OFFERING MEMORANDUM

Hopewell Professional Office Space for Lease

83 PRINCETON AVE

Hopewell, NJ 08525

PRESENTED BY:

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
NJ #1110096

MONIKA POLAKEVIC, CCIM
O: 215.757.2500 x2204
monika.polakevic@svn.com
NJ #0789312

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EXCLUSIVELY MARKETED BY:

CHICHI E. AHIA, SIOR

Executive Director/ Principal

D: 215.757.2500 x2202

chichi.ahia@svn.com

NJ #1110096 // PA #RM423727 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

MONIKA POLAKEVIC, CCIM

Senior Advisor

D: 215.757.2500 x2204

monika.polakevic@svn.com

NJ #0789312 // PA #RS 293807

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SECTION 1

The Property

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	$18.50 SF/yr (MG)
BUILDING SIZE:	13,522 SF±
LOT SIZE:	0.96 AC±
MARKET:	Northern New Jersey
SUB-MARKET:	Trenton
ZONING:	C-1
TRAFFIC COUNT:	5,714 VPD

PROPERTY OVERVIEW

SVN is delighted to present 83 Princeton Avenue in Hopewell, a premier free-standing office building situated in a highly sought-after location in Hopewell Township, New Jersey. This impressive 3-story, elevator-served professional office building rests on approximately one acre of land in a coveted area and enjoys immediate proximity to downtown Hopewell Borough. With multiple units available, ranging from 1,029 SF± to 1,538± SF, each boasting turnkey setups and functional floor plans, this property offers versatility to suit various business needs. The building presents a distinguished appearance, accommodating a range of medical and professional offices within a serene park-like setting. Its advantageous location is further enhanced by its proximity to St. Michaels Preserve, a sprawling 400-acre expanse of farm fields, forests, and walking trails along the outskirts of Hopewell Borough. Conveniently accessible, this location offers easy reach to a plethora of distinctive shops and restaurants, providing a rich array of amenities to tenants and visitors alike. With a strong demographic profile, this property presents an attractive opportunity for businesses seeking an upscale office environment in an amenity-rich locale.

LOCATION OVERVIEW

Hopewell Township is located in Mercer County, New Jersey, within the Raritan Valley region. The township is an exurb of the New York City metropolitan area, as defined by the United States Census Bureau. Hopewell also directly borders the Philadelphia metropolitan area, being a part of the Federal Communications Commission's Philadelphia Designated Market Area. The property is located on Princeton-Hopewell Road (a/k/a Princeton Avenue) within walking distance of Hopewell Borough and is situated directly across the street from St. Michaels Preserve, a 400-acre expanse of farm fields, forests and walking trails along the edge of Hopewell Borough.

PROPERTY DETAILS

LEASE RATE	$18.50 SF/YR

LOCATION INFORMATION

STREET ADDRESS	83 Princeton Ave
CITY, STATE, ZIP	Hopewell, NJ 08525
COUNTY	Mercer
MARKET	Northern New Jersey
SUB-MARKET	Trenton
CROSS-STREET	E. Broad Street
TOWNSHIP	Hopewell Twp.
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 206 - 6.2 Mi.
NEAREST AIRPORT	Trenton Mercer Airport (TTN) - 10.9 Mi.

BUILDING INFORMATION

BUILDING SIZE	13,522 SF±
TENANCY	Multiple
NUMBER OF FLOORS	3

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
LOT SIZE	0.96 AC±
LOT FRONTAGE	273 ft
LOT DEPTH	175 ft
TRAFFIC COUNT	5,714 VPD
TRAFFIC COUNT STREETS	Princeton Ave & Old Mt. Rose Rd
PROPERTY TYPE	Office

PARKING & TRANSPORTATION

PARKING TYPE	Surface/Paved Lot
PARKING RATIO	3.7/1,000
NUMBER OF PARKING SPACES	50+

