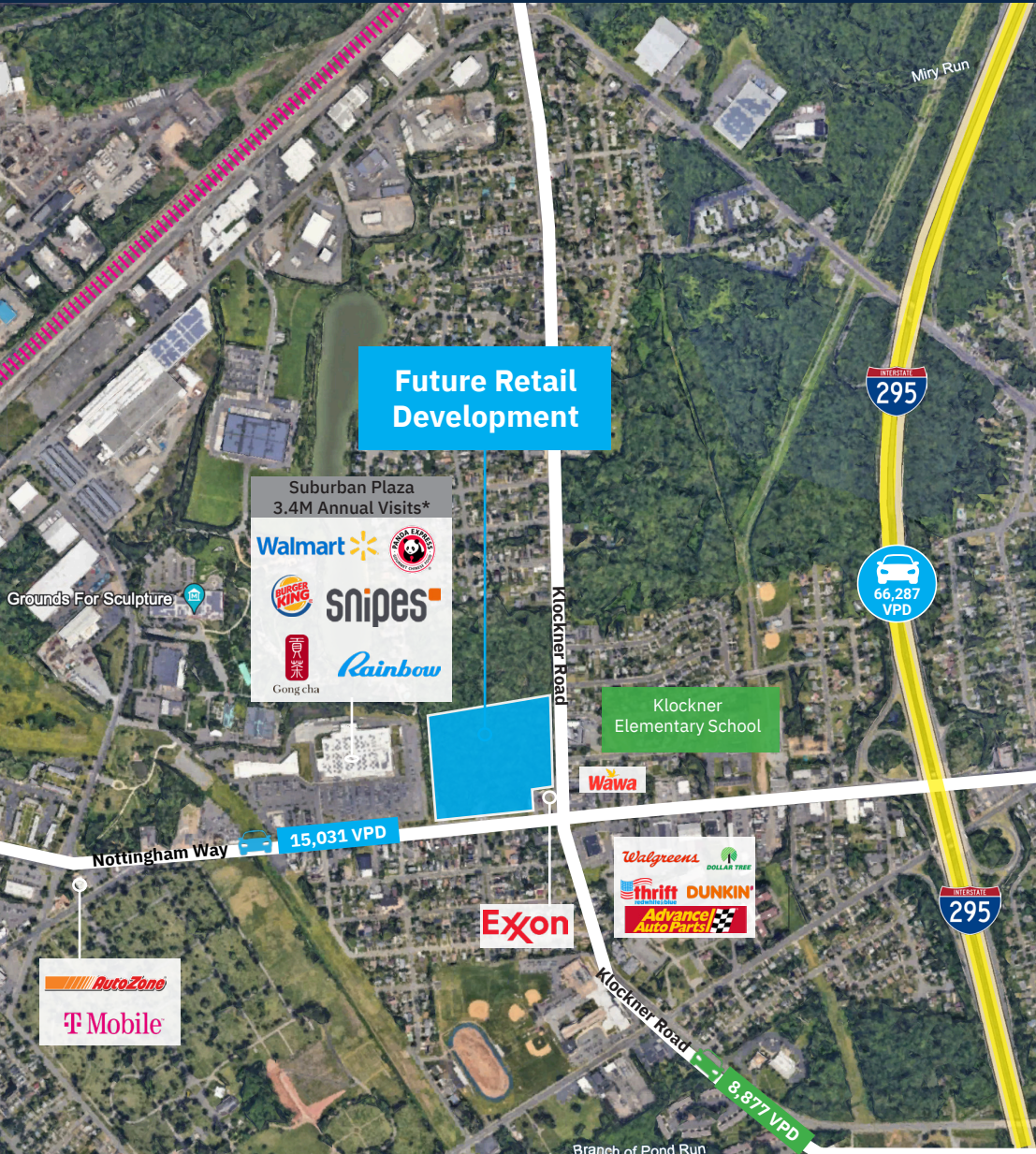


Klockner Corner

NOTTINGHAM WAY & KLOCKNER ROAD | HAMILTON TOWNSHIP, NJ 08690



Available Space

2,322 SF Freestanding Pad
Future Retail Development Opportunity

Property Highlights

- 27.6-acre future Shopping Center, with potential to develop up to 192,000 sqft. of retail, located at the corner of Nottingham Way (Rt. 33) and Klockner Road.
- Phase I: 3 Pad Sites totaling approximately 10,200 sqft. with 2 Leases Pending.
- Proposed 2,322 sqft. freestanding building available.
- Adjacent to the bustling Suburban Plaza, anchored by Walmart and attracting 3.4 million visits annually, according to Placer.ai data*
- Easy access less than a mile from I-295, Grounds for Sculpture, and Hamilton Street (NJ Transit NE Corridor), this location is primed for success.

