

4125 SOUTH BROAD STREET

HAMILTON TOWNSHIP, NJ

±9,744 SF RETAIL PROPERTY FOR LEASE

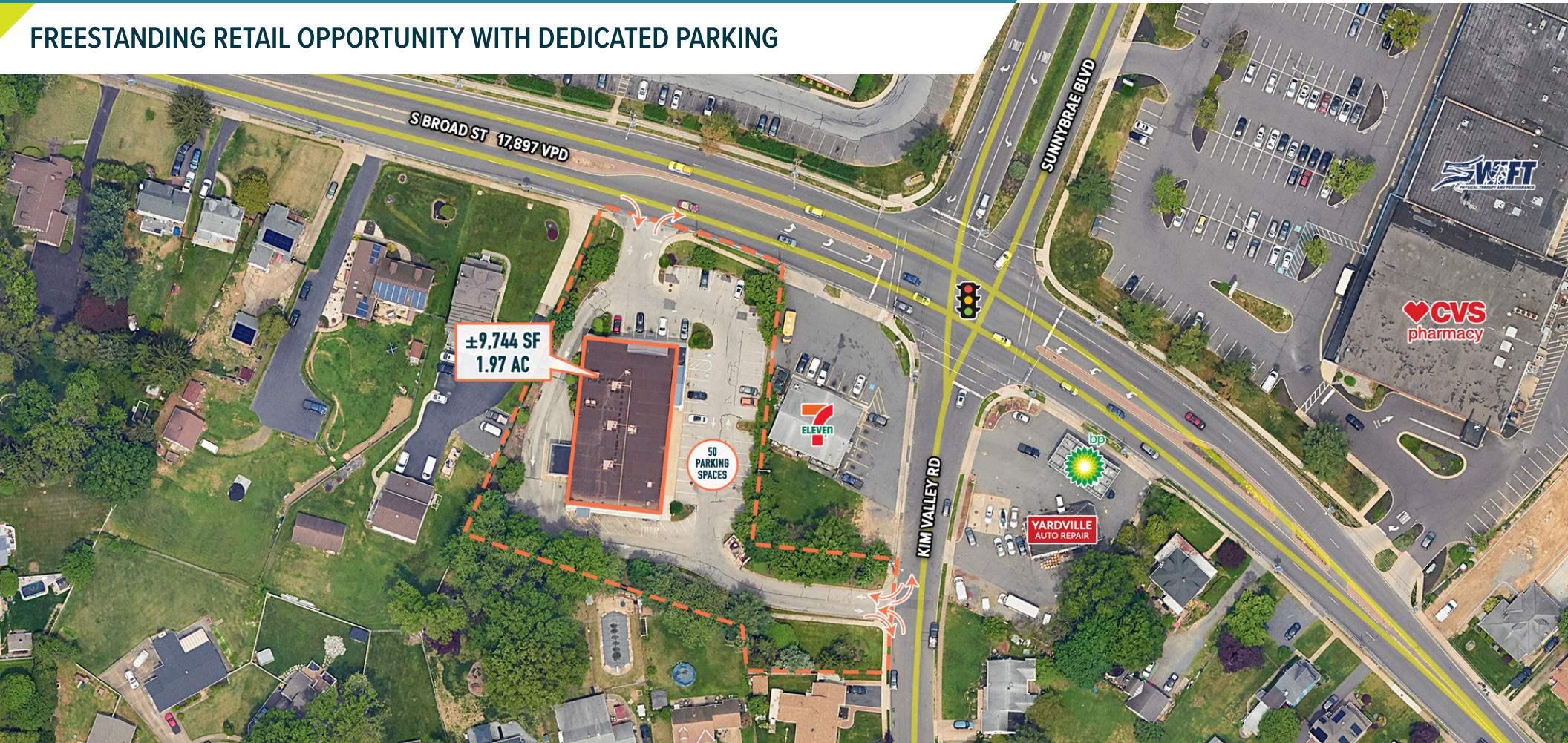
NEARBY RETAILERS

ACME ♥ **CVS**

BANK OF AMERICA

Wawa **7-ELEVEN**

FREESTANDING RETAIL OPPORTUNITY WITH DEDICATED PARKING



get in touch.

JONATHAN SPOERL

Office 215.282.0157

Direct 610.724.0495

jspoerl@metrocommercial.com



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PRIME DAILY NEEDS LOCATION WITHIN DENSE HAMILTON MARKET



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FULL ACCESS OFF OF KIM VALLEY ROAD