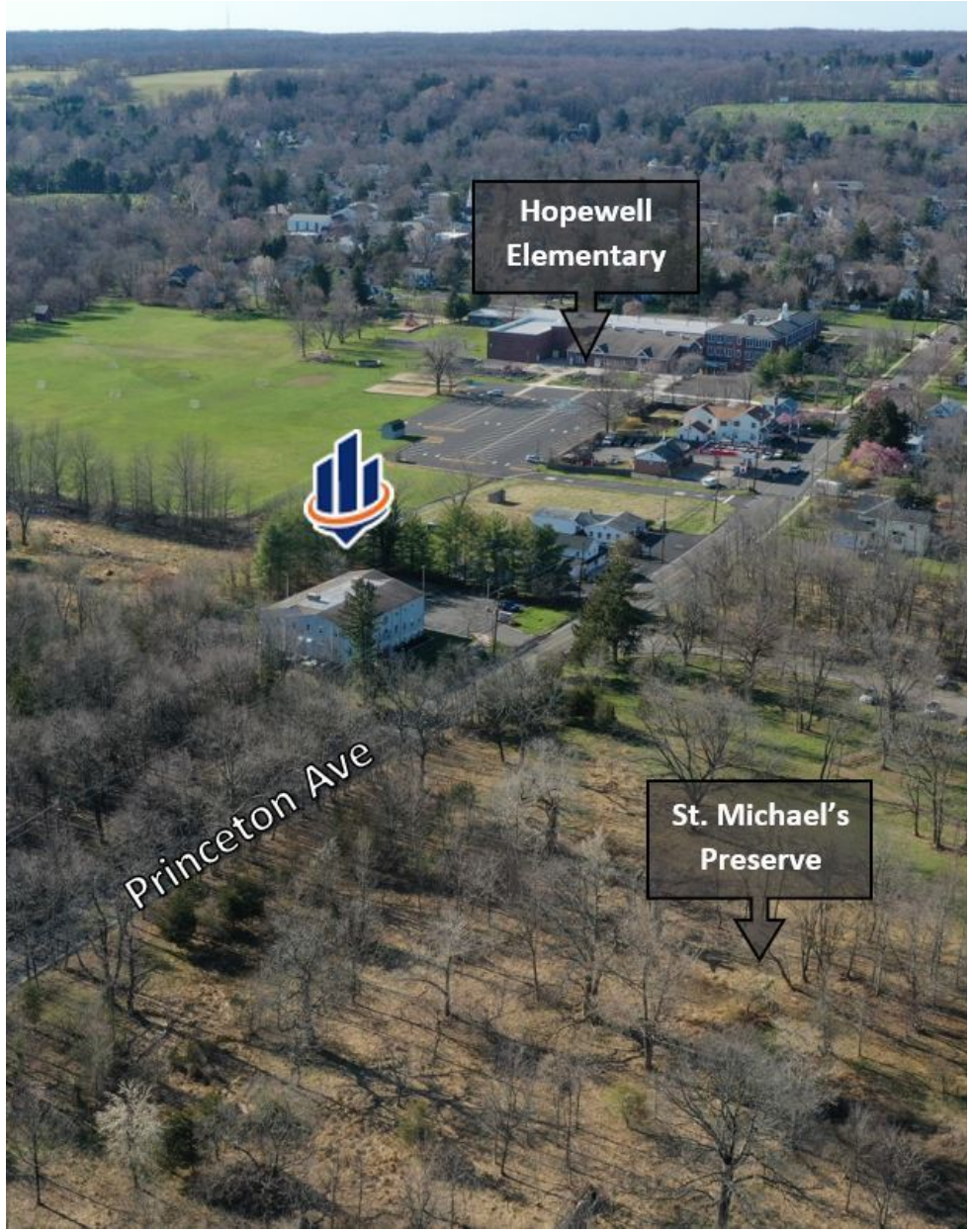
UTILITIES & AMENITIES

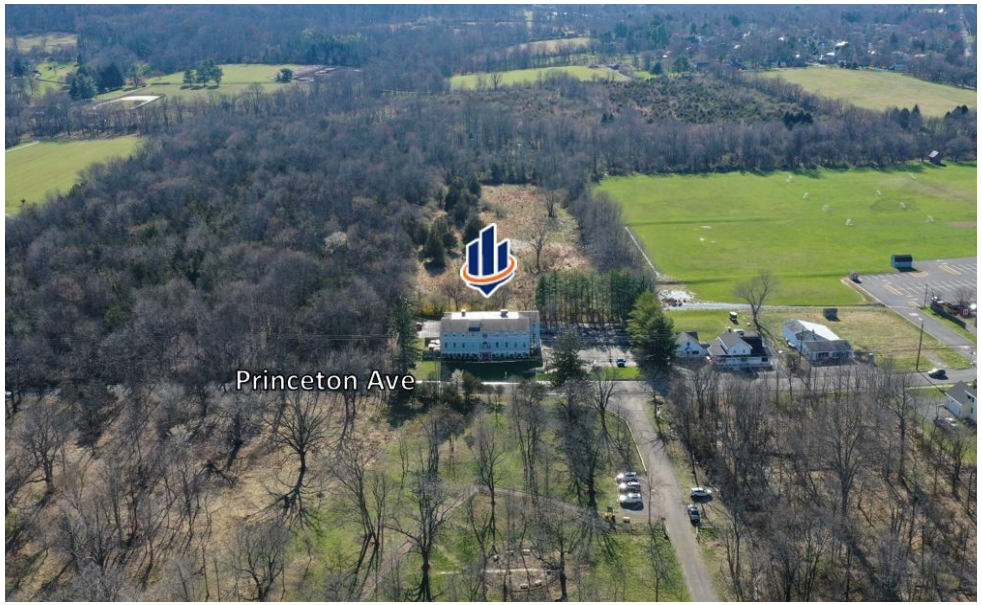
NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes

