



DEVELOPMENT SITE

FOR SALE & LEASE

±2.75-ACRE OFFICE/REDEVELOPMENT SITE - PRICE REDUCED

1898 Route 33, Hamilton, NJ 08690

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

Director

jlongo@blauberg.com
973.379.6644 x129



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lease Rate:	Please Call for Lease Rate
Available SF:	4,000 SF
Lot Size:	2.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,297	20,365	44,786
Total Population	9,609	54,731	124,964
Average HH Income	\$99,799	\$99,467	\$100,304

PROPERTY FEATURES

- ±4,000 SF Office Building on ±2.78 Acres
- Ideal for Owner User or Redevelopment Play
- Zoned HC II (Highway Commercial)
- Permits a Wide Range of Retail and Commercial Uses
- Approx. 270 Feet of Frontage Along Route 33 with 2 Curb Cuts
- Approx. 16,944 Average Daily Traffic (Route 33 & George Dye Road)
- Approx. 10,741 Average Daily Traffic (Nottingham Way & Green Briar Drive)
- Close to I-195, I-295, Route 130, Route 206 and NJ Turnpike Exit 7A

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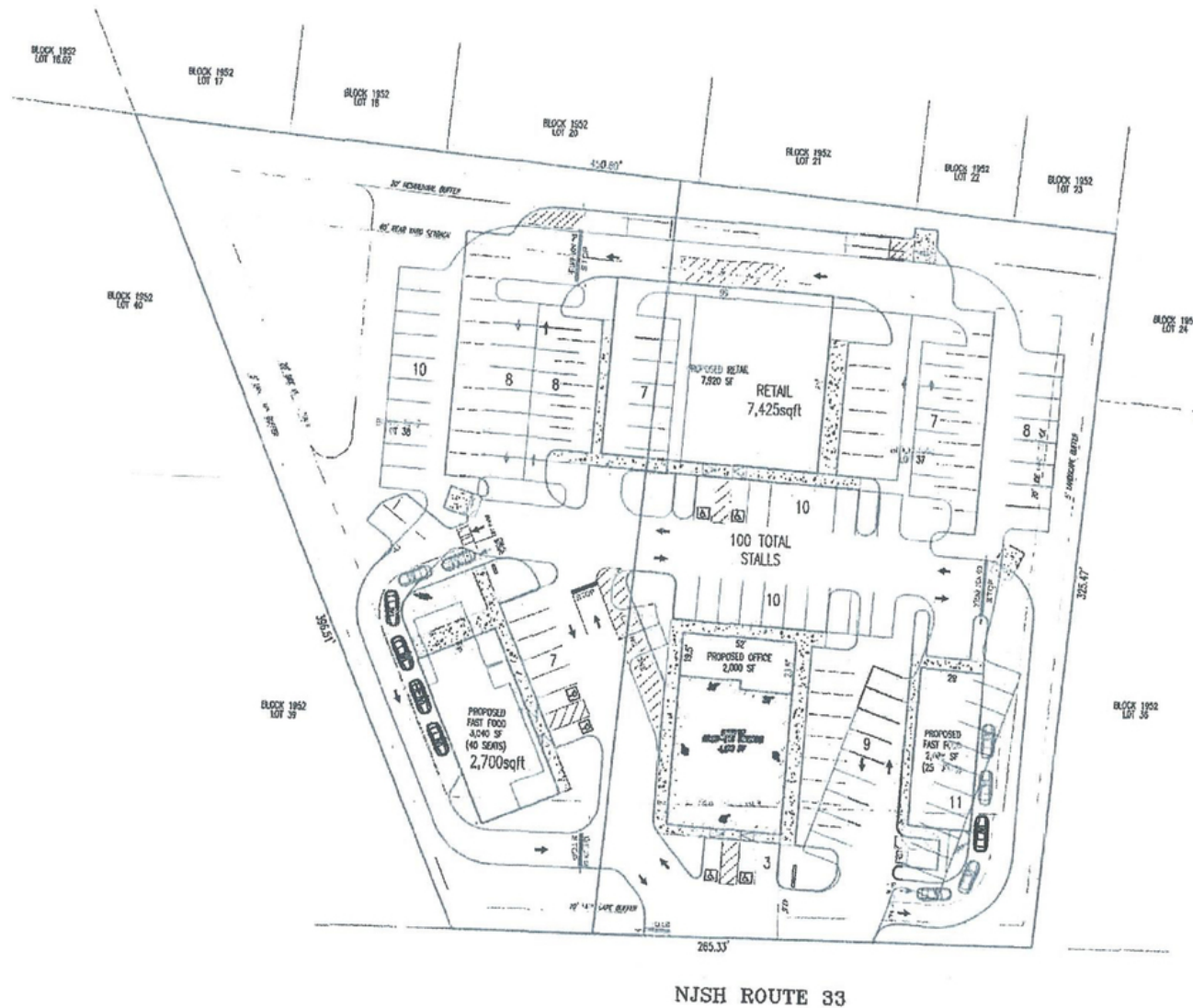
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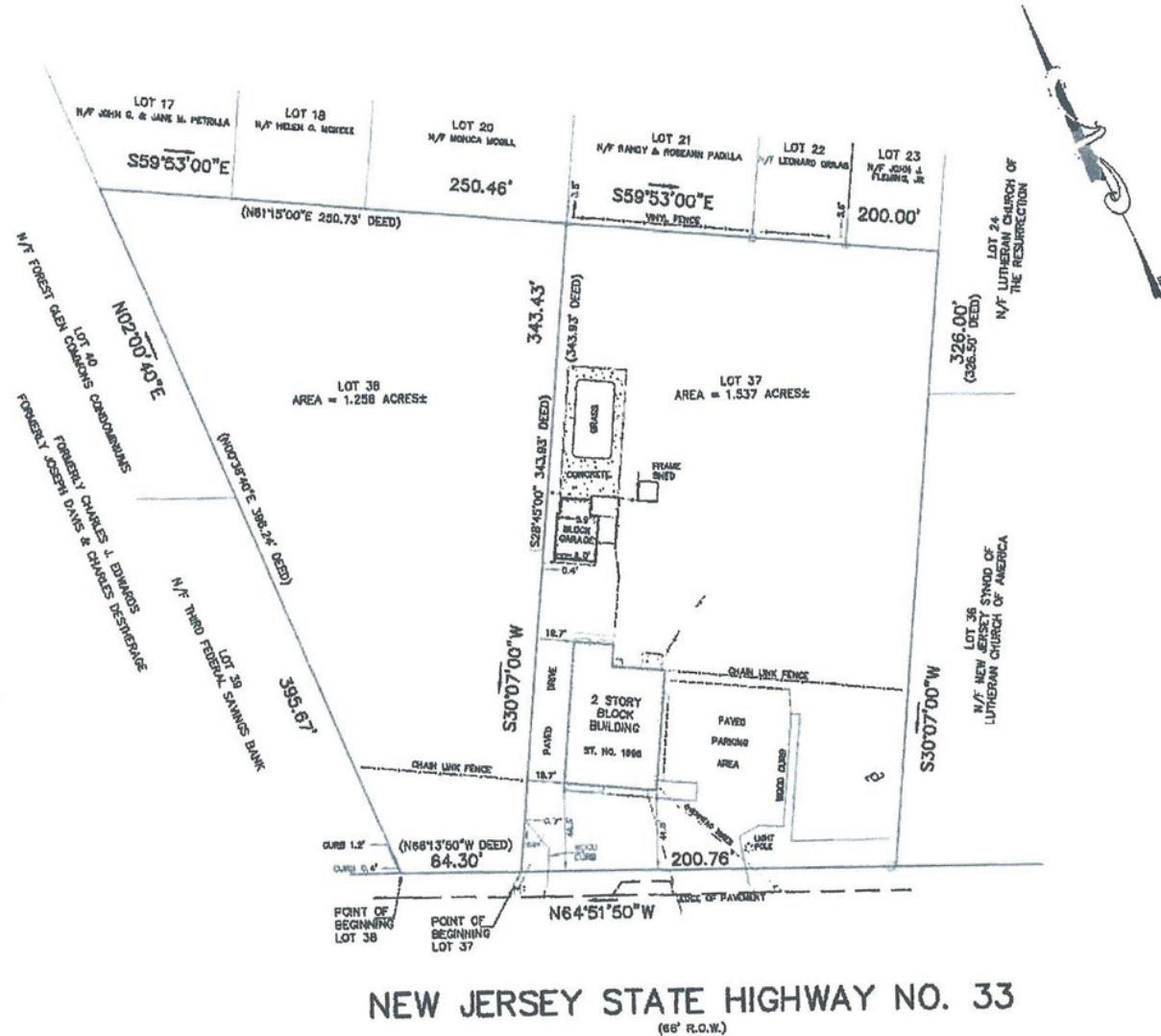
