



**FOR SALE:** ±3,000 SF Professional Office Condo

3560 Quakerbridge Rd | Hamilton Township, NJ

**OFFERING MEMORANDUM**

**Seth Katz**

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

**Chris Axentiou**

EXECUTIVE DIRECTOR / SALES ASSOCIATE

C | 973.420.0410

chris@legacyrealtynj.com

**LEGACY**  
Commercial Realty, LLC





**EXCLUSIVELY LISTED BY:**

**Seth Katz**

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

**Chris Axentiou**

EXECUTIVE DIRECTOR / SALES ASSOCIATE

C | 973.420.0410

chris@legacyrealtynj.com

**LEGACY**  
Commercial Realty, LLC



**TABLE OF CONTENTS:**

EXECUTIVE SUMMARY	3
POTENTIAL FUTURE SPACE PLAN	4
PROPERTY SURVEY	5
MARKET AERIAL	6
REGIONAL MAP	7
PROPERTY PHOTOS	8
DISCLAIMER	9

## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

- » **Address:** 3560 Quakerbridge Road, Hamilton, NJ 08619
- » **Building SF:** Approximately 3,000+/- SF Professional Office Condo
- » **Asking Price:** \$415,000.00
- » **Zoning:** I – Industrial (permitted uses include medical office, professional office, and light industrial uses)
- » **Parking:** 21 Spaces

### KEY HIGHLIGHTS

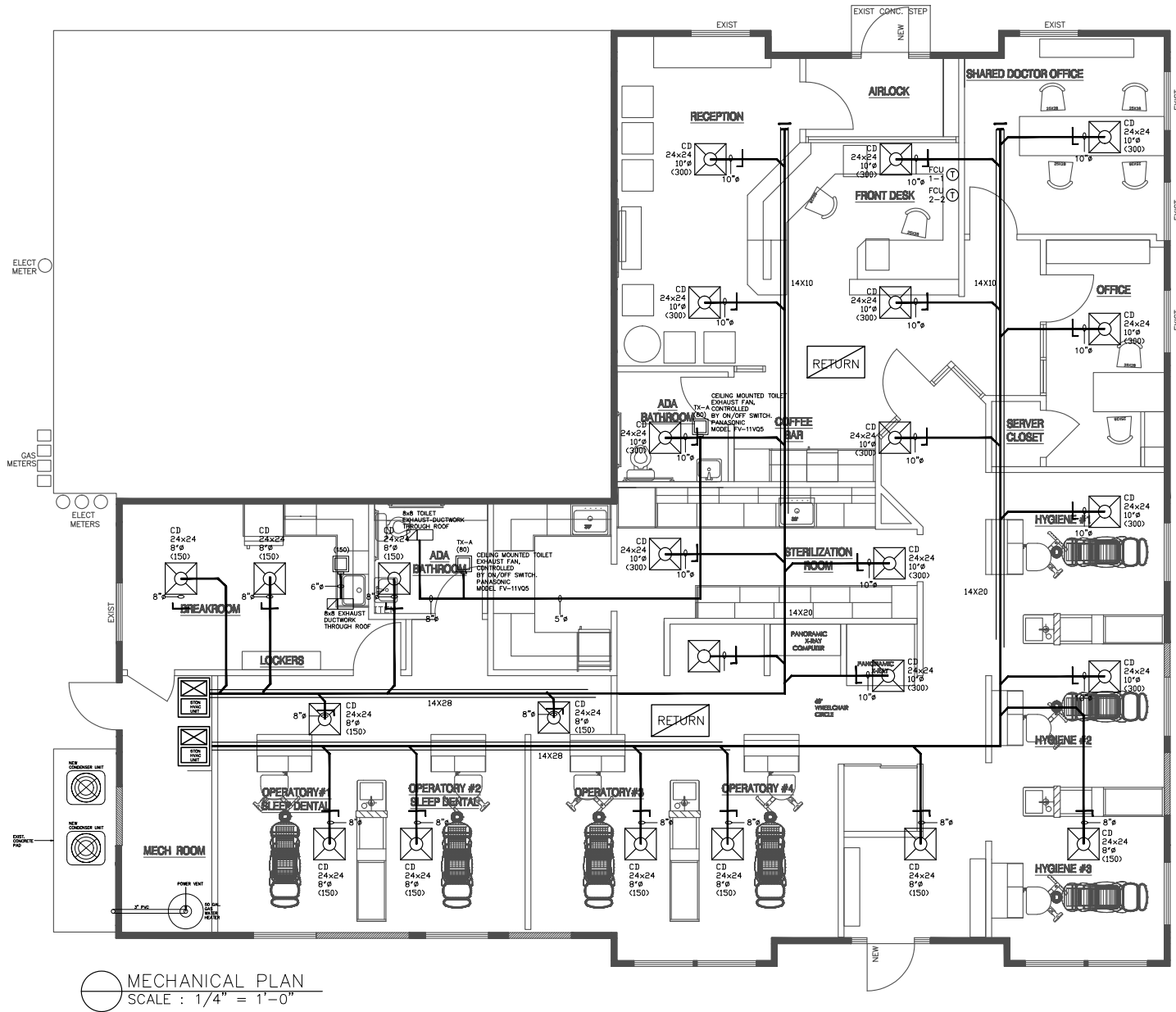
- » Raw space with approvals in place for a dental office build-out.
- » Potential to modify the approved plans for alternative medical office use.
- » Approximately 3,000 ± SF with modern utilities and infrastructure in place
- » 21 on-site parking spaces for staff and patient convenience
- » Zoning allows for a wide range of permitted uses including medical office, professional office, and industrial