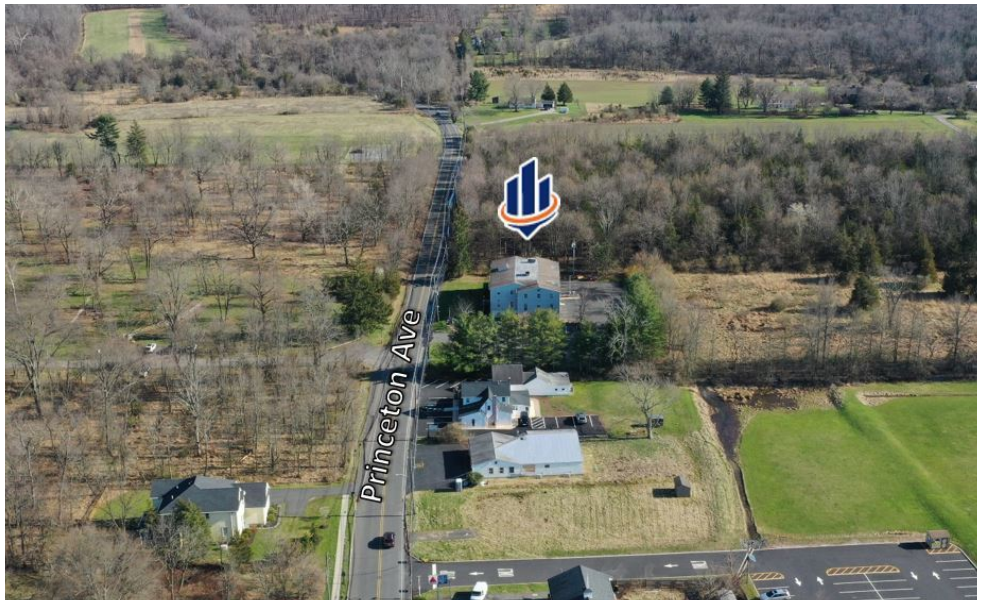
PROPERTY HIGHLIGHTS

- Freestanding office condominium complex
- Variety of medical & professional office suites available
- Flexible floor plans
- Multiple suites and space plans available
- Can be leased individually or combined
- (1) former dental suite available
- 3-story, elevator served building
- 0.98 AC ± land area
- Ample parking - 50+ parking spaces
- Ideal for both medical and professional office users
- Exceptional location within walking distance of Hopewell Borough
- Convenient location for business and consumer access
- Proximate to affluent and populated residential neighborhoods
- Highly desirable market with quality demographic profile
- Close proximity to Rt.518, Rt.31, and I-95/I-295

