



*Another Remco Exclusive Offering!*



**PROPERTY PHOTO GALLERY**



**Comments:** Built in 2001, this 4,860sf. free standing commercial building is located immediately off **Exit # 63** of I-295 and features 1 drive-in door, two private offices, showroom, full kitchen and 25 car parking. The property is ADA compliant and located just 2.5 miles from the Robert Wood Johnson Hospital.

**Ideal Uses Include:** Radiology, OBGYN, Mental Health & Dermatology Center, Physical Therapy, Vision, Medical, or Dental Practices, Physical Fitness, Veterinarian, Real Estate, Urgent Care, Engineering, and Architectural Firms, Child or Adult Care Centers, Retail Uses, Restaurants, Pest Control, Sign & Plate Glass Companies, Convenience Store, Liquor Store, Home Improvements, Flooring & Tile, Kitchen & Bath, Printing, Marketing, Bakery, Funeral Home, etc.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice.

# HAMILTON, NEW JERSEY DeFrank's Appliances

2430 Hamilton Avenue - (@ Corner of Meade Drive)



Pylon Signage



Delivery Door



25 Car Parking Lot



**PRICE REDUCED!!**

**FOR SALE = 4,860sf. Commercial Building**

- ❖ 4,860sf. Building = Grade Level on Slab
- ❖ Medical / Professional Offices / Retail
- ❖ Land Area = 0.7869 Acres
- ❖ Parking = 25 on-site / Plus street parking
- ❖ ADA Compliant / Two Large Bathrooms
- ❖ Showroom Area / Office / Full Kitchen
- ❖ 2.5 Miles to Robert Wood Johnson Hospital
- ❖ Ground-up Construction in 2001
- ❖ Close to Routes; 1, 29, 33, 95, 195, 206 & 295
- ❖ Property Taxes = \$22,748.75 ( 2016)

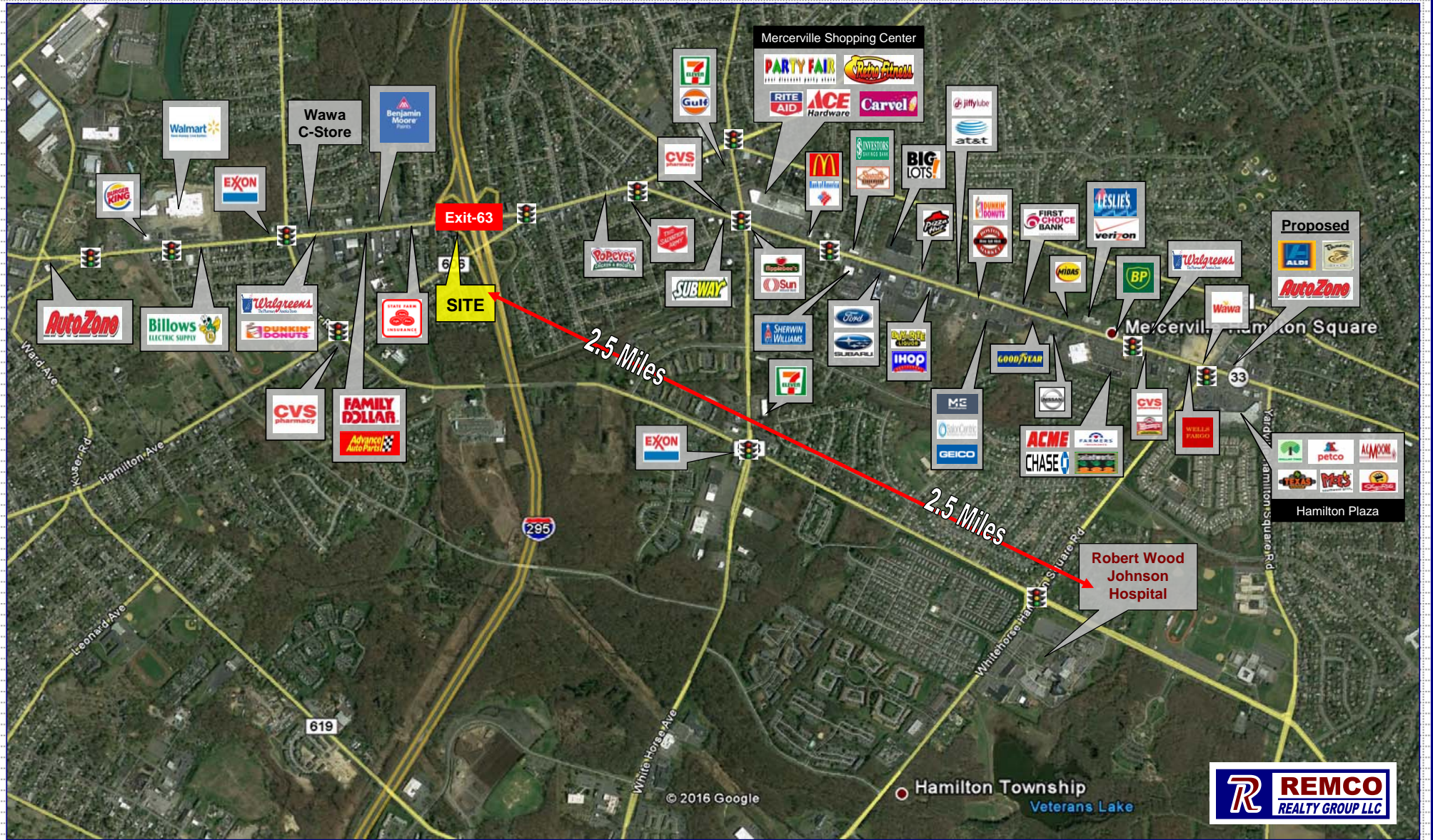
2016 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,147	120,142	243,943
Total Households	3,703	43,892	88,493
Median Household Income	\$61,599	\$72,203	\$85,522
Traffic Count: <b>Hamilton Avenue</b>	AADT: 9,904 (NJ-DOT) Demos by: Geolytics		

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Exit-63

SITE

2.5 Miles

2.5 Miles

Robert Wood Johnson Hospital

Mercerville Shopping Center

Mercerville Hamilton Square

Hamilton Plaza

Hamilton Township  
Veterans Lake

