



FREESTANDING FORMER BANK BUILDING

1300 Hamilton Avenue

Trenton, New Jersey 08629

SALE OPTION AVAILABLE | LEASING OPTION AVAILABLE

ASKING PRICE \$1,999,999 Available for sale	LEASE RATE \$25.00/SF Leasing option available	BUILDING SIZE 7,212 SF Plus +/- 3,606 SF basement	SITE AREA 0.78 AC Corner parcel +/- 26 spaces
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OFFERING SUMMARY

Existing two-story masonry building with approximately 3,606 SF per floor, a full basement, drive-through infrastructure, rear neighborhood access and existing former-bank improvements. Available for sale at \$1,999,999 or for lease at \$25.00/SF. Delivered "As Is" and free of existing tenancies.

Block 29103, Lot 1 & Block 29101, Lot 19 | RB Residential Zoning

SALE / LEASE CONTACT

Alex Isak
(917)-400-9700
aisak@avalon990.com

Investment overview

Core property information, site characteristics, zoning and market demographics.

PROPERTY DESCRIPTION

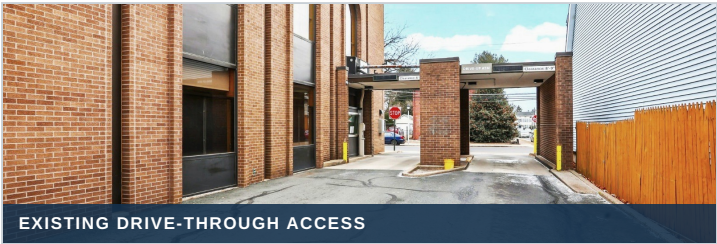
Rare large corner parcel on approximately 0.78 acres improved with a highly visible freestanding two-story former bank building along Hamilton Avenue in Trenton. The property is delivered "As Is," vacant and free of existing tenancies.

INVESTMENT HIGHLIGHTS

- Approximately 7,212 SF above grade, plus an approximately 3,606 SF basement.
- Two floors with approximately 3,606 SF per floor.
- Substantial on-site parking with approximately 26 spaces.
- Existing drive-through infrastructure and rear access to residential neighborhoods.
- Existing masonry construction originally built in 1968.
- Property will be deed restricted for two years against use by any financial institution.

PROPERTY DETAILS

Asking Price	\$1,999,999
Sale Option	Available
Lease Option	Available
Lease Rate	\$25.00/SF
Above-Grade GLA	+/- 7,212 SF
Basement	+/- 3,606 SF
Site Area	+/- 0.78 Acres
Floors	2
Typical Floor	+/- 3,606 SF
Year Built	1968
Construction	Masonry
Tenancy	Single / Vacant
Parking	+/- 26 Spaces
Taxes	+/- \$47,508 (2025)
Zoning	RB Residential



EXISTING DRIVE-THROUGH ACCESS



CORNER EXPOSURE & REAR ACCESS

ZONING: RB (RESIDENTIAL)

Principal Uses: Detached single-family dwelling units, semi-detached family dwelling units and row house dwelling units.

Permitted Accessory Uses: Private attached and detached garages and family day care homes.

Permitted Conditional Uses: Schools, churches, parking lot, day care and nursing homes.

ZONES & TAX CREDIT MARKET ELIGIBILITY

- Housing and mortgage finance agency targeted municipality
 - Low income housing tax credit qualified census tract
 - Neighborhood revitalization
- New market tax credit
 - NJ redevelopment authority eligible municipality - Smart growth area
 - Urban enterprise (UEZ)

DEMOGRAPHICS

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	33,032	20,503	\$70,138
3 Mile	152,164	158,198	\$64,697
5 Mile	232,370	239,630	\$78,236

Existing interior improvements

Representative views of the main banking hall, teller areas, offices, vault and interior circulation.

The following photographs show the existing building configuration and improvements. The property is offered and delivered "As Is."



MAIN BANKING HALL



TELLER COUNTER



SAFE DEPOSIT VAULT



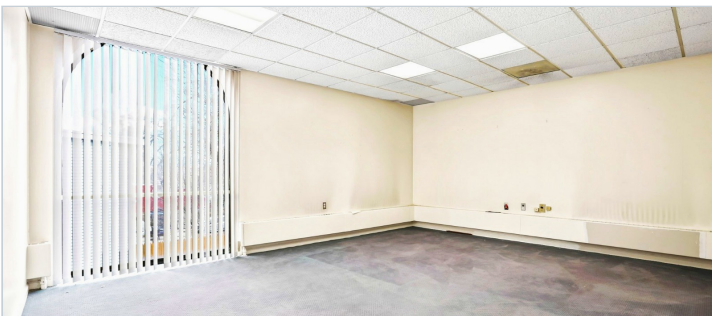
TELLER WORKSTATIONS



SERVICE & WORK AREA



PRIVATE OFFICE SUITE



ADDITIONAL OFFICE SPACE



INTERIOR CIRCULATION & STAIR ACCESS

Availability: the property may be acquired for \$1,999,999 or leased at \$25.00/SF. Contact Alex Isak for sale or leasing information.