ADDITIONAL PHOTOS







SECTION 2

The Location

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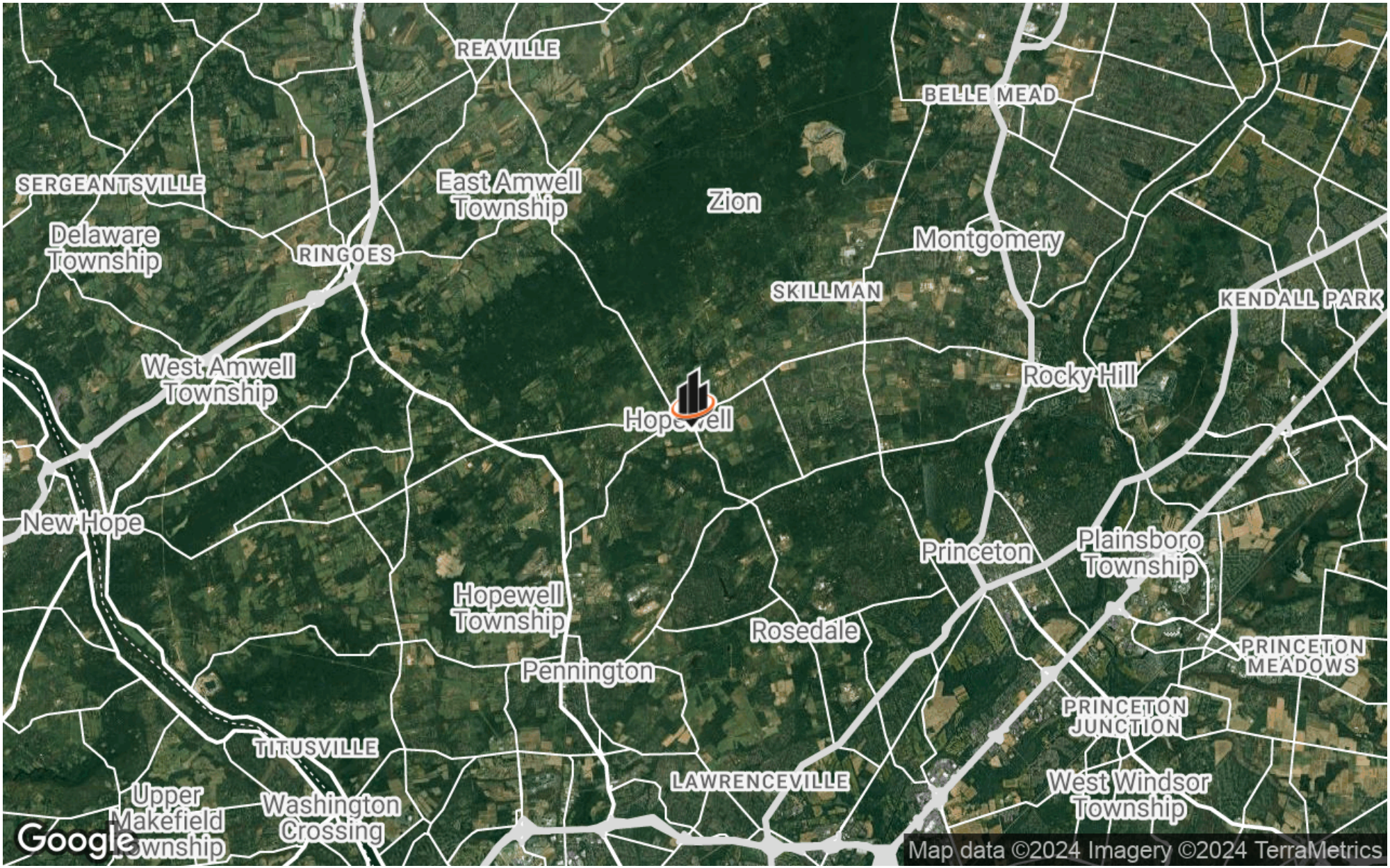
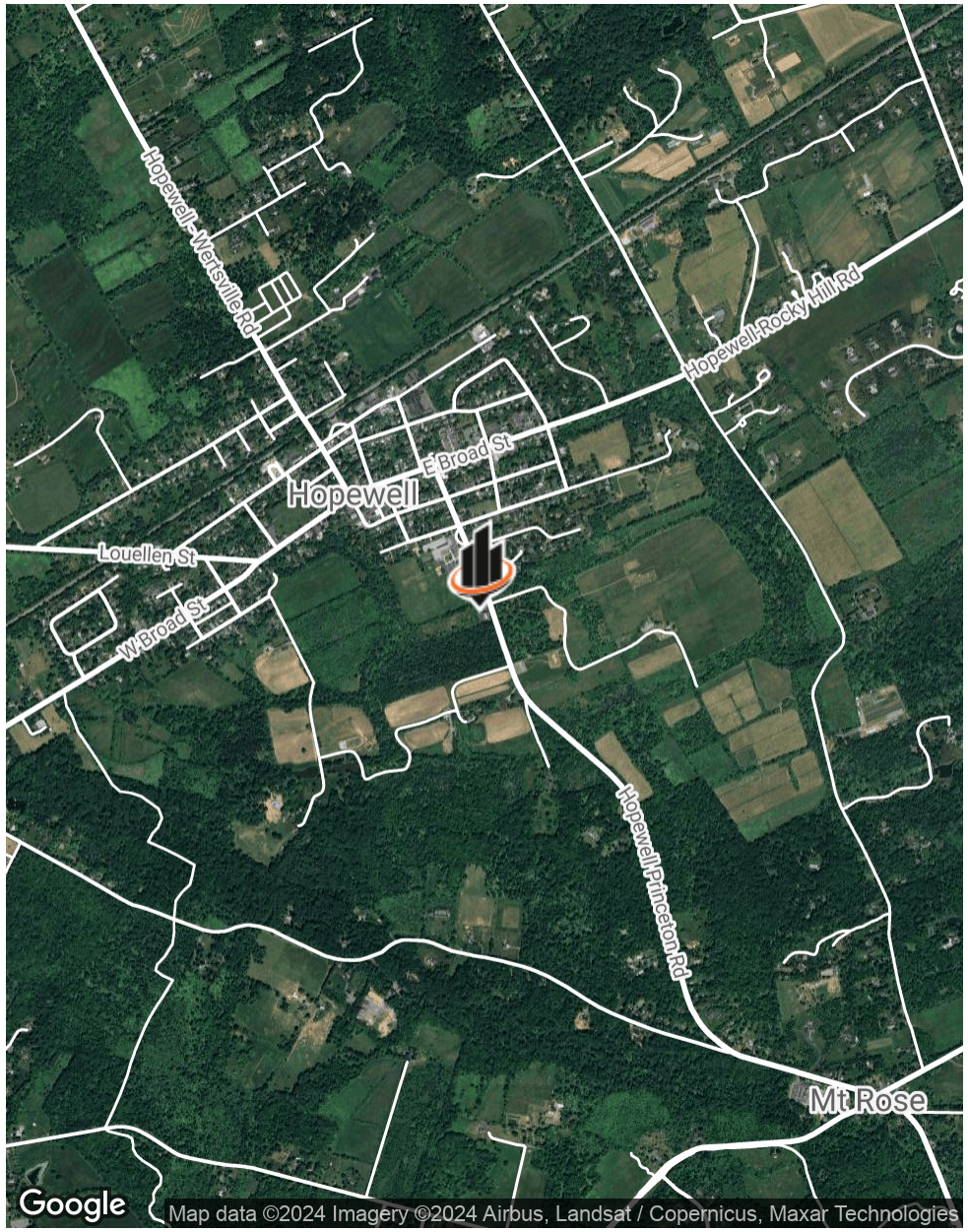
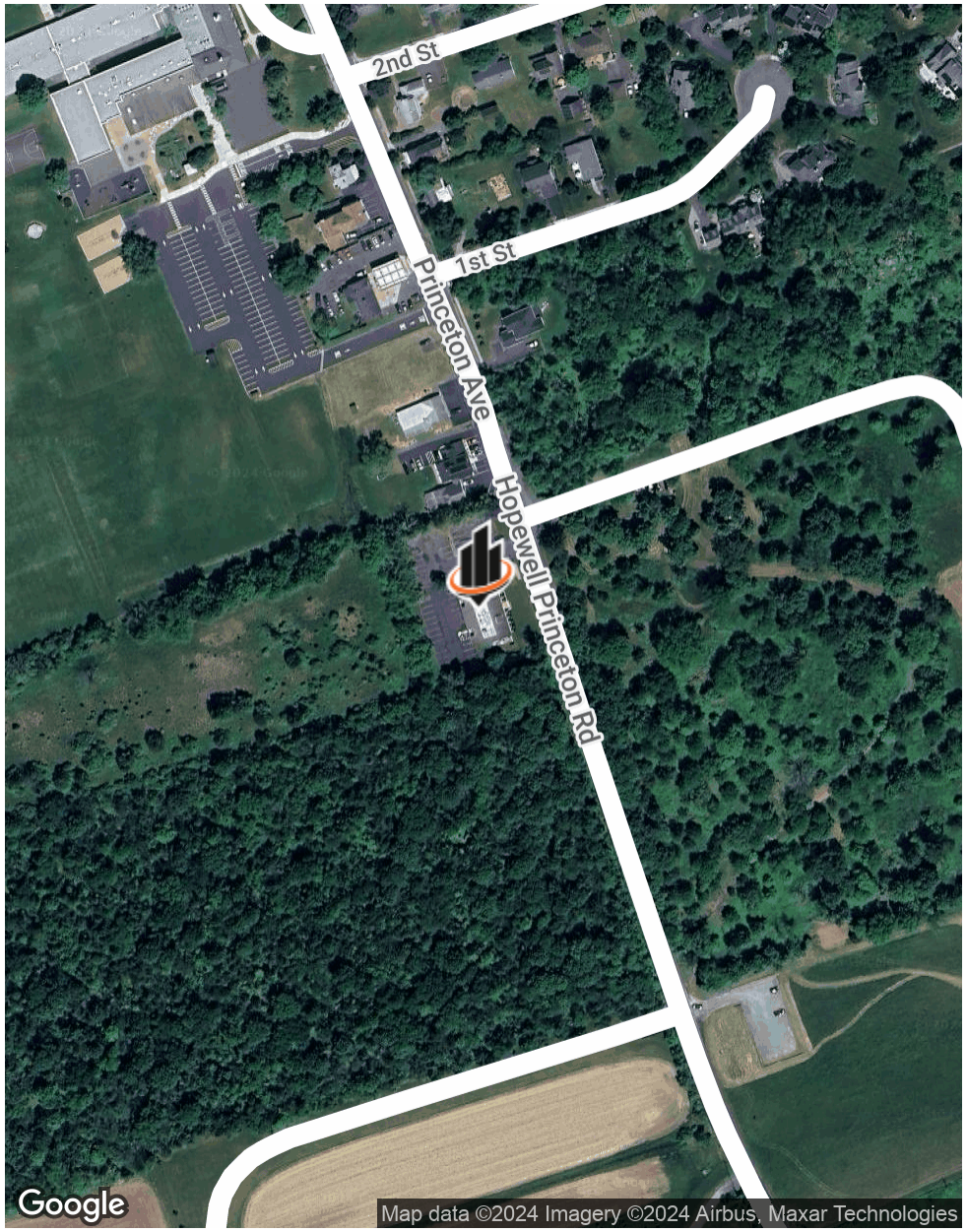
REGIONAL MAP