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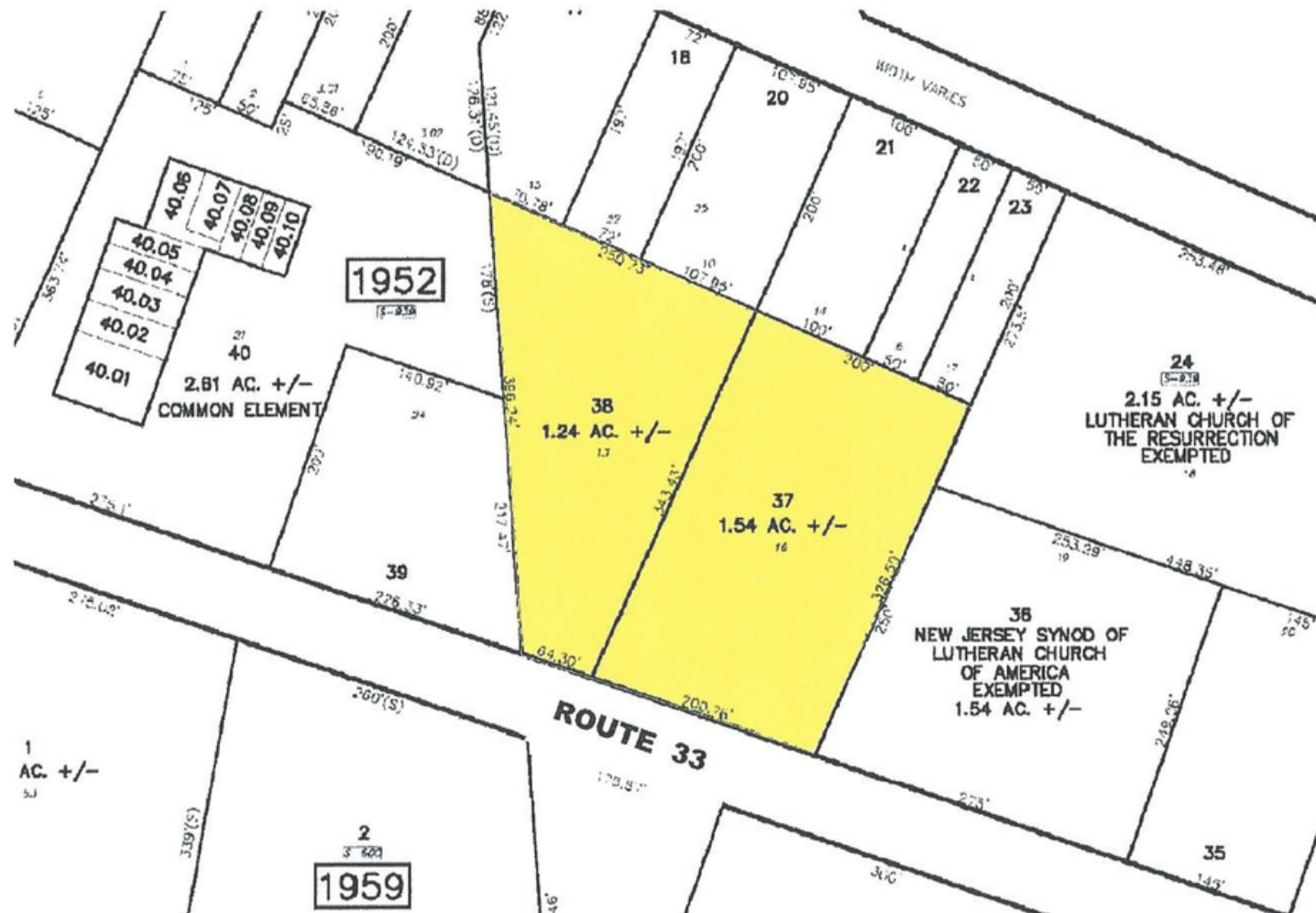
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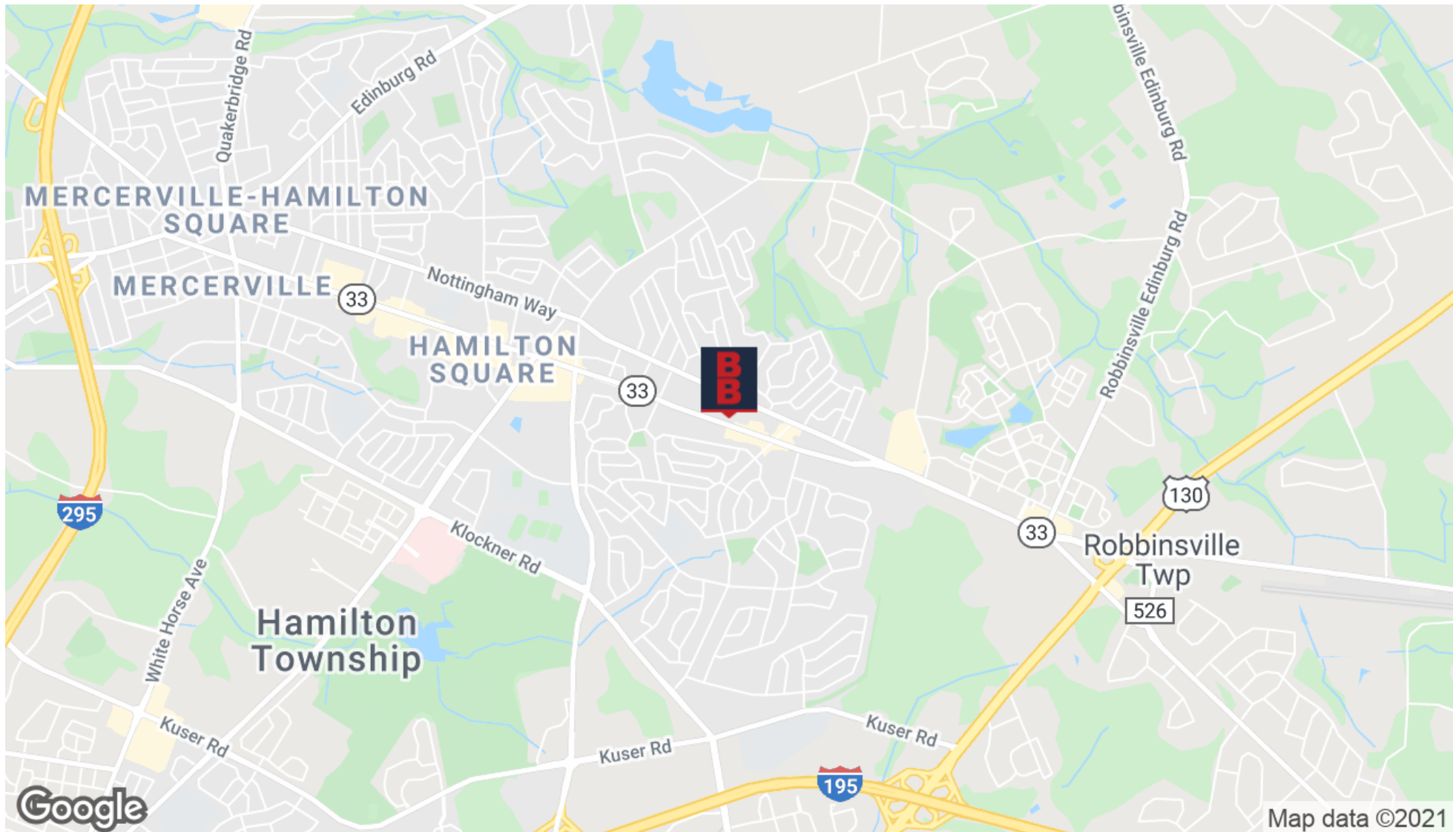
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PROFESSIONAL BACKGROUND

John, Director for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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