

Genesis Village

Coming Summer 2018



Lease: Class A Medical / Office / Commercial / Pad Site
Genesis Village at Cabot Drive & Klockner Road, Hamilton Twp NJ

Genesis Village is a Class A Mixed-Use Development consisting of 15,700 SF of Medical / Commercial space and 44 Upscale Residential units.

Located in the Center of the State and in the Heart of Mercer County, Genesis Village is conveniently located just one mile from Robert Wood Johnson - Barnabas Hospital as well as directly adjacent to the Genesis Biotechnology Campus.



13,300 SF

Medical / Office / Commercial

\$19.00/SF

Plus all operating expenses

2,400 SF Pad Site

Medical / Office / Bank Branch

\$24.00/SF

Plus all operating expenses

- Landlord Offers a Tenant Fit-Out Allowance subject to terms and conditions
- Located in Mercer County - Center of the State
- 1 Mile from Robert Wood Johnson - Barnabas Hospital
- Easy Access to the NJ Turnpike, I-195, I-295 and US Route 130
- Minutes to the Hamilton Train Station and the Trenton Transit Center
- Up to 13' Ceiling Heights
- 190 Parking Spaces

Contacts: Jerry Fennelly, Patrick Dintrone, Thomas Barbera

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

NAI Fennelly

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.