LOCATION MAP





SECTION 3

The Floor Plans

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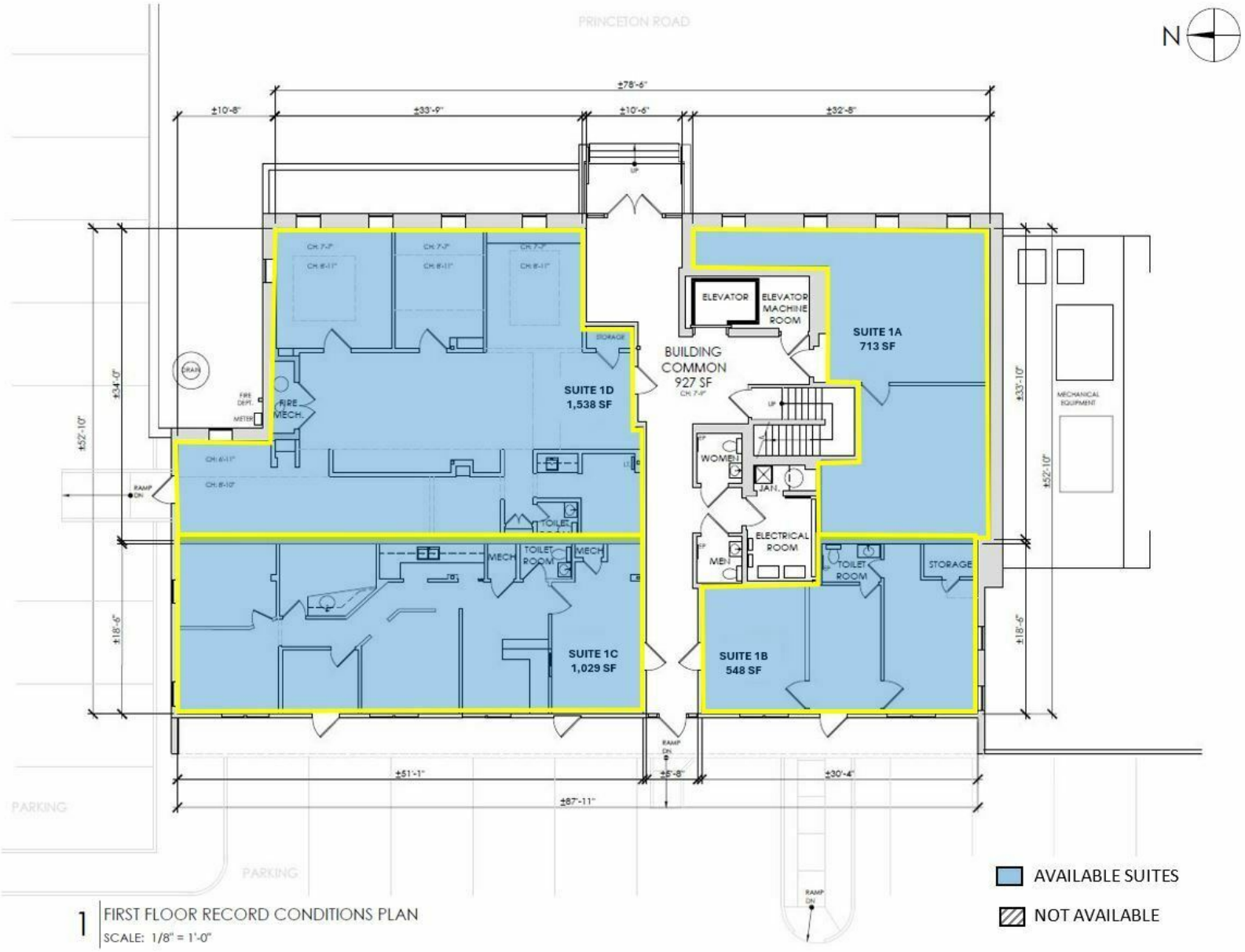
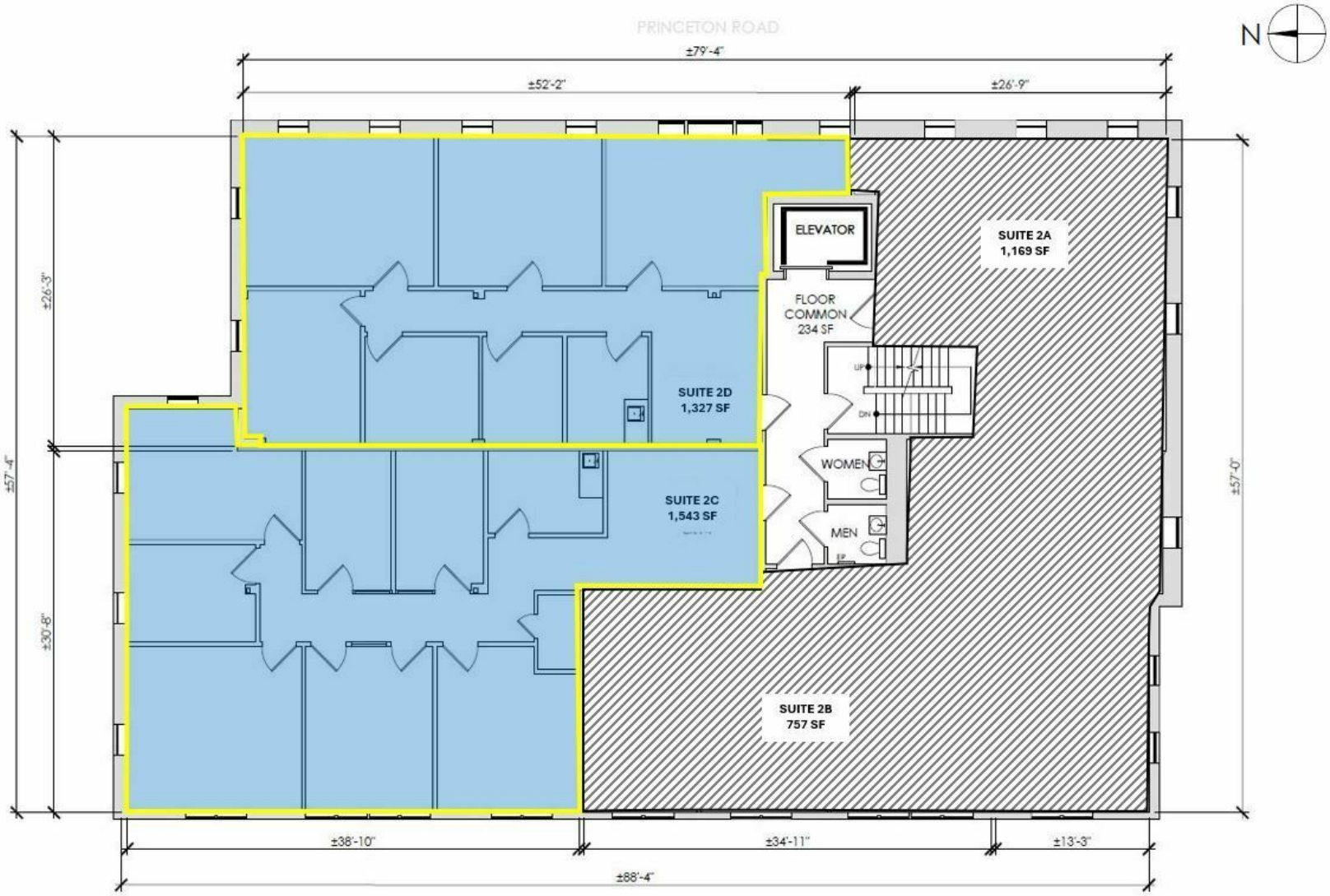
FIRST FLOOR



