



HAMILTON  
METRO



861 SLOAN AVENUE, HAMILTON, NEW JERSEY

## CORPORATE HQ (OR OFFICE) SITE

- A 68-acre site adjacent to the Sloan Ave, Hamilton Train Station & I-295 (exit 65)
- Ideal headquarters site with significant Grow NJ state benefits
- Over 500,000 SF of office, research, and light industrial, hotel & retail
- Site plan approval granted for Phase One — a 165,000 SF, stand-alone office building

### SITE FEATURES

- Major headquarters opportunity
- 5-minute walk to train station  
(easy access to Philadelphia & NYC)
- Unparalleled transit infrastructure
- Location qualifies for significant Grow NJ incentives
- Visibility and ease of access via full highway interchange
- Time to completion — 24 months

### ALL UTILITIES EXIST AT SLOAN AVENUE

- Water — Trenton Water Works
- Sewer — Hamilton Township WPC
- Electric & Gas — PSE&G
- Fiber — Verizon (at the poles on site)
- Roadway improvements are under review — over \$2M improvements planned including the creation of three access points and a controlled interchange

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#### FOR MORE INFORMATION, PLEASE CONTACT:

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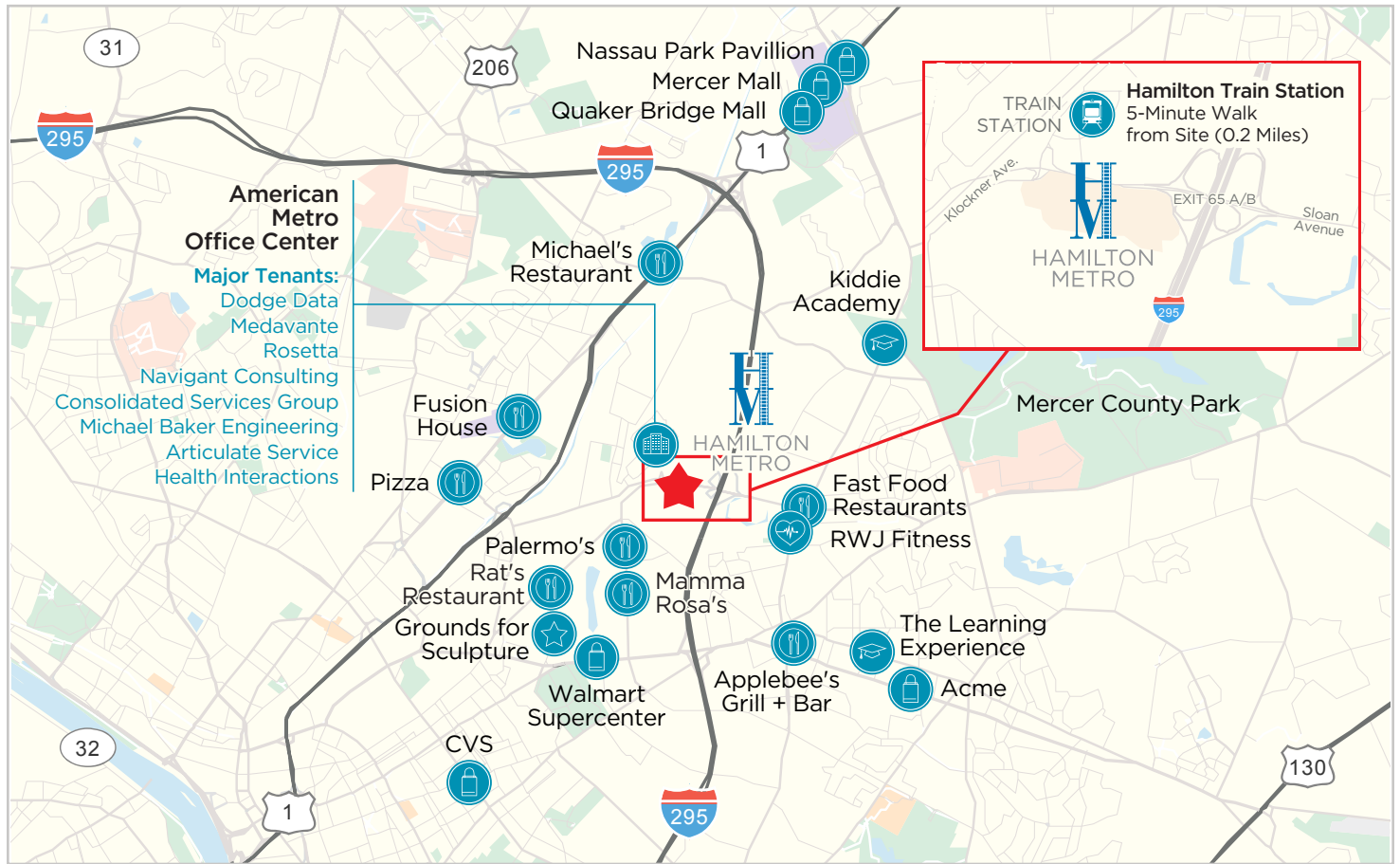
# AMENITIES | ACCESS HAMILTON METRO

861 SLOAN AVENUE, HAMILTON, NJ



HAMILTON METRO

## LOCAL AMENITIES

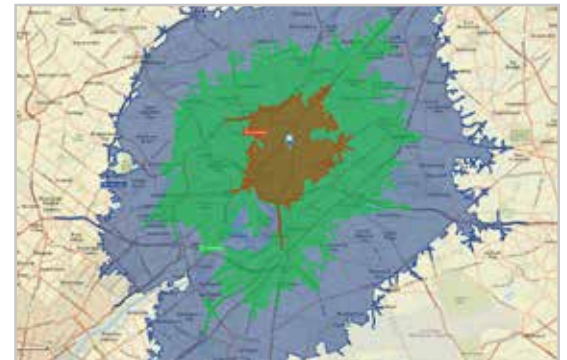


## WORKFORCE DEMOGRAPHICS

	10 min	20 min	30 min
Total Population 2019*	201,694	582,957	1,204,404
Population Age (15-44)	81,888	225,021	449,243
Highly Educated Population <sup>(1)</sup>	38,582	153,893	313,182
HH Avg. Income	\$98,602	\$122,400	\$120,571

\*Projected. Representing a change of 0.23% annually from 2014 to 2019

(1) Bachelors and Graduate/Professional Degree



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