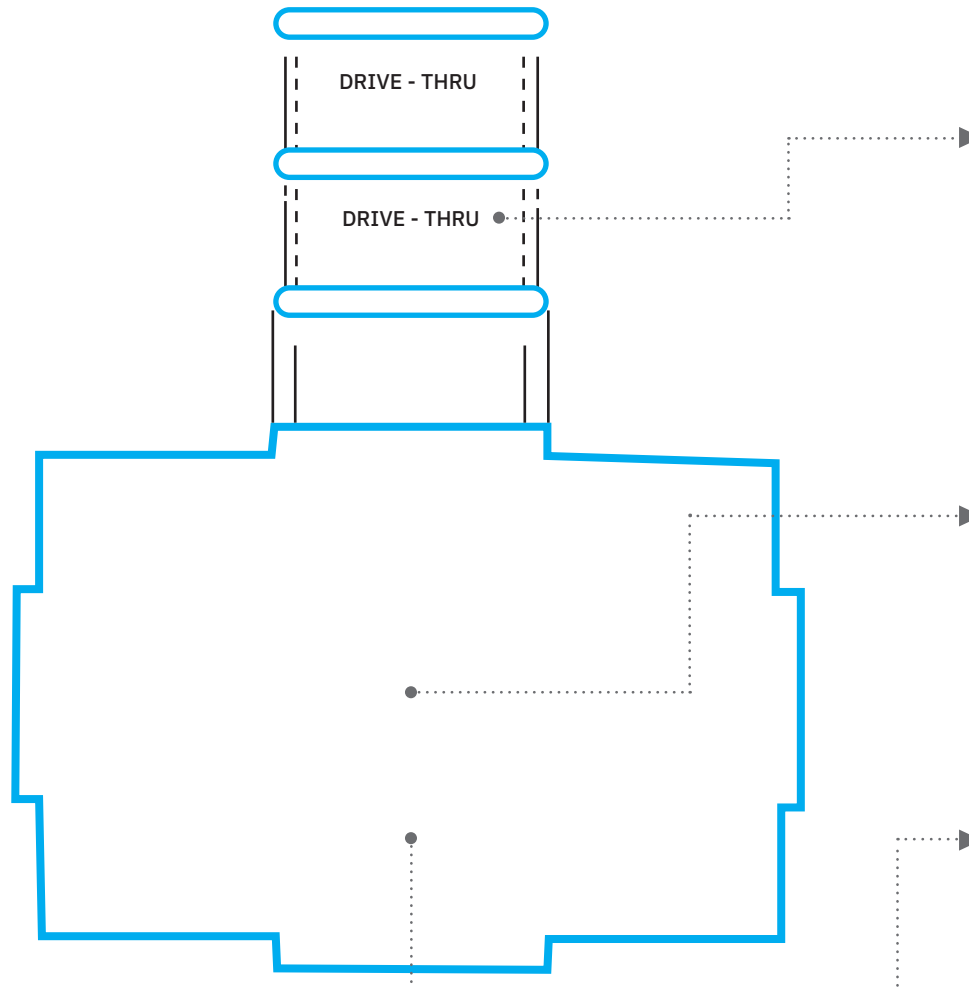


Source: sitesusa.com

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FLOOR PLAN



DRIVE-THRU



INTERIOR



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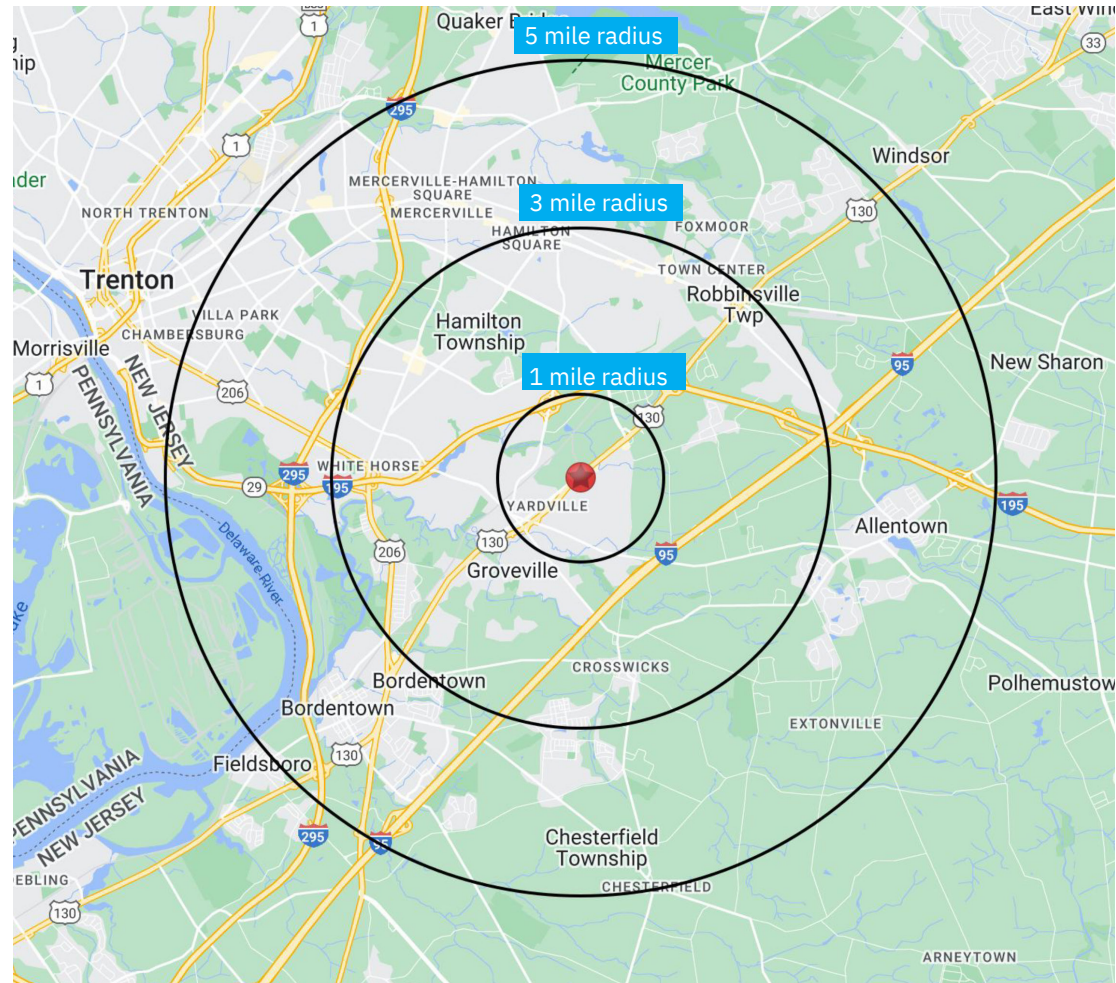
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,834	49,454	147,775
Households	1,662	19,369	55,259
Average Household Income	\$138,699	\$151,601	\$146,048
Projected Average Household Income (2029)	\$143,652	\$157,942	\$152,818
Median Household Income	\$102,406	\$131,253	\$121,789
Total Businesses	242	1,830	4,352
Total Employees	3,043	20,777	43,746
Daytime Population	3,259	25,306	56,899
Total Annual Household Expenditure	\$153.83 M	\$2.01 B	\$5.52 B
HH Income \$200K or more	359	4,785	12,539
College Degree + (Bachelor Degree or Higher)	1,313	17,001	45,496

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CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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