1 FIRST FLOOR RECORD CONDITIONS PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR



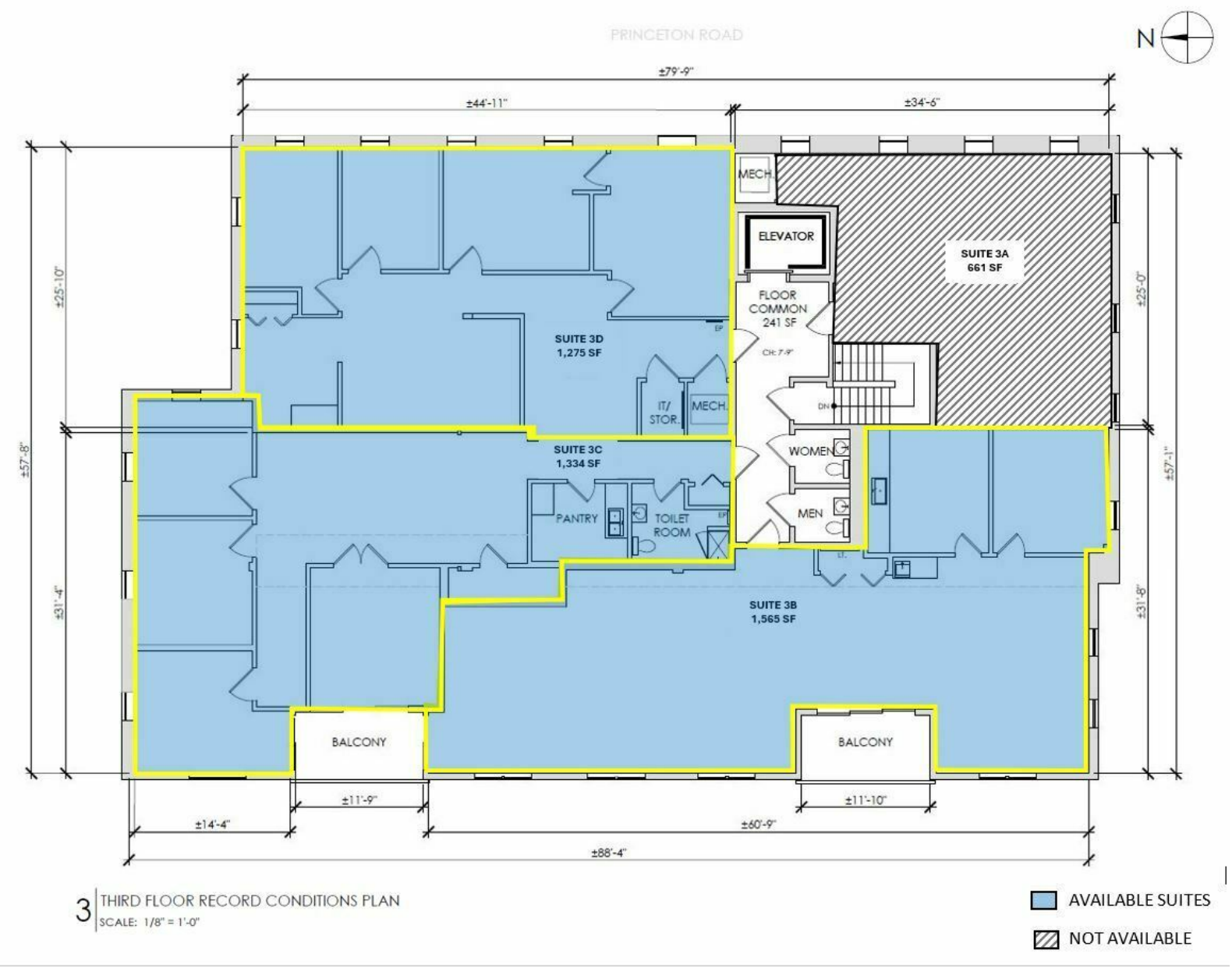
2 SECOND FLOOR RECORD CONDITIONS PLAN
SCALE: 1/8" = 1'-0"

