

# TAKE A LOOK

# AT THIS PRIME INVESTMENT OPPORTUNITY



**111 SOUTH WARREN ST.  
DOWNTOWN TRENTON, NJ**

**MIXED USE  
FULLY LEASED**

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DOWNTOWN TRENTON, NJ**

**HISTORIC BUILDING  
PRIME DOWNTOWN LOCATION**



## Quick Facts

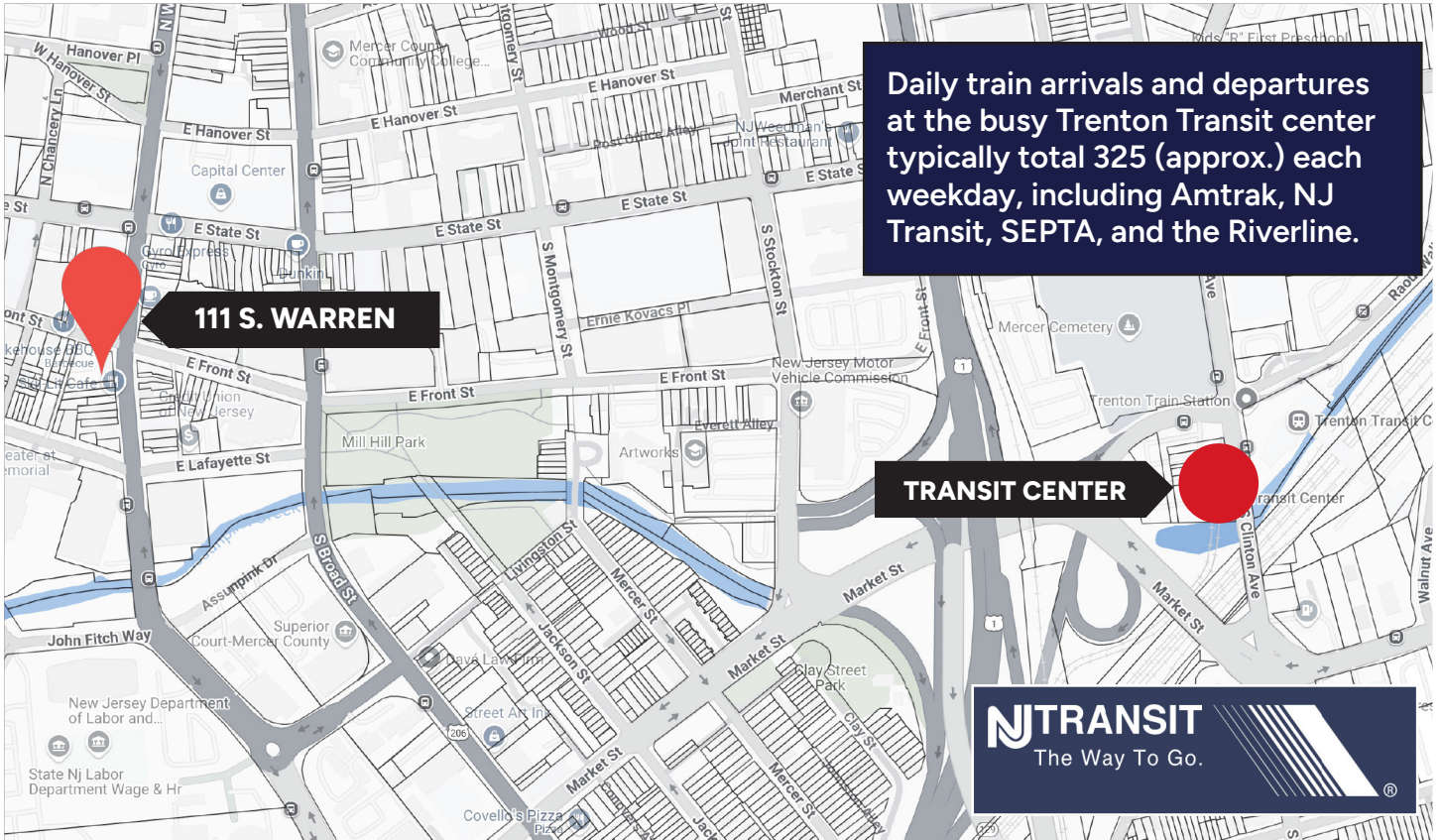
- Block 107 Lot 10
- 5,555 SF above grade building area
- 20' x 150' lot
- Rear property access on Howells Alley
- One retail units and four residential units
- Fully sprinklered
- Separate tenant utilities
- Convenient downtown parking access
- NOI: \$55,000
- BA- Business zone
- UEZ - Urban Enterprise Zone

## Mixed use investment 100% occupied

South Warren Street, Trenton's premiere retail location, has a growing presence of unique restaurants and businesses with notable new investments and renovations underway. This busy street enjoys foot traffic from the thousands of state employees working in large facilities situated on adjoining blocks.

