



# HAMILTON SQUARE SHOPPING CENTER



### For Lease:

140 Franklin Turnpike  
Waldwick, NJ 07463

### Available Space:

Total of 7,400 SF Available:  
✓ 5,400 SF  
✓ 2,000 SF  
Space is Divisible

Possession: Immediate  
Rent: Negotiable  
CAM: NNN

### Property Details:

- Great visibility from Franklin Turnpike, main thoroughfare connecting majority of northwest Bergen County municipalities
- Space offered as vanilla box with HVAC and Plumbing
- Excellent Frontage along Franklin Turnpike (5,400 SF Space)
- Center is in great condition - built in 1995
- Ample Parking: 164 Spaces



### Contact Information:

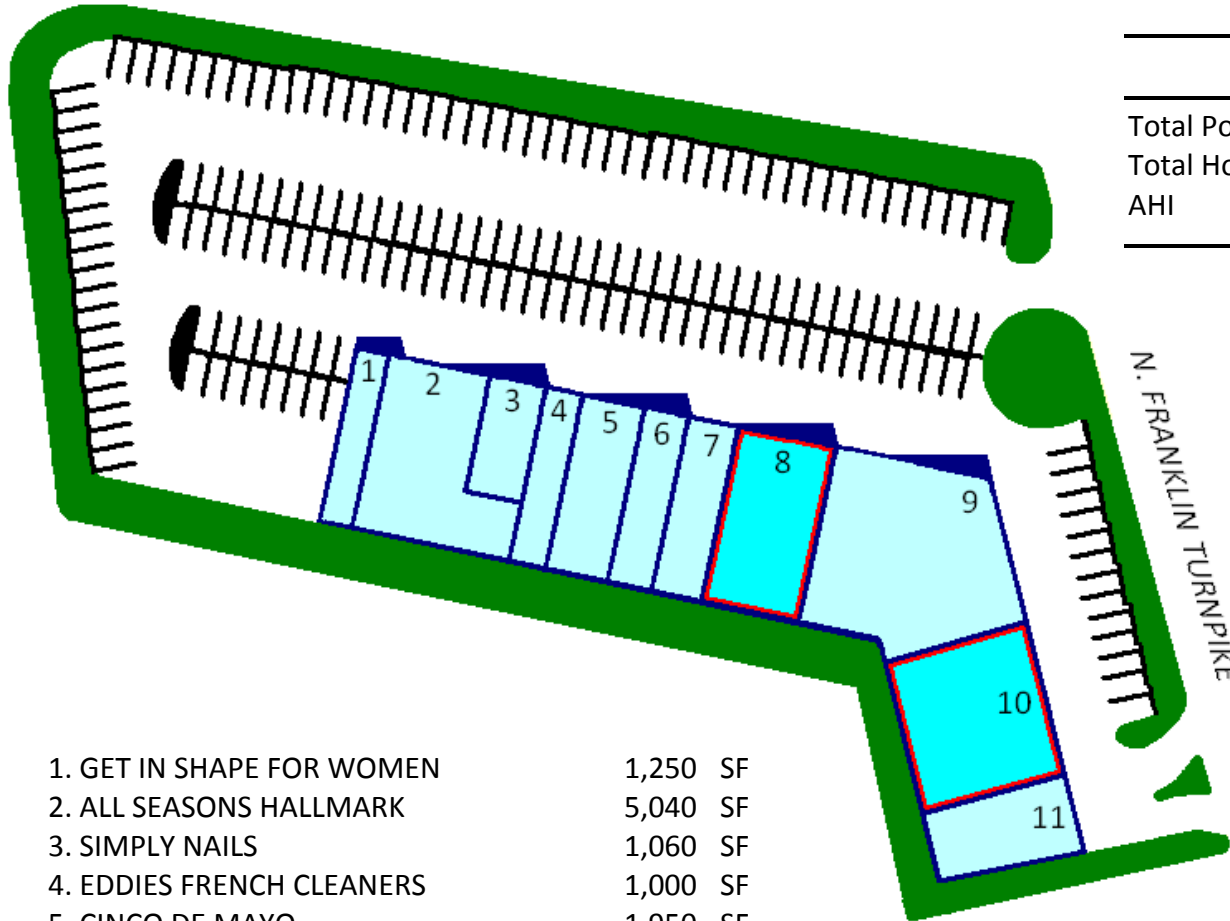
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140 FRANKLIN TURNPIKE, WALDWICK, NJ 07463



	1 Mile	3 Mile	5 Mile
Total Population:	9,969	74,325	199,287
Total Households:	3,590	26,787	73,314
AHI	\$139,361	\$179,016	\$161,384

- |                                       |                 |
|---------------------------------------|-----------------|
| 1. GET IN SHAPE FOR WOMEN             | 1,250 SF        |
| 2. ALL SEASONS HALLMARK               | 5,040 SF        |
| 3. SIMPLY NAILS                       | 1,060 SF        |
| 4. EDDIES FRENCH CLEANERS             | 1,000 SF        |
| 5. CINCO DE MAYO                      | 1,950 SF        |
| 6. WALDWICK BAGELS                    | 1,500 SF        |
| 7. AESTHETICALLY YOURS                | 1,300 SF        |
| <b>8. AVAILABLE (C &amp; C VIDEO)</b> | <b>2,000 SF</b> |
| 9. VALLEY HEALTH                      | 3,677 SF        |
| <b>10. AVAILABLE (NEW YORK GOLF)</b>  | <b>5,400 SF</b> |
| 11. ROMA PIZZA                        | 1,504 SF        |

**25,681 SF Center**

**Land Area: 2.53 Acres**