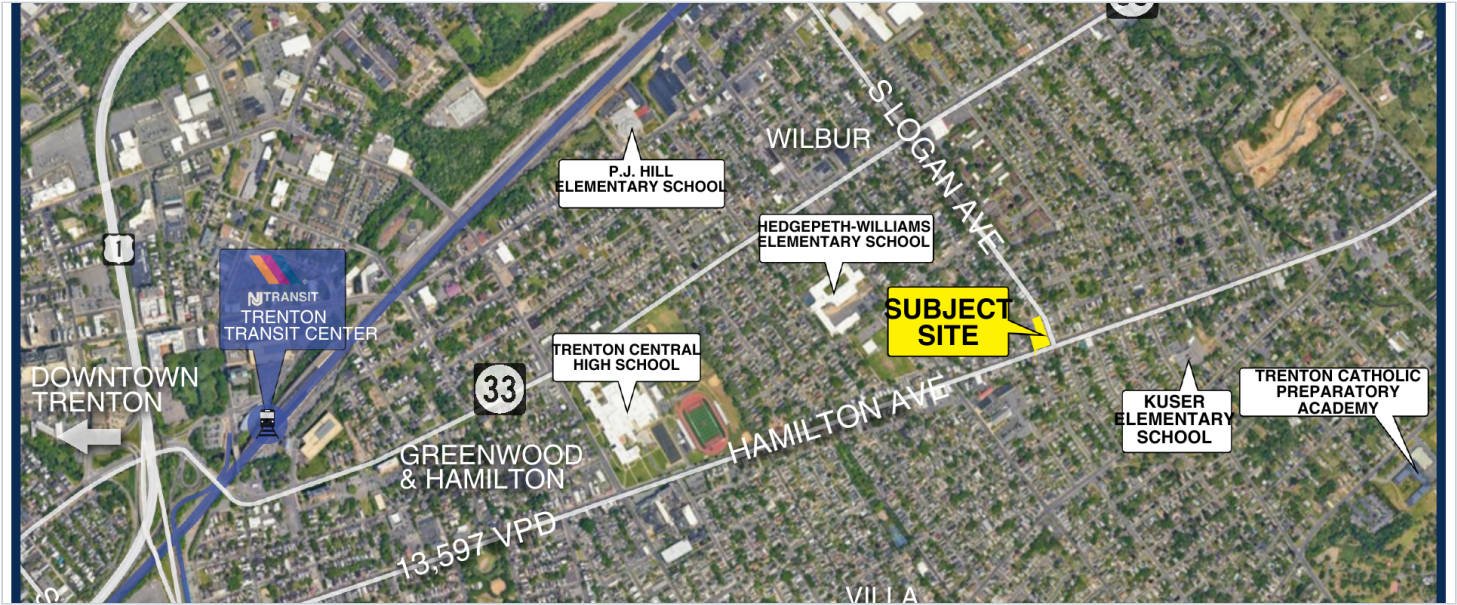
Market and site aerials

Hamilton Avenue corridor, parcel configuration and regional position.

The property is positioned along Hamilton Avenue with access to surrounding Trenton neighborhoods and regional transportation routes.

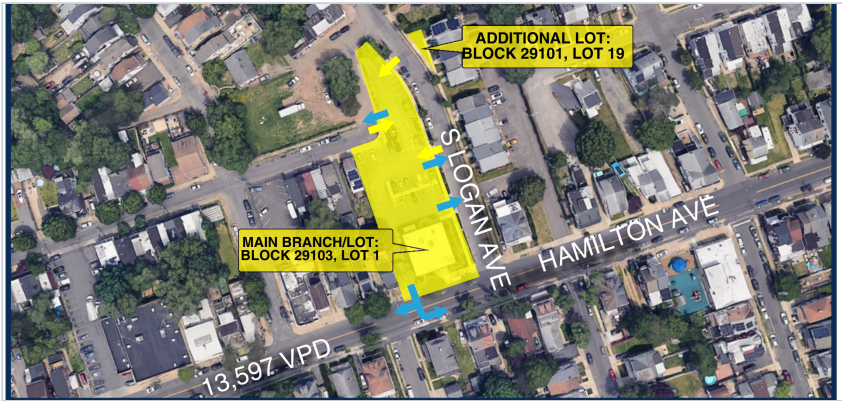
MARKET AERIAL

Hamilton Avenue corridor and surrounding Trenton market



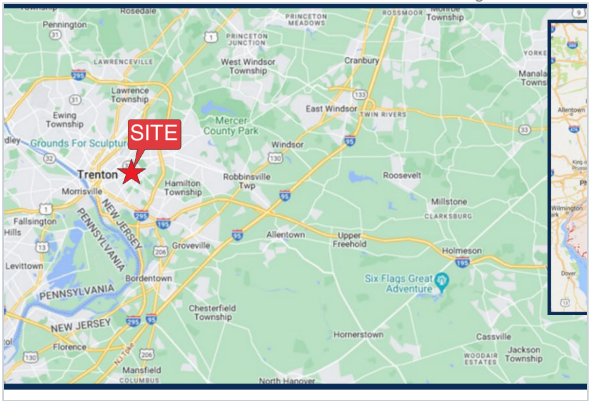
MICRO MARKET AERIAL

Parcel and access



STATE MAP

Regional location



PRIMARY PARCEL	ADDITIONAL PARCEL	HAMILTON AVENUE	AVAILABILITY
Block 29103 Lot 1	Block 29101 Lot 19	13,597 VPD	Sale or Lease

Rare corner parcel with substantial parking, existing drive-through infrastructure and back access to residential neighborhoods. The site is delivered free and clear of existing tenancies and will be deed restricted for two years against use by any financial institution.

\$1,999,999 SALE PRICE | \$25.00/SF LEASE RATE