This property is located in Trenton's Warren Street Historic District. South Warren Street links West State Street and the State House District with Lafayette Street and notable historic sites including the War Memorial Building and the Old Barracks Museum. It is nearby Trenton's highly regarded Mill Hill Historic District.

# Transit Data Points



Located near the very center of Trenton's Central Business District.

Positioned along one of Trenton's most active commercial corridors, this location benefits from consistent daytime foot traffic and strong street-level visibility.

Prominent Corner location fronting on both South Warren and West Front Streets - two key through local routes.

A short walk to the Trenton Transit Center.

Twelve regional bus routes criss-cross downtown passing within blocks of this site.

Two international airports, Newark Liberty and Philadelphia, within 60 minutes or less.

**Trenton Mercer Airport** **6**  
MILES

WALK SCORE

**86**

TRANSIT SCORE

**57**

BIKE SCORE

**61**

**Very Walkable**

Most errands can be accomplished on foot.

**Good Transit**

Many nearby public transportation options.

**Bikable**

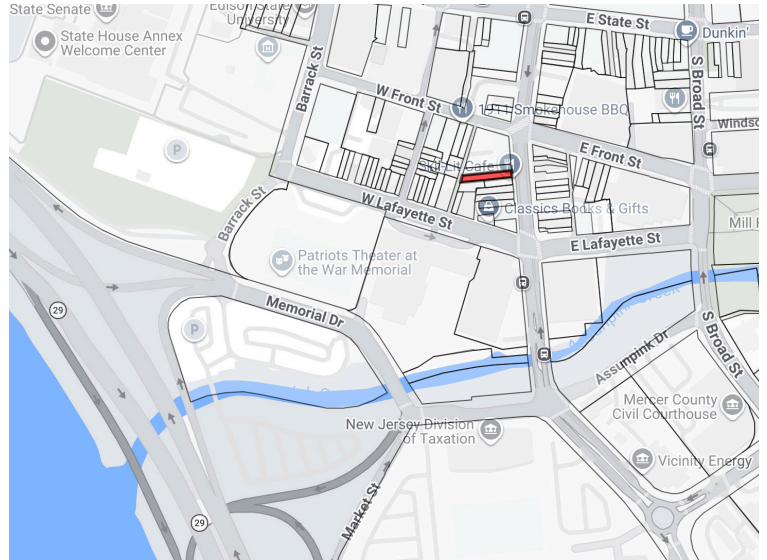
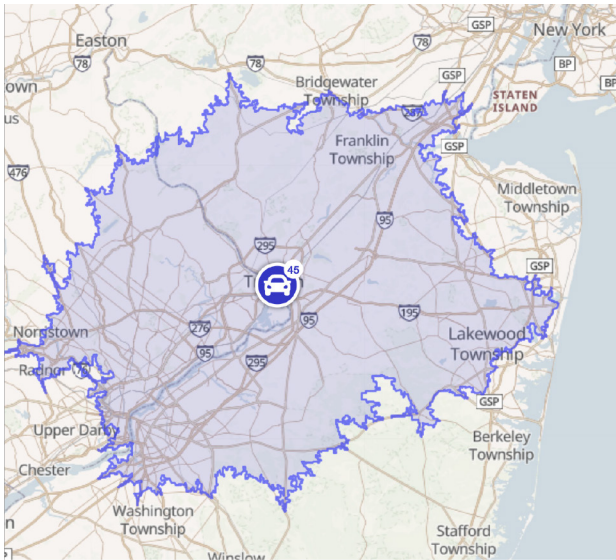
Some bike infrastructure  
Bike lanes, parking.

# Location

## Downtown Trenton

Perfectly located with quick access to the interstate networks I-95, Route 1, Route 29, and I-295, as well as nearby cultural attractions, shopping, and dining options.

Benefit from a prominent corner location in the heart of downtown, nearby parking and within walking distance of bus stops, ensuring an easy commute.



New York 66.5 miles • Philadelphia 33.3 miles  
Blue line indicates 45 minute drive time.



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## SCHEDULE A VISIT TODAY

