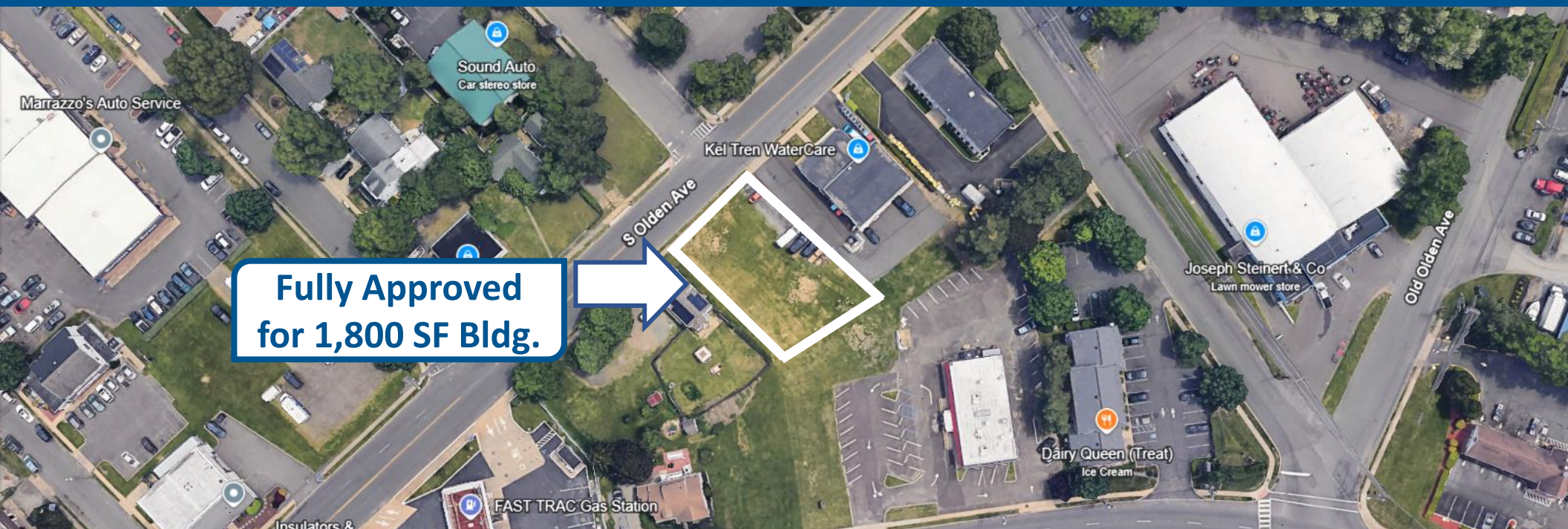


# LEGACY

Commercial Realty, LLC

**Fully Approved 1,800 SF Retail Bldg. – Medical – Restaurant**



**1561 S OLDEN AVENUE, HAMILTON, NJ 08610**  
**OFFERING MEMORANDUM**

**Matt Miller**  
SVP, Investment Sales – Sales Assoc.  
Legacy Commercial Realty, L.L.C.  
Cell: 908.770.0686  
Matt@legacyrealtynj.com

**Seth Katz - CEO**  
Broker of Record  
Legacy Commercial Realty, L.L.C.  
Office: 732.333.6380  
Seth@legacyrealtynj.com



## PROPERTY SUMMARY:

**Address:** 1561 S Olden Avenue, Hamilton, Mercer County  
**Total Lot Size:** +/- 0.31 AC  
**2024 RE Taxes:** \$4,616.44  
**Zoning:** CC – Community Commercial District  
**Asking Price:** \$300,000.00 (PRICE REDUCED)

- **Retail & Medical are permitted uses in the CC District.**
- **Final non appealable approvals for an 1,800 SF restaurant.**
- **9 Parking Spaces.**
- **Strong Local Demographics.**
- **S Olden Avenue Traffic – 16,960 VPD.**



# LEGACY

Commercial Realty, LLC

## LOCATIONAL OVERVIEW:



# LEGACY

## Commercial Realty, LLC

### DEMOGRAPHICS:

Population	3 miles	5 miles	10 miles
2020 Population	136,624	243,710	519,450
2024 Population	130,521	239,588	510,688
2029 Population Projection	128,164	236,987	506,432
Annual Growth 2020-2024	-1.1%	-0.4%	-0.4%
Annual Growth 2024-2029	-0.4%	-0.2%	-0.2%
Median Age	38.4	39.7	41.4
Bachelor's Degree or Higher	21%	27%	39%
U.S. Armed Forces	45	148	253

