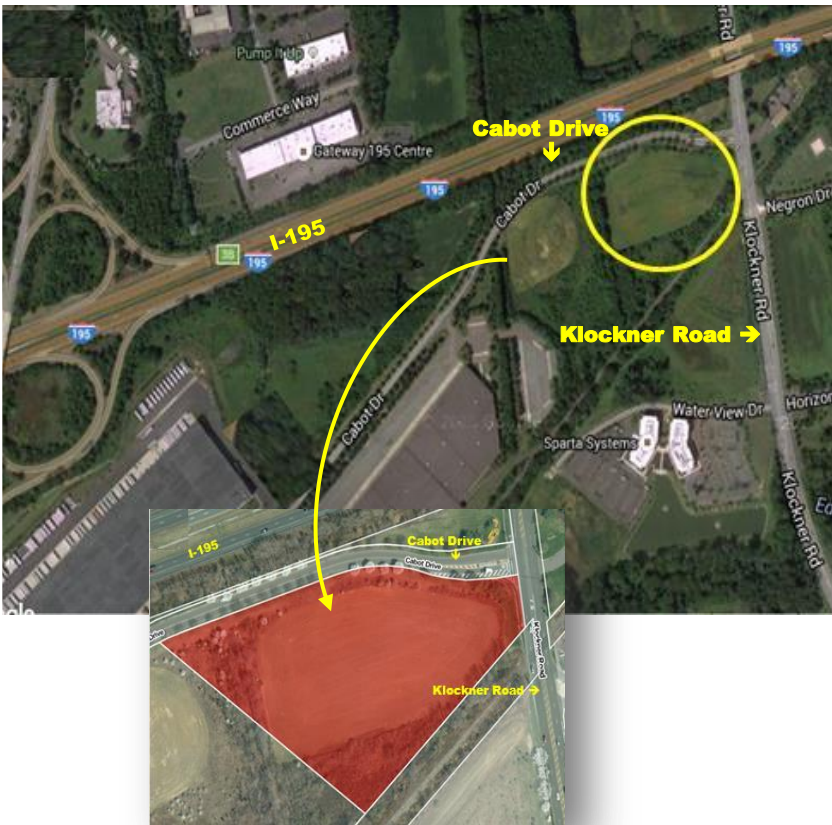




## Lease: Office/Medical/Retail/Padsite

**Cabot Drive at Kuser Road, Hamilton Township NJ**



**13,300 SF**  
**Medical/Office/Retail Space**  
**\$27.50 SF**  
 Plus all operating expenses

**2,600 SF Pad site**  
**for Bank Branch or other use**  
**\$32.00 SF**  
 Plus all operating expenses

- Block 2608, Lot 7
- Approved: Mixed-Use development within multiple buildings totaling 15,900 SF of retail space and 44 residential units with a total of 190 parking spaces.
- Located in Mercer County
- Easy access to I-195, Route 130, I-295 and minutes to the NJ Turnpike

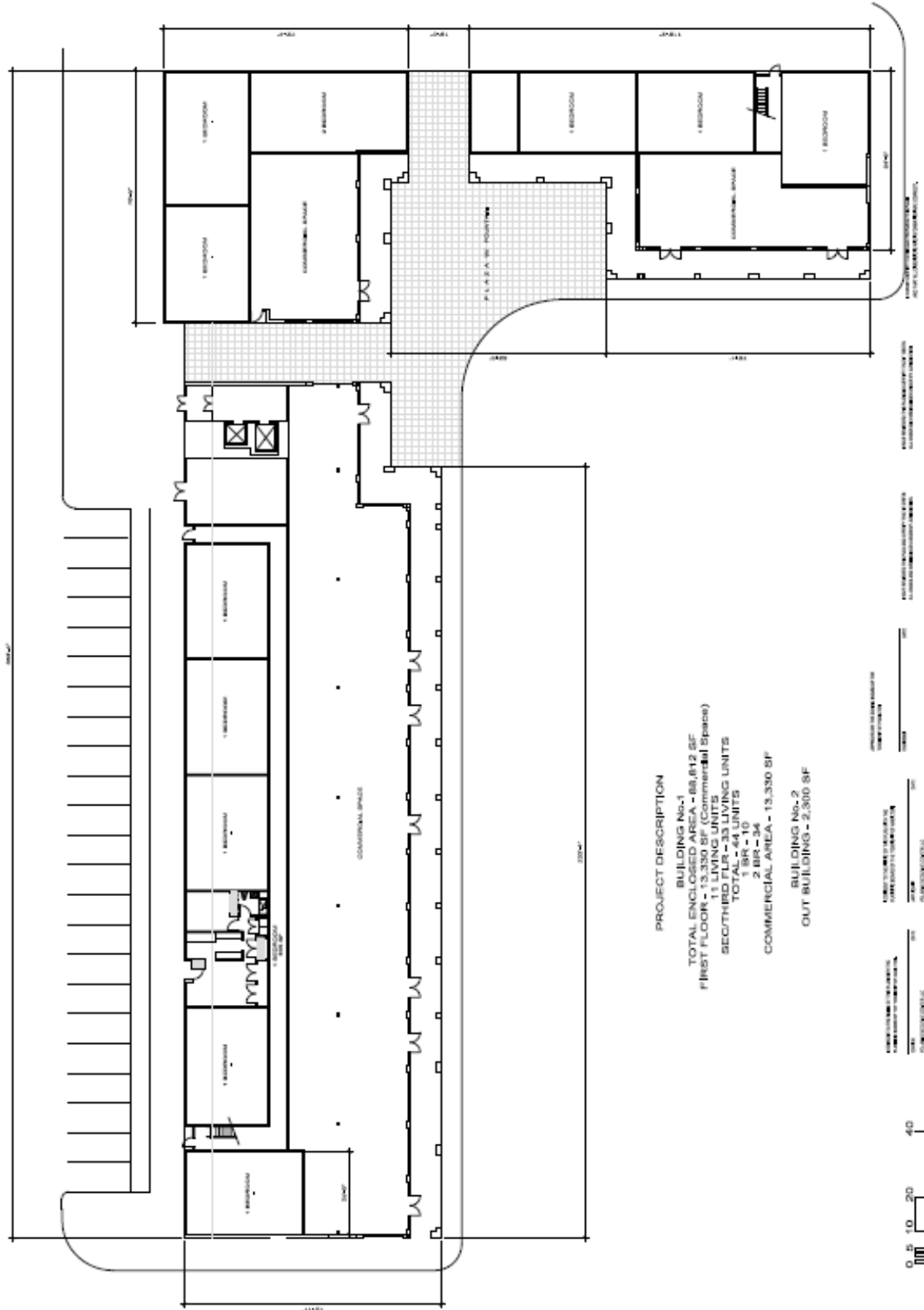
**Contacts: Jerry Fennelly, Patrick Dintrone**