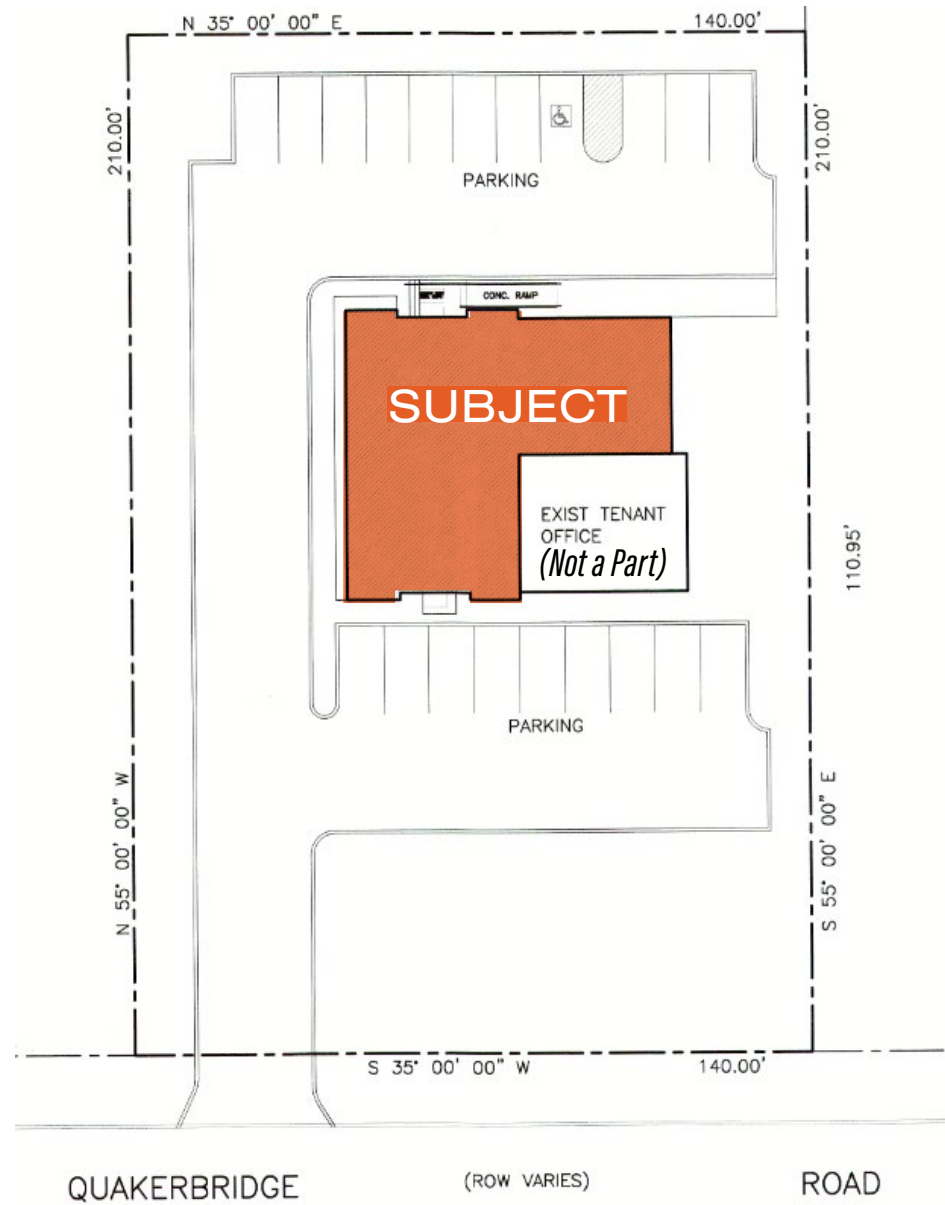
### LOCATION HIGHLIGHTS

- » Situated directly off Exit 65B of I-295, providing quick interstate access and regional connectivity
- » Approximately 2 miles from NJ Transit's Hamilton Train Station, with direct Northeast Corridor rail service to New York City and Trenton
- » Located on well-traveled Quakerbridge Road—surrounded by active corporate neighbors, retail centers, healthcare providers, and service-oriented businesses, creating a vibrant and dynamic corridor
- » Close to major retail hubs including Quakerbridge Mall, plus restaurants, banks, and health clinics offering abundant amenities for office users
- » Excellent visibility and accessibility from a primary thoroughfare, making it an attractive option for both owner-occupiers and investors