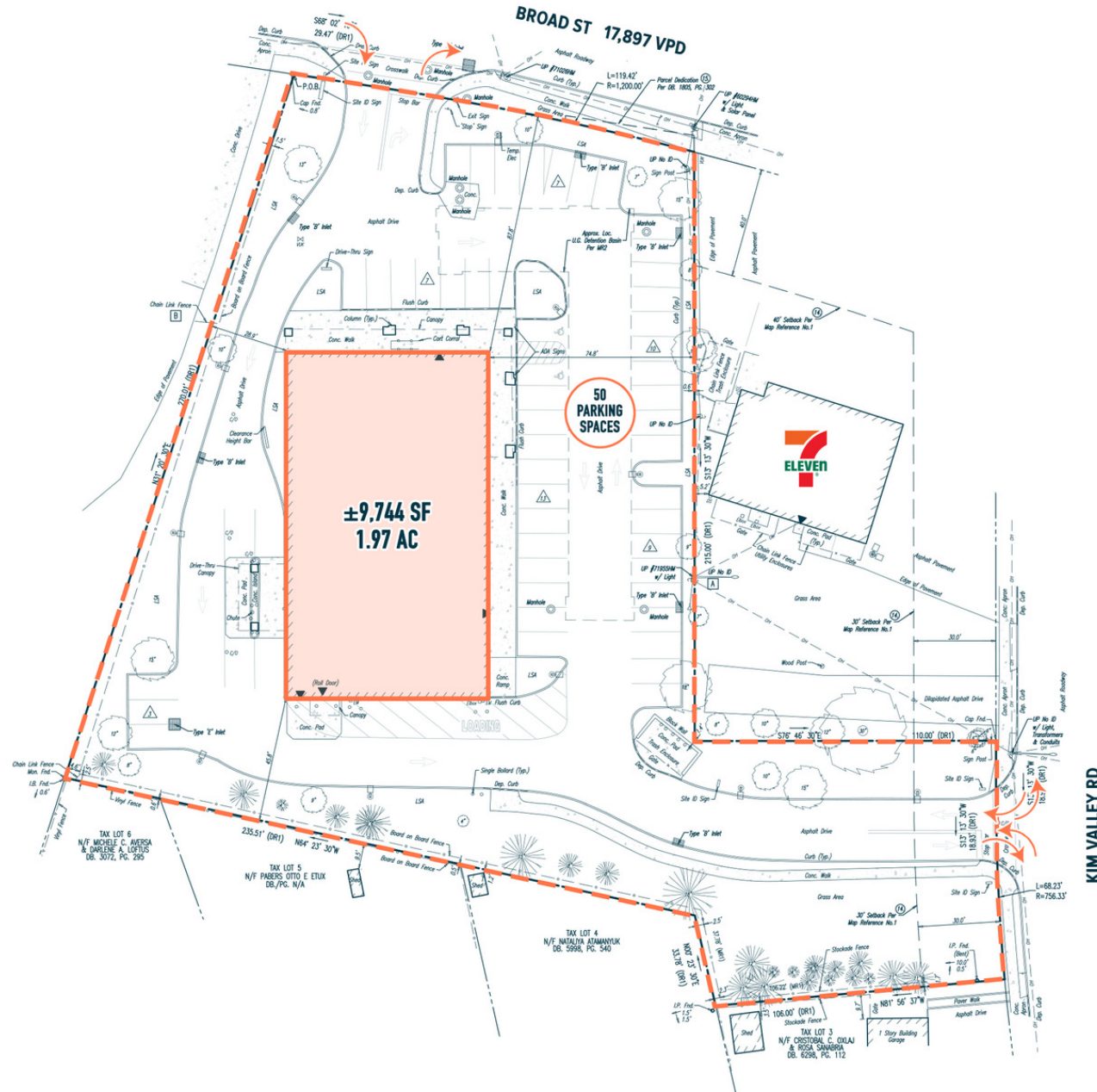
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SITE PLAN



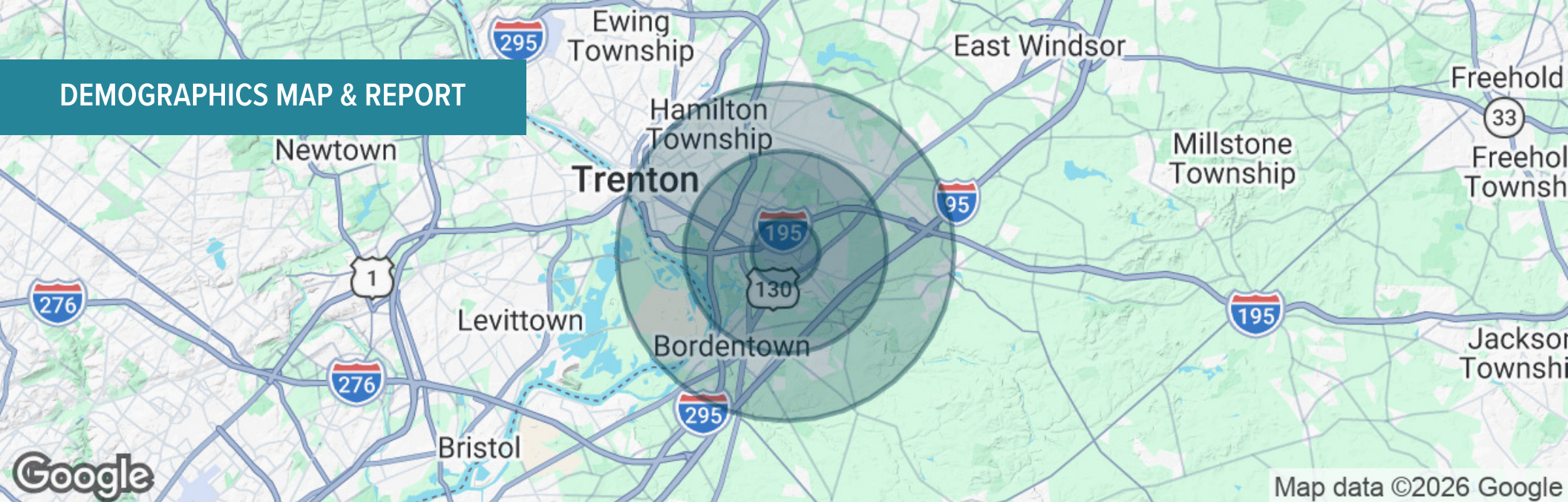
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,872	56,997	185,800
Average Age	50.7	43.5	40.0
Average Age (Male)	44.6	40.9	39.0
Average Age (Female)	57.2	47.7	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,088	23,115	68,258
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$99,007	\$112,289	\$114,496
Average House Value	\$326,967	\$324,924	\$316,149

2023 American Community Survey (ACS)

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