Nearby Retailers



Average Daily Traffic

15,031 Nottingham Way
8,877 Klockner Road
66,287 I - 295

Demographics

3-mile radius



139,064
POPULATION



51,354
HOUSEHOLDS



\$136,380
AVERAGE HH INCOME



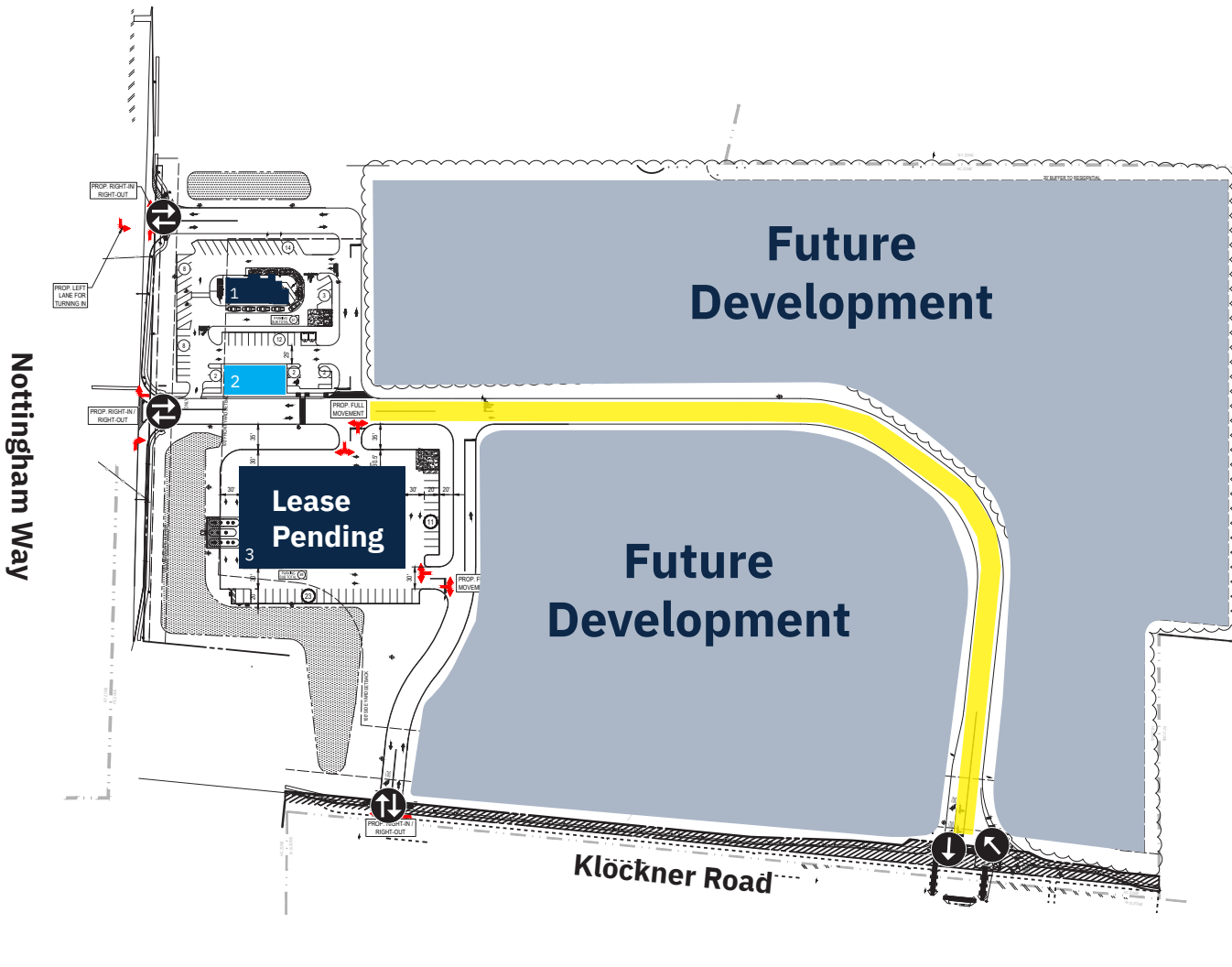
68,683
DAYTIME POPULATION

Source: sitesusa.com

Klockner Corner

NOTTINGHAM WAY & KLOCKNER ROAD | HAMILTON TOWNSHIP, NJ 08690

SITE PLAN



TENANT ROSTER

SF

1	Lease Pending	1,660
2	Available	2,322
3	Lease Pending	5,585
	Future Development	20 Acres



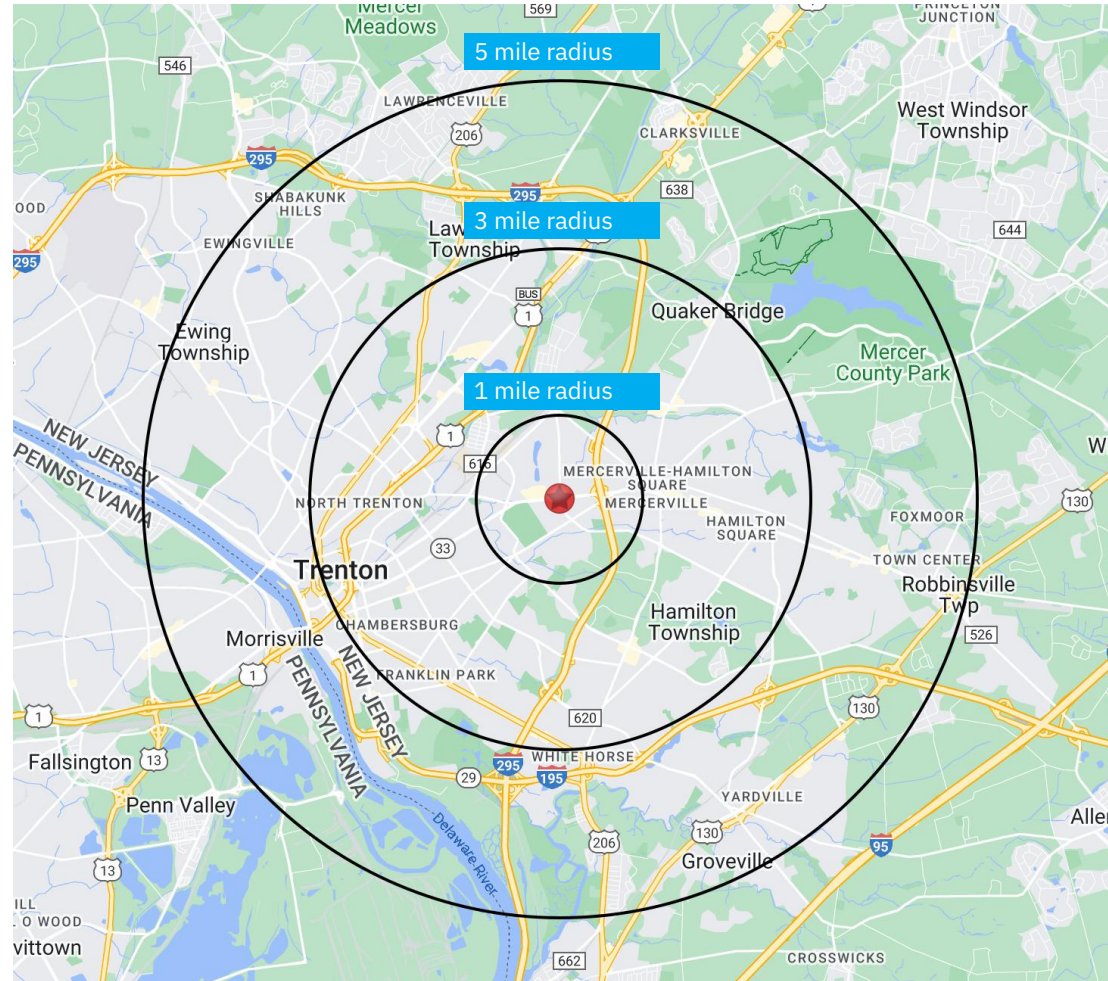
Klockner Corner

NOTTINGHAM WAY & KLOCKNER ROAD | HAMILTON TOWNSHIP, NJ 08690

DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,051	139,064	255,597
Households	3,977	51,354	95,887
Average Household Income	\$140,212	\$136,380	\$138,667
Projected Average Household Income (2029)	\$147,856	\$144,226	\$146,260
Median Household Income	\$106,961	\$103,737	\$108,450
Total Businesses	377	4,550	8,755
Total Employees	4,845	58,069	114,485
Daytime Population	5,832	68,683	138,195
Total Annual Household Expenditure	\$351.59 M	\$4.52 B	\$8.55 B
HH Income \$200K or more	804	9,237	18,460
College Degree + (Bachelor Degree or Higher)	2,809	35,992	74,547