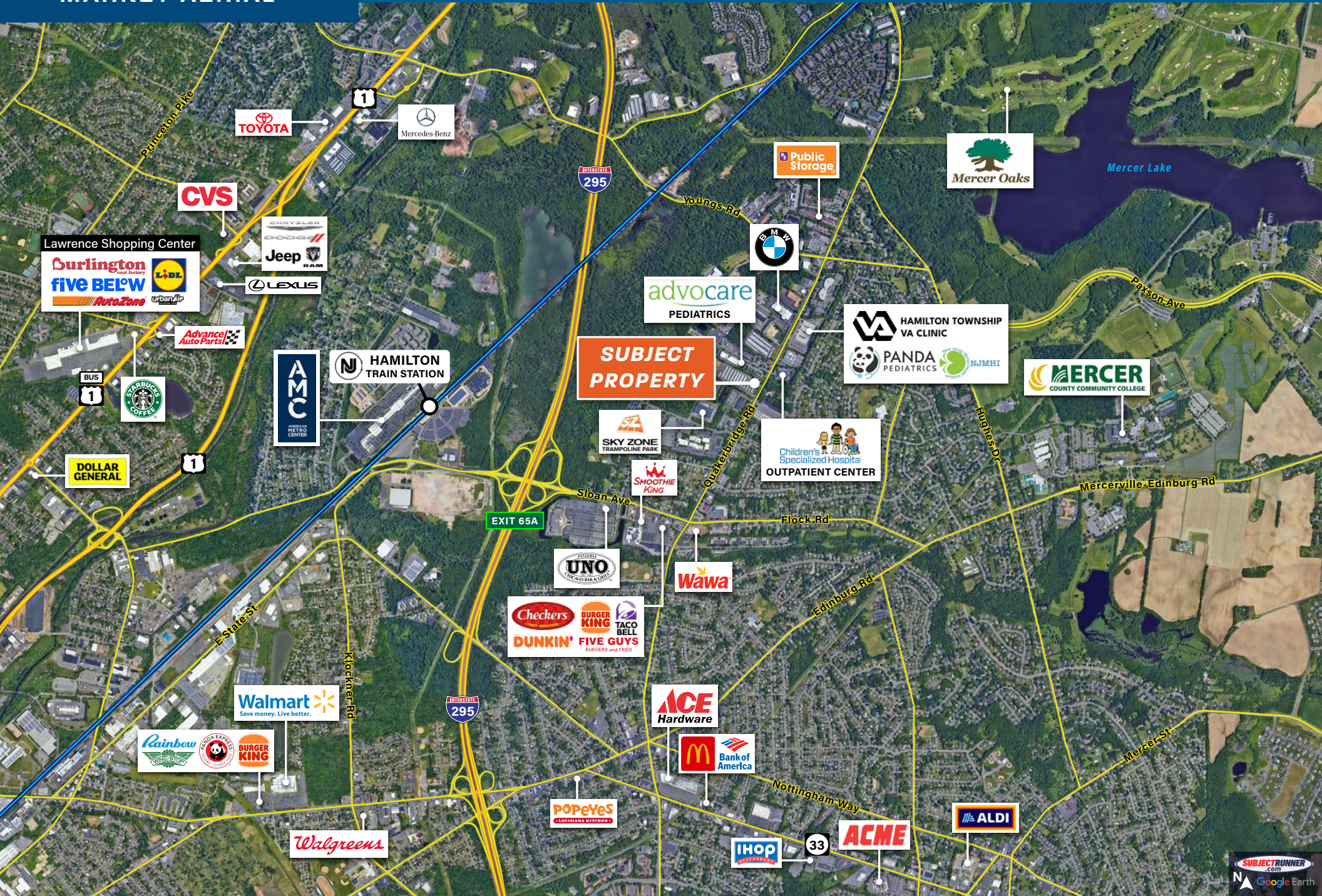


# POTENTIAL FUTURE SPACE PLAN



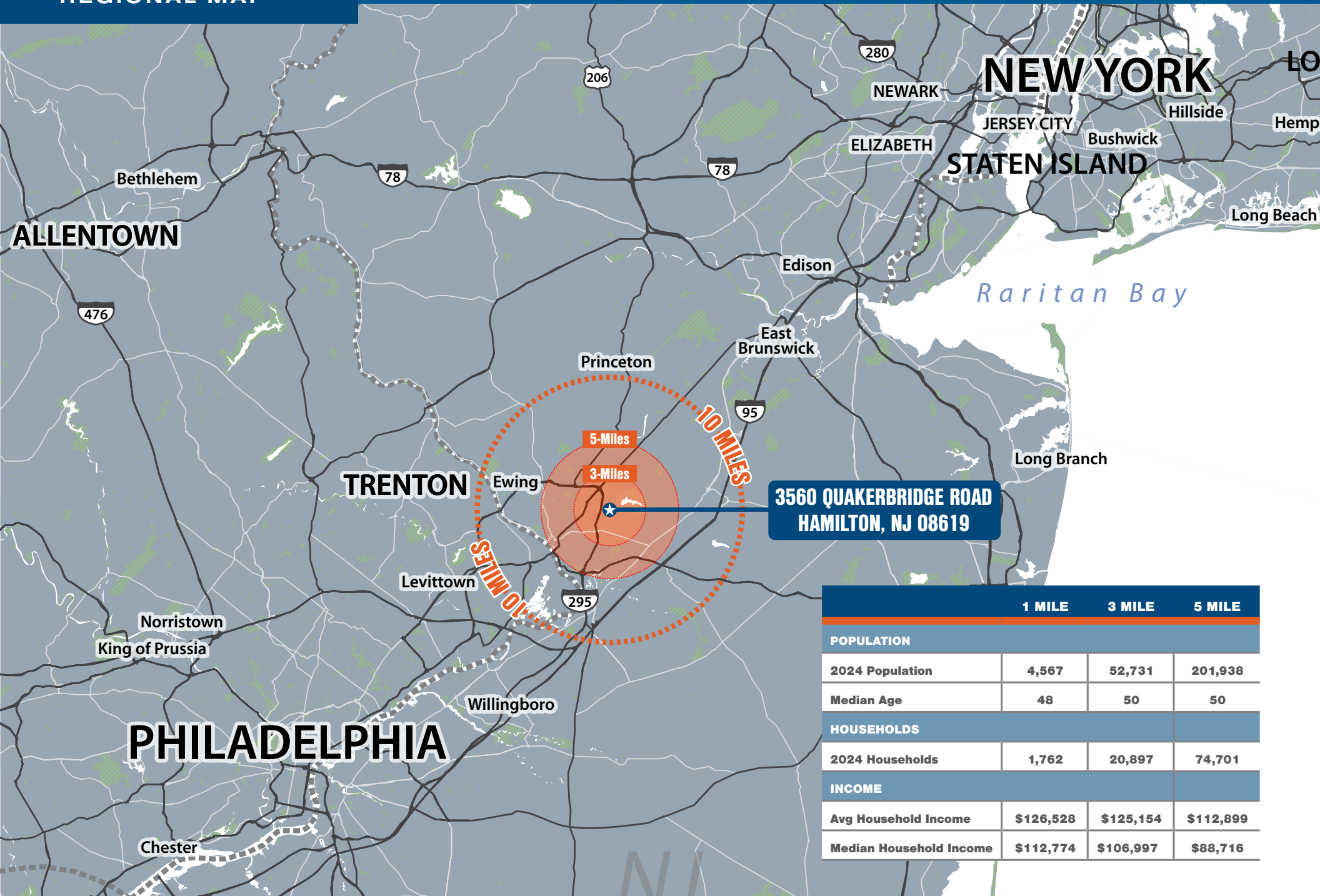


# MARKET AERIAL



3560 QUAKERBRIDGE RD, HAMILTON TOWNSHIP, NJ 08619

# REGIONAL MAP



**3560 QUAKERBRIDGE ROAD  
HAMILTON, NJ 08619**

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Population	4,567	52,731	201,938
Median Age	48	50	50
<b>HOUSEHOLDS</b>			
2024 Households	1,762	20,897	74,701
<b>INCOME</b>			
Avg Household Income	\$126,528	\$125,154	\$112,899
Median Household Income	\$112,774	\$106,997	\$88,716

PROPERTY PHOTOS



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the here in referenced "Property". This brochure was prepared by Legacy Commercial Realty, L.L.C. and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of LCR, L.L.C. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, LCR, L.L.C. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or LCR, L.L.C. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.



**FOR SALE:** ±3,000 SF Professional Office Condo

3560 Quakerbridge Rd | Hamilton Township, NJ

**OFFERING MEMORANDUM**

**Seth Katz**

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

**Chris Axentiou**

EXECUTIVE DIRECTOR / SALES ASSOCIATE

C | 973.420.0410

chris@legacyrealtynj.com

**LEGACY**  
Commercial Realty, LLC

