

# Retail Redevelopment Opportunity

## 861 Sloan Avenue Hamilton, New Jersey

Located within a redevelopment zone, **861 Sloan Avenue** is a mixed-use redevelopment area situated on **65 acres**.

The property offers **immediate access to I-295**, and is within close proximity of I-195; Routes 1, 30, & 130; and Exit 8 of the New Jersey Turnpike.

It is **adjacent to the New Jersey Transit station** providing rail service to New York City and Trenton. Over 5,000 passengers pass through the Hamilton Station daily.



### MARKETING AGENTS

Fred Meyer, SIOR  
Director of Corporate Services  
fred.meyer@naimertz.com  
856.802.6515

Jeff Licht, SIOR  
Vice President  
jeff.licht@naimertz.com  
215.396.2900 ext 101

- Site is adjacent to both NJ Transit Hamilton station and I-295 (Exit 65)
- 1.3 miles to Route 1
- 5 miles to downtown Trenton
- 13 miles to NJ Turnpike (Exit 8)
- Sloan Avenue features numerous large scale sculptures as part of the Sculptures Along The Way program
- 10 miles to Princeton

Demographics	5 min	10 min	15 min
Population	28,945	186,338	306,446
Households	11,141	67,832	112,203
Median Household Income	\$73,812	\$69,051	\$76,656

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# Retail Redevelopment Opportunity

First State Crossing  
500 Naamans Road  
Claymont, Delaware

**First State Crossing** is a 420 acre redevelopment site at full interchange of I-95 and I-495. The site will include a new passenger multi-modal transit hub, as well as retail, office and warehouse redevelopment.

**32 acre retail redevelopment site** is available on Naamans Road across from Tri-State Mall.

## MARKETING AGENTS

Fred Meyer, SIOR  
Director of Corporate Services  
fred.meyer@naimertz.com  
856.802.6515

Jeff Licht, SIOR  
Vice President  
jeff.licht@naimertz.com  
215.396.2900 ext 101

**NAIMertz**

Jim O'Hara  
Principal  
jimohara@emoryhill.com  
302-322-9500

**NAI Emory Hill**



- Site has immediate access to both I-95 and I-495
- 8 miles to Wilmington, DE
- 10 miles to Philadelphia International Airport
- New Jersey access via Commodore Barry, Walt Whitman, & Delaware Memorial Bridges

Demographics	5 min	10 min	15 min
Population	38,484	169,869	352,309
Households	15,677	65,512	136,143
Median Household Income	\$66,467	\$69,408	\$69,334

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.