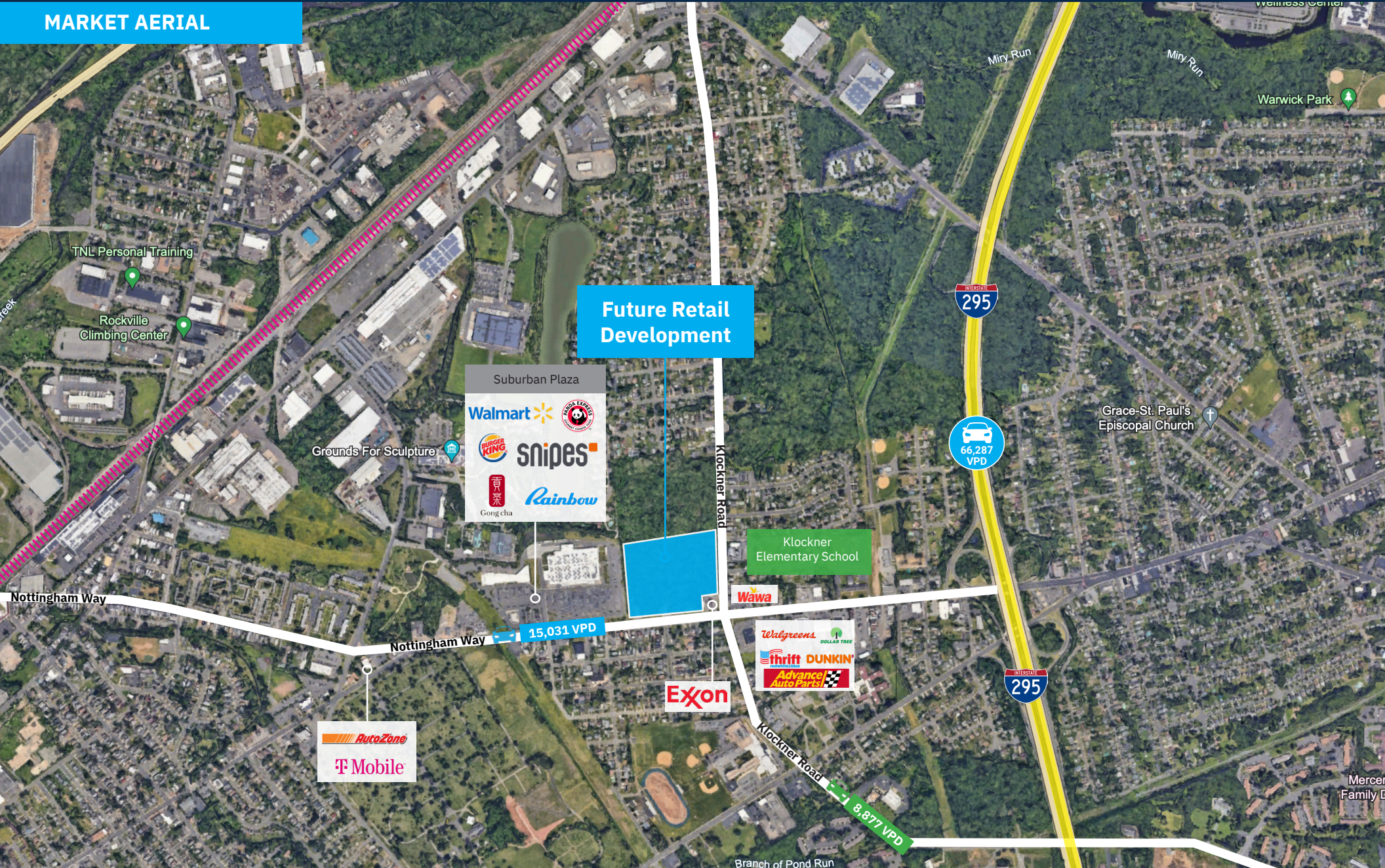
Source: sitesusa.com



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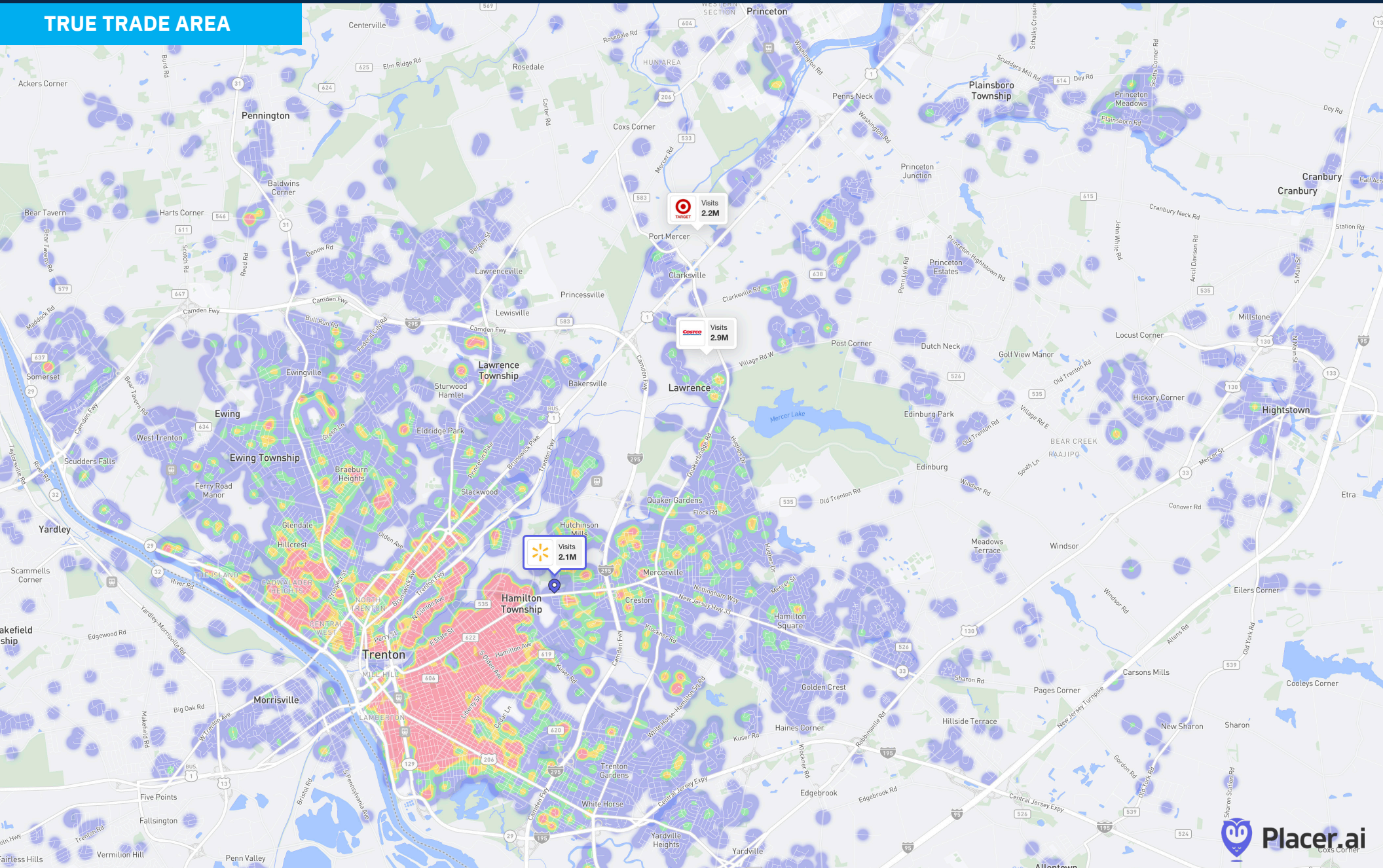
MARKET AERIAL



Klockner Corner

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TRUE TRADE AREA



CONTACT EXCLUSIVE AGENT

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