

Heritage Village at Lawrence Commercial

1930 - 1960 Brunswick Avenue, Lawrenceville, NJ 08648



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,543	122,321	233,255
Average HHI	\$91,327	\$70,381	\$85,839
Employees	5,151	81,585	148,194
Total Businesses	474	5,736	10,413



LOCATION OVERVIEW

Building located North of the Brunswick Circle on heavily traveled Business Route 1. Easy access to I-195, I-295, and 29. Close proximity to Hamilton and NJT Commuter Rails and the Mercer Airport.

PROPERTY HIGHLIGHTS

- Class A Building with 7,321 SF Commercial Space and a Mix of 64 Age Restricted Residential Apartments
- 6,110 SF contiguous space available for Professional, Medical Office or Retail Use on street level
- Full exposure on heavily traveled Brunswick Ave. (Rt. 1)
- Signage above each unit
- Signalized Intersection at Cherry Tree Lane.
- On-site parking
- Zoned NC-1
- Traffic: 23,329 Average Daily Volume



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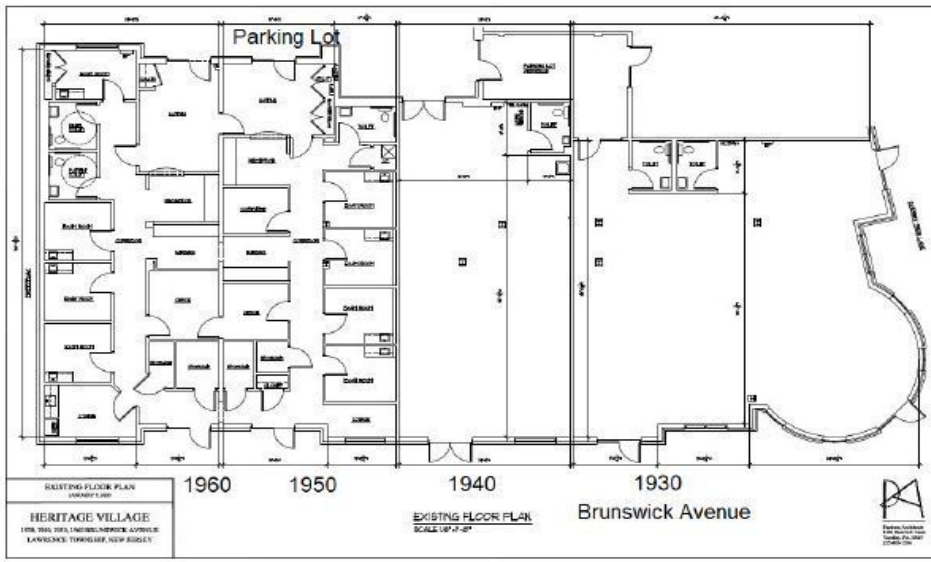


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6,110 SF Contiguous Space
Approximately 123 Ft. Frontage
on Brunswick Ave.

1930 - Office/Retail

1,975 SF

Prominent Corner Location

2 Restrooms

1940 - Office/Retail

1,277 SF

In-Line Unit, 1 Restroom

1950 - 1960 Medical Suite

2,858 SF

2 Waiting Rooms, 8 Exam Rooms, 2 Reception Areas, Lounge
2 Nurse Stations, Computr Room, 2 Offices, 3 Restrooms



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