[www.Fennelly.com](http://www.Fennelly.com) | **609.520.0061** | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

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 Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Development Plan Building 1 (Polaris, Lot 7) Cabot Drive at Kuser Road, Hamilton Township NJ



**1st Floor Commercial Space: 13,300 SF (Ceiling Height approx. 13')**

**Contacts: Jerry Fennelly, Patrick Dintrone**

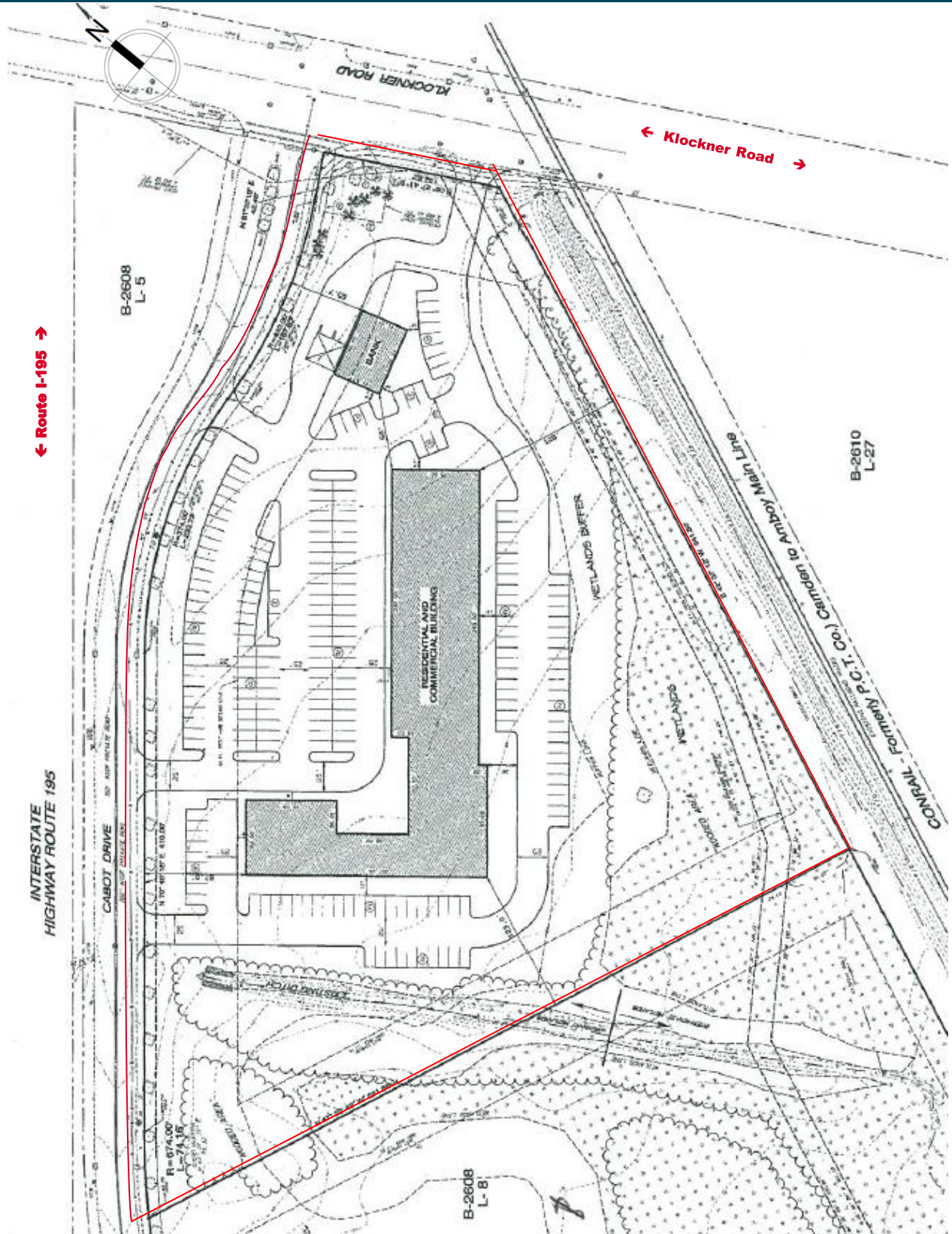
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# Concept Plan

## Cabot Drive at Kuser Road, Hamilton Township NJ



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