



FOR SALE: Professional / Medical Office Building

37 Rupell Road | Hampton, NJ 08827

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC





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EXCLUSIVELY LISTED BY:

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EXECUTIVE OVERVIEW

37 Rupell Road in Hampton, New Jersey presents an opportunity to acquire a professional/medical office property positioned within the Hunterdon County healthcare and professional services market. The property has historically served medical users and benefits from an established healthcare presence, including physician and outpatient-related uses. Its location offers convenient regional access and provides a strategic setting for medical, healthcare, and professional office occupancy.

The property sits within a well-established corridor serving the surrounding Hampton, Clinton, and greater Hunterdon County area.

Located near major regional routes including Interstate 78 and Route 31, the property benefits from strong connectivity to surrounding New Jersey and Eastern Pennsylvania markets. This accessibility supports both patient and employee convenience and contributes to the long-term leasing appeal and operational flexibility of the asset.

37 Rupell Road offers potential for investors, medical owner-users, or professional office operators seeking an established location with existing healthcare infrastructure and long-term market relevance.



PROPERTY OVERVIEW

\$1,200,000
ASKING PRICE

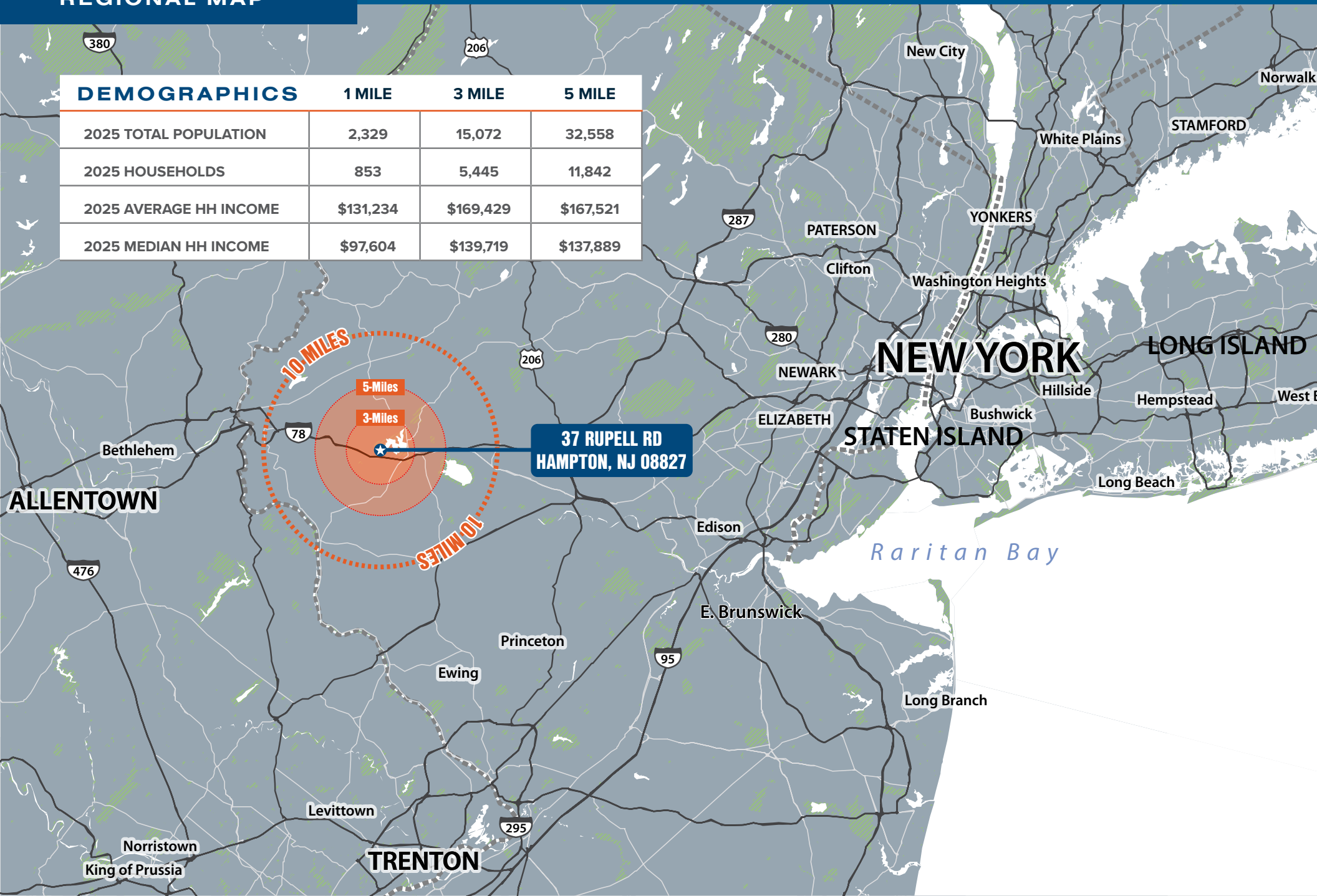
PROPERTY HIGHLIGHTS

- » **Building square footage:** 6,000 SF
- » **Lot size:** 3.1 Acres
- » **Parking count:** 40 parking spaces
- » Professional / Medical Office Building
- » Established medical office history and healthcare-related occupancy
- » Accessible Hunterdon County location
- » Convenient access to Interstate 78 and regional roadways
- » Potential appeal to medical, healthcare, and professional office users
- » 40 on-site parking spaces and suburban office environment
- » Suitable for investor or owner-user positioning



REGIONAL MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	2,329	15,072	32,558
2025 HOUSEHOLDS	853	5,445	11,842
2025 AVERAGE HH INCOME	\$131,234	\$169,429	\$167,521
2025 MEDIAN HH INCOME	\$97,604	\$139,719	\$137,889



**37 RUPELL RD
HAMPTON, NJ 08827**

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