Demographics

Genesis Village at Cabot Drive & Klockner Road, Hamilton Township NJ

3 Mile Radius



Population
55,038



Households
22,073



Avg. Household Income
\$104,613

5 Mile Radius



Population
137,768



Households
50,483

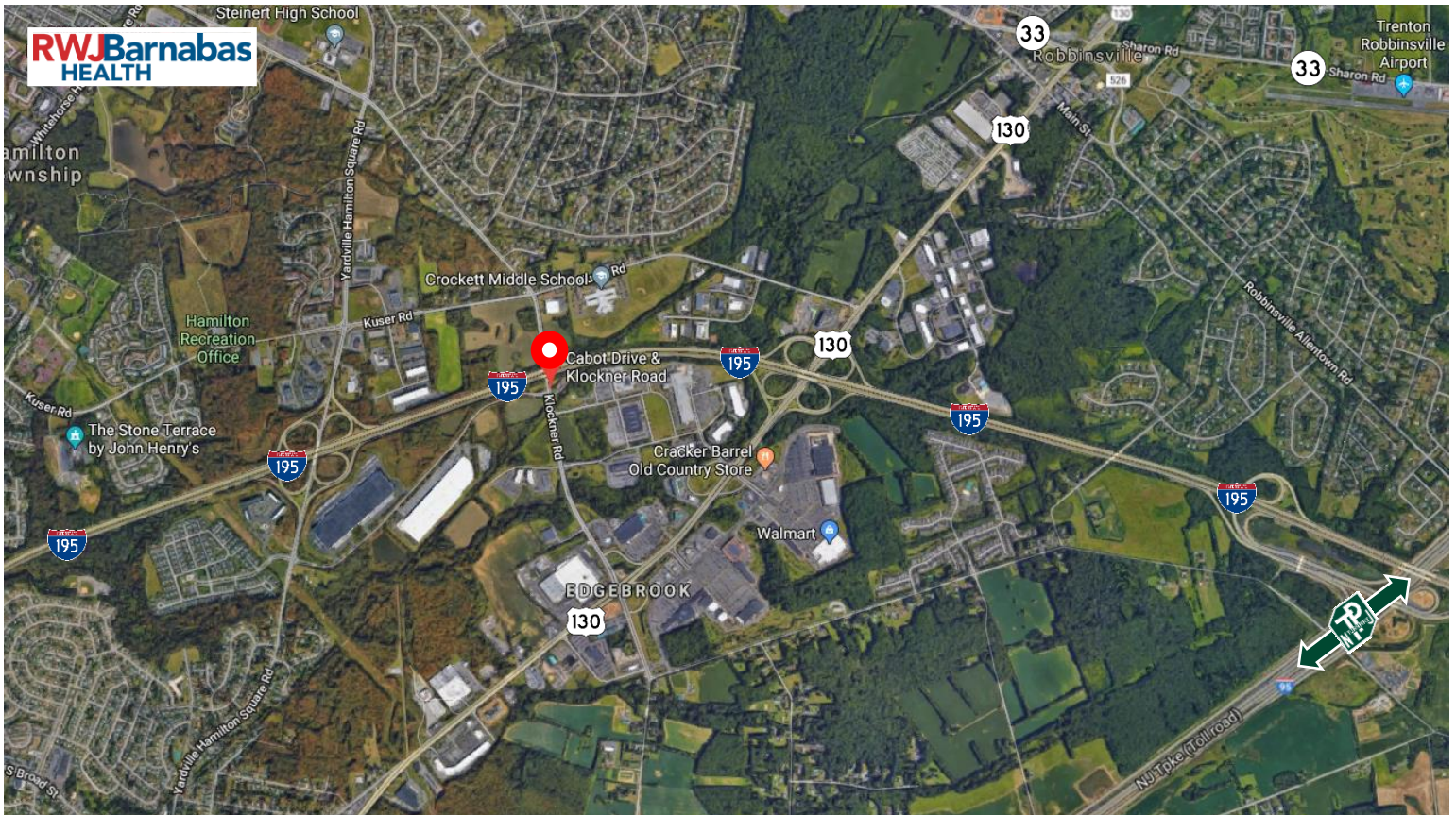


Avg. Household Income
\$93,673

Traffic



18,065 Cars per day on Klockner Road



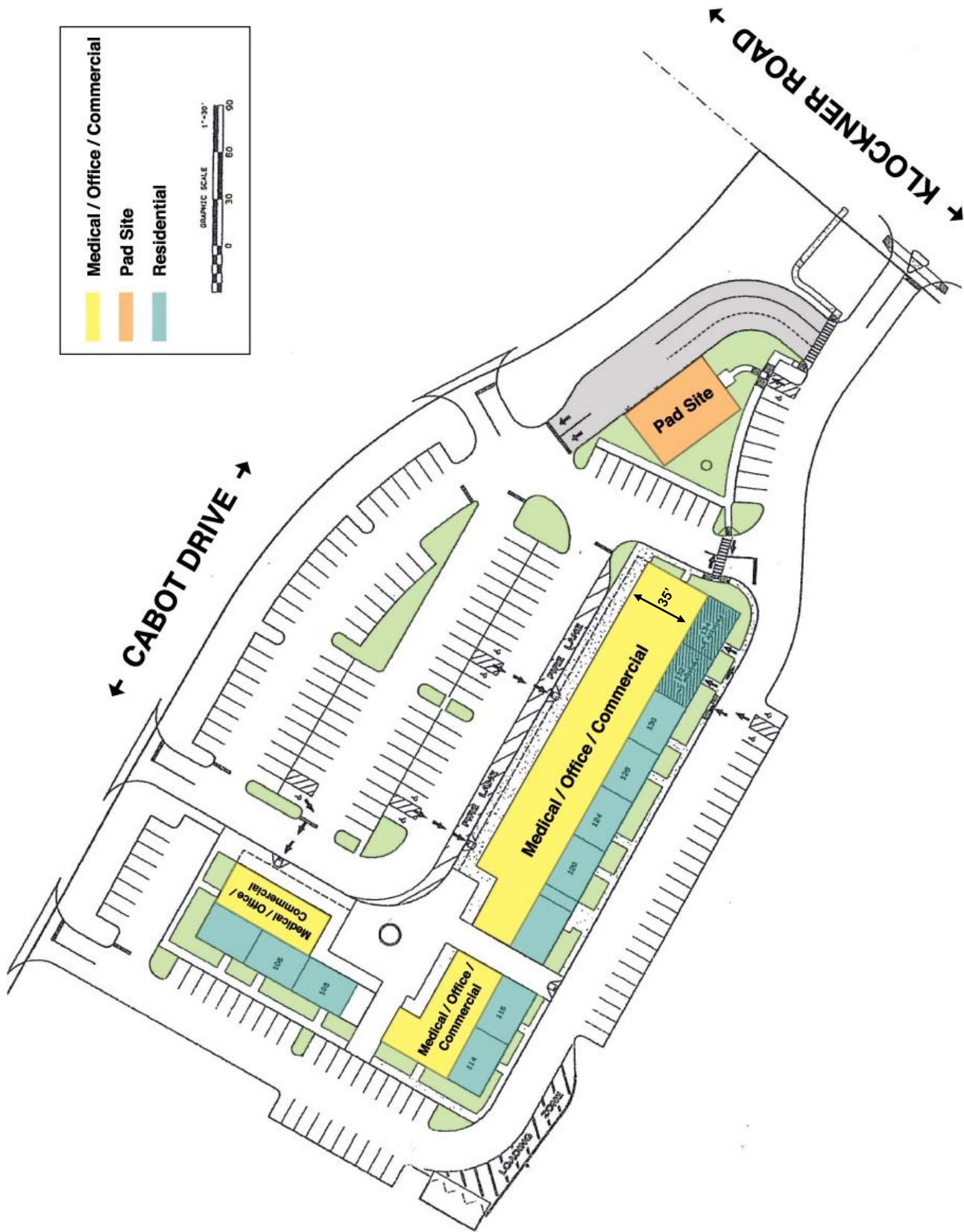
Contacts: Jerry Fennelly, Patrick Ditrone, Thomas Barbera

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

NAI Fennelly
Commercial Real Estate Services, Worldwide.