Population By Race	3 miles	5 miles	10 miles
White	50,482	106,499	288,696
Black	29,882	61,119	81,087
American Indian/Alaskan Native	906	1,158	1,564
Asian	3,413	10,679	51,523
Hawaiian & Pacific Islander	156	166	201

Households	3 miles	5 miles	10 miles
2020 Households	48,567	89,965	190,406
2024 Households	46,657	88,872	188,202
2029 Household Projection	45,791	87,863	186,569
Annual Growth 2020-2024	-0.7%	-0.2%	0%
Annual Growth 2024-2029	-0.4%	-0.2%	-0.2%
Owner Occupied Households	22,150	47,753	121,904
Renter Occupied Households	23,641	40,110	64,665
Avg Household Size	2.7	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.3B	\$2.7B	\$6.7B

Income	3 miles	5 miles	10 miles
Avg Household Income	\$81,121	\$91,394	\$118,197
Median Household Income	\$65,431	\$72,002	\$92,753
< \$25,000	9,306	16,531	24,808



# LEGACY

## Commercial Realty, LLC

### CONFIDENTIALITY DISCLAIMER

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 herein 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

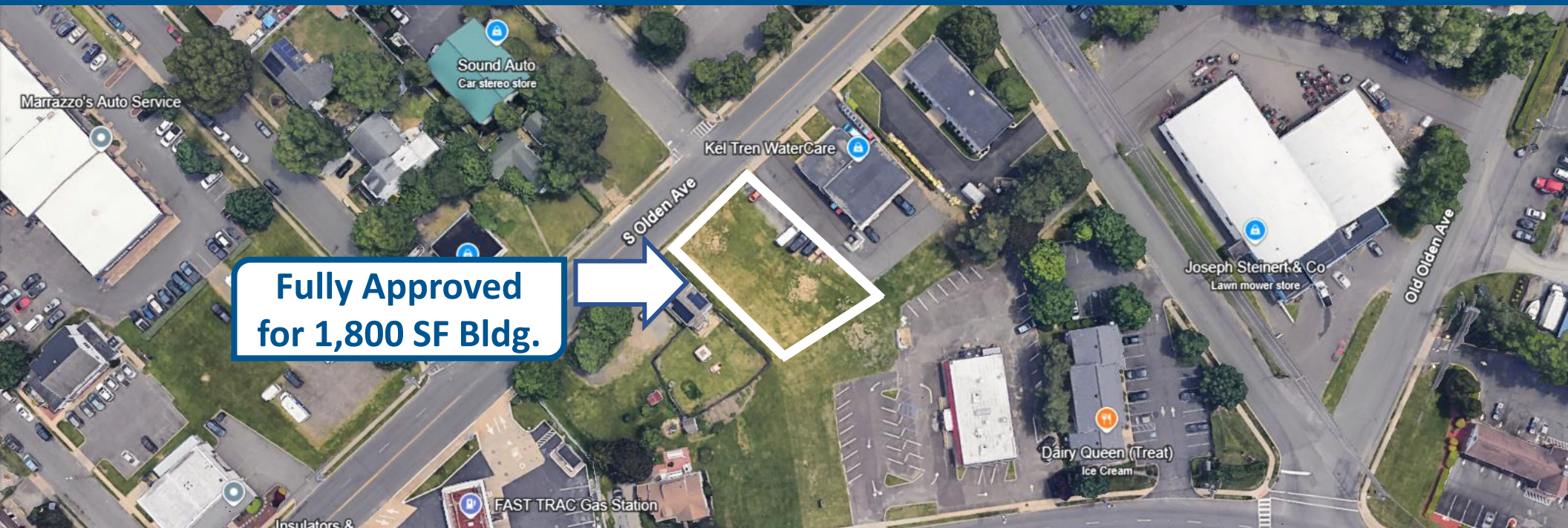
whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances 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.

*All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.*

# LEGACY

Commercial Realty, LLC

**Fully Approved 1,800 SF Retail Bldg. – Medical – Restaurant**



**1561 S OLDEN AVENUE, HAMILTON, NJ 08610**  
**OFFERING MEMORANDUM**

**Matt Miller**  
SVP, Investment Sales – Sales Assoc.  
Legacy Commercial Realty, L.L.C.  
Cell: 908.770.0686  
Matt@legacyrealtynj.com

**Seth Katz - CEO**  
Broker of Record  
Legacy Commercial Realty, L.L.C.  
Office: 732.333.6380  
Seth@legacyrealtynj.com

