

**Mercerville, NJ**

**N-11**

**Location:** 731 Route 31

**Gross Leasable Area:** 16,500 SF

**County:** Mercer

**Traffic Count:** 12,050

**Year Renovated:** n/a

**Frontage:** 325'

**Parking Spaces:** 80

**Major Tenants:** Fratelli Ravioli, AT&T Wireless

**Property Description:** Subject is a single story community shopping center located in the Mercerville section of Hamilton Township.

**Demographic Profile:**

5 Mile Radius

**Population:** 205,360

**Households:** 69,738

**Income:**

**Average Household Income:** \$66,076

**Per Capita Income:** \$23,204

**Market Description:** A very mature retail market has no vacant land for development. Numerous chain store tenants flank the corridor.