Site Plan

Genesis Village at Cabot Drive & Klockner Road, Hamilton Township NJ



Contacts: Jerry Fennelly, Patrick Ditrone, Thomas Barbera

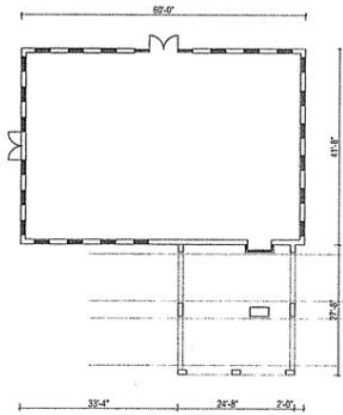
www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

NAI Fennelly

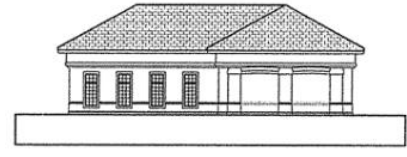
Commercial Real Estate Services, Worldwide.

Conceptual Pad Site Plans

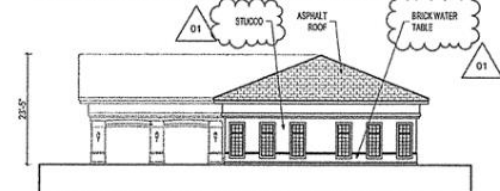
Genesis Village at Cabot Drive & Klockner Road, Hamilton Township NJ



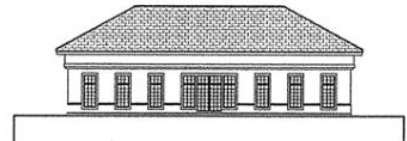
LOOKING FROM KLOCKNER ROAD (EAST ELEV.)



LOOKING FROM CABOT DRIVE (NORTH ELEV.)



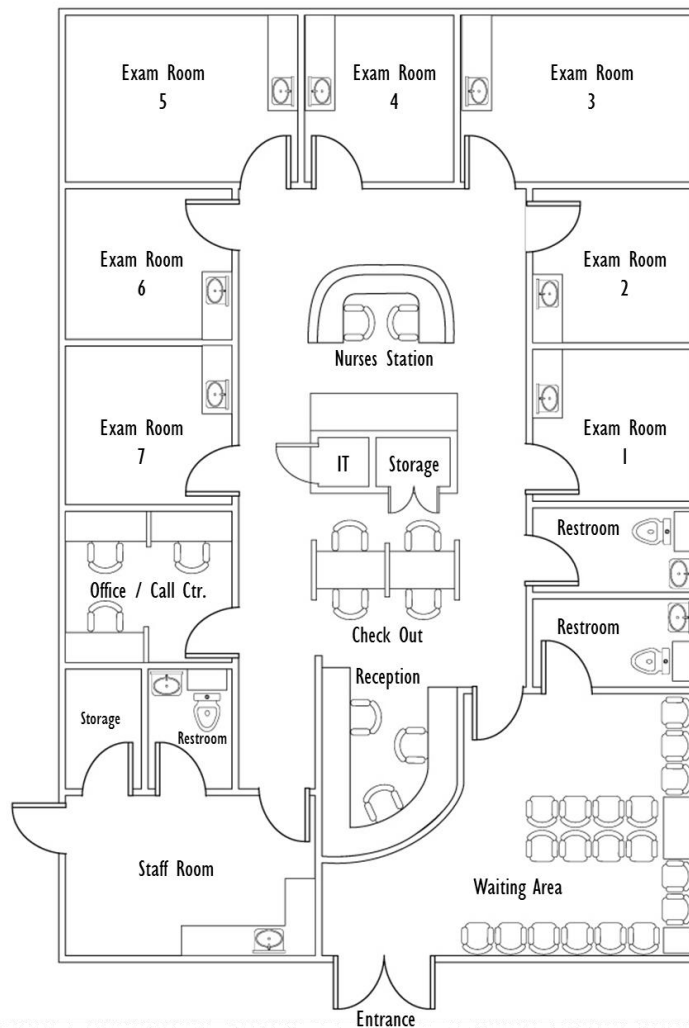
LOOKING TOWARD KLOCKNER ROAD (WEST ELEV.)



LOOKING TOWARD CABOT DRIVE (SOUTH ELEV.)

NOTE: CONCEPTUAL BANK MATERIALS & COLORS TO MATCH MAIN BUILDING MATERIALS & COLORS

Potential Medical / Commercial / Bank Branch



Potential Layout for Medical Office

Contacts: Jerry Fennelly, Patrick Ditrone, Thomas Barbera

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

NAI Fennelly
Commercial Real Estate Services, Worldwide.