



FOR SALE: Professional / Medical Office Building

37 Rupell Road | Hampton, NJ 08827

OFFERING MEMORANDUM



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LEGACY
Commercial Realty, LLC



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

\$1,050,000.00
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

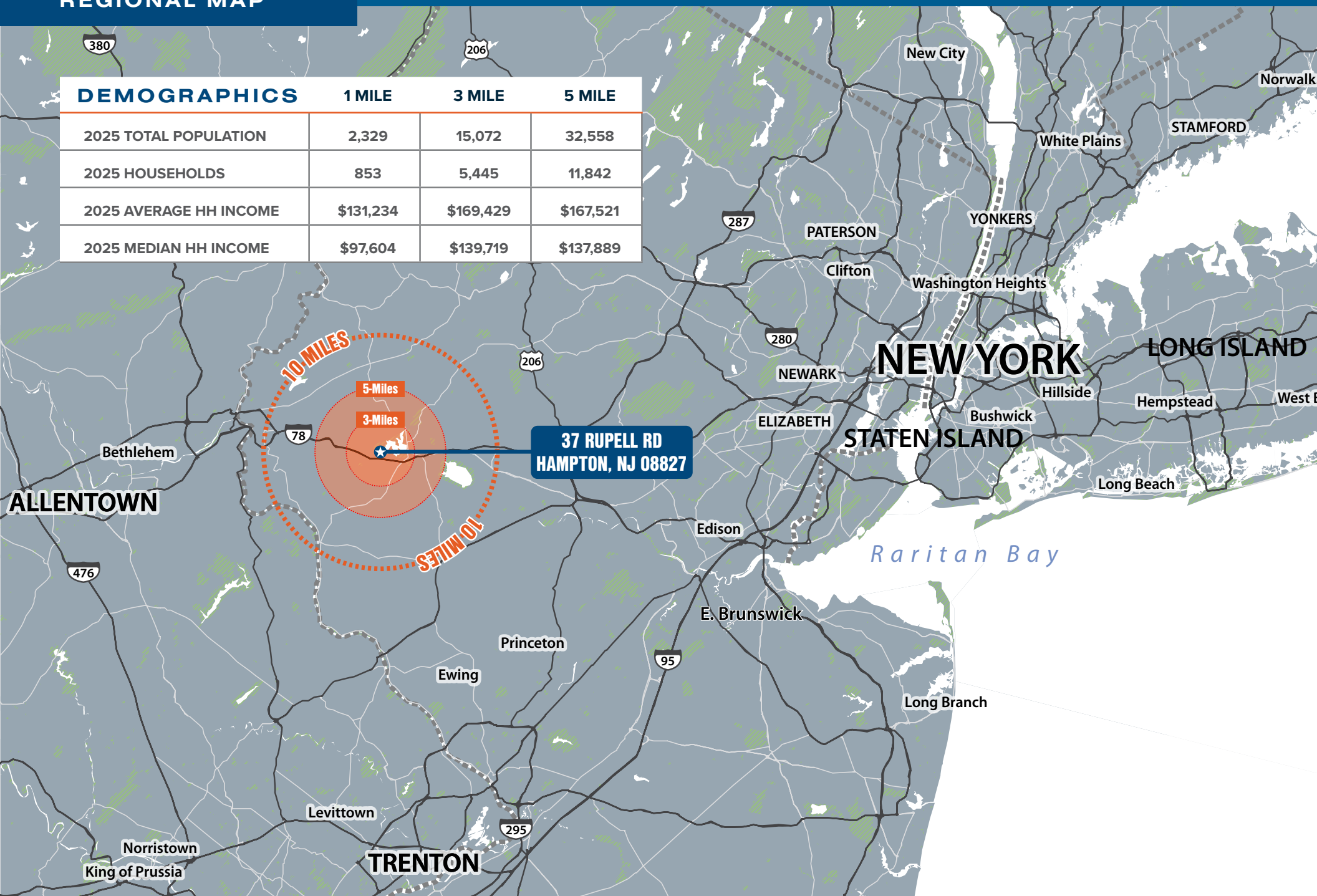




REGIONAL MAP

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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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. 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