SUITE 2B
708 SF

AVAILABLE SUITES

NOT AVAILABLE

THIRD FLOOR



3 THIRD FLOOR RECORD CONDITIONS PLAN
SCALE: 1/8" = 1'-0"

SECTION 4

The Demographics

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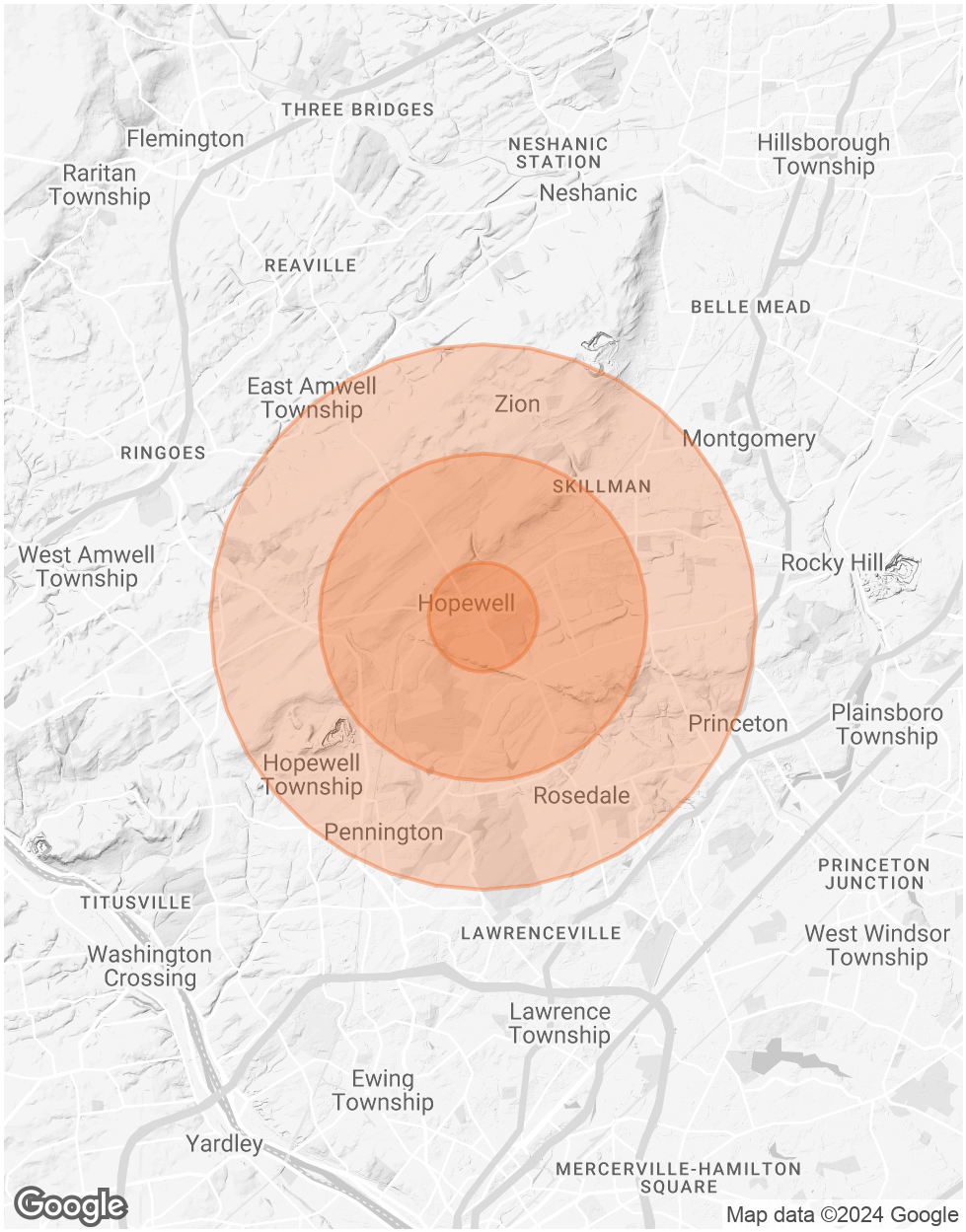
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,250	9,217	19,292
AVERAGE AGE	43.6	44.4	44.1
AVERAGE AGE (MALE)	42.3	41.3	42.6
AVERAGE AGE (FEMALE)	44.6	45.2	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	919	3,337	7,368
# OF PERSONS PER HH	2.4	2.8	2.6
AVERAGE HH INCOME	$151,161	$227,754	$212,578
AVERAGE HOUSE VALUE	$1,076,504	$921,174	$1,042,964

** Demographic data derived from 2020 ACS - US Census*



AHIA COMMERCIAL REAL ESTATE

2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com

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