

## FOR SALE: FREESTANDING BUILDING ON ±3.7 ACRES

3111 Quakerbridge Rd, Hamilton, Mercer County, NJ 08619

EQUITY CRE



**ASKING PRICE: \$1,500,000**



### PROPERTY FEATURES & DETAILS

- 10,902 SF on two floors (no basement)
- Rare opportunity for a large corner property in a densely populated market
- Excellent visibility and access, and ample parking
- Less than a mile from Route 295 (69,000 VPD)
- Immediate area includes retail and residential properties
- Great location for medical, office, restaurant/retail, daycare, and more



### CONTACT

**DAVID GOODMAN**

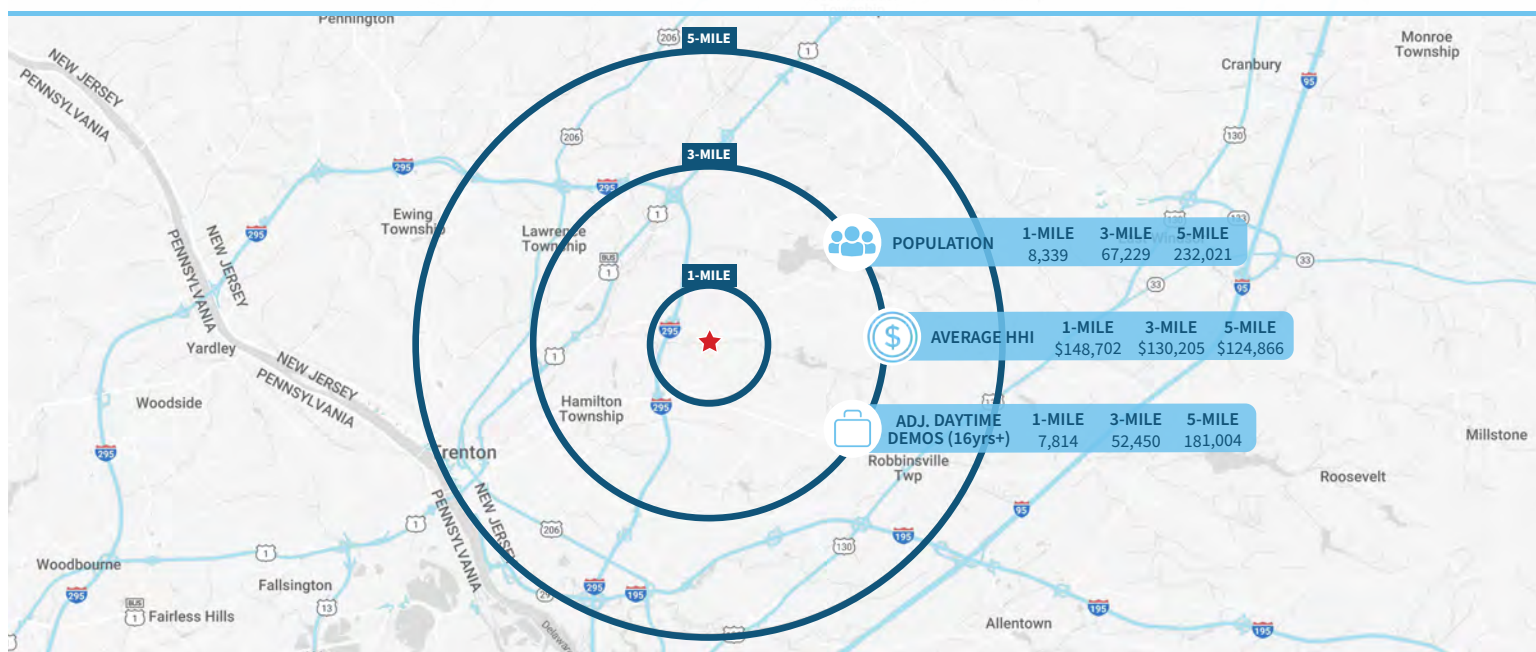
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**EQUITY CRE****Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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# MARKET AERIAL

3111 QUAKERBRIDGE RD  
Hamilton Twp | Mercer County, NJ  
West Windsor Township

## Quaker Bridge Mall

★ macy's JCPenney OLD NAVY

## Rider University

## Lawrence SC



## The Crossings Residential Development 715 Units

## American Metro Center 487,000 SF Office Space

## Capital Plaza



## Hamilton Train Station 2M visits in the last 12 months (Source: Placer.ai March '25)



## The Court at Hamilton



## Clover Square



## Hamilton Plaza



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online ('24)