

TWO SUITES AVAILABLE IMMEDIATELY

CAPITAL COMMONS

4056 Quakerbridge Road, Lawrenceville, NJ 08648
Signalized corner · Quakerbridge Road (CR 533) medical corridor

20,547 SF
MEDICAL OFFICE BUILDING

~30,000	$112,636	300,000+	5 | 12 | 15	5 / 1,000
VEHICLES PER DAY	MEDIAN HH INCOME	POPULATION	MINUTES DRIVE	PARKING RATIO
NJDOT 2025 · Rt 533	5-mile radius	7-mile trade area	Mall | Hamilton Sta. | Princeton	spaces per 1,000 SF

SUITE 108a — 2,138 RSF

AVAILABLE IMMEDIATELY

Custom Configuration Available

- Largely open plan with restrooms in place
- Ideal for boutique wellness, med spa, IV therapy, studio fitness, retail health
- Own entrance off the front parking field

SUITE 111 — 3,718 RSF

AVAILABLE IMMEDIATELY

Built-Out Medical Suite

- Exam rooms, reception and X-ray infrastructure in place
- Former sports medicine and pain management practice; the existing layout gives a medical user a head start
- Own entrance off the front parking field

ANCHORED MEDICAL CO-TENANCY

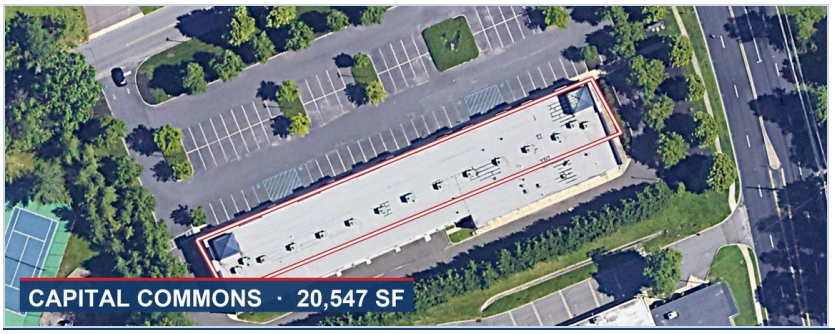
- **Capital Health Primary Care** — 7,059 SF (anchor)
- **LabCorp** — 2,239 SF (national laboratory)
- **Silver Pharmacy** — 2,252 SF (compounding & DME)
- **JAG Physical Therapy** — 3,142 SF

Referrals, lab work, and prescriptions in the building.

LOCATION & ACCESS

- Signalized corner — protected left turns both ways
- Monument signage available — open panels for both suites
- 1 mile to Quaker Bridge Mall / Costco retail node
- Minutes to US Route 1 and I-295 interchanges
- 3 miles to Hamilton NJ Transit rail station

Highway Commercial zoning; established medical corridor.



"Few corridors in Central New Jersey pair premium cash-pay wellness demographics with mass-market clinical volume this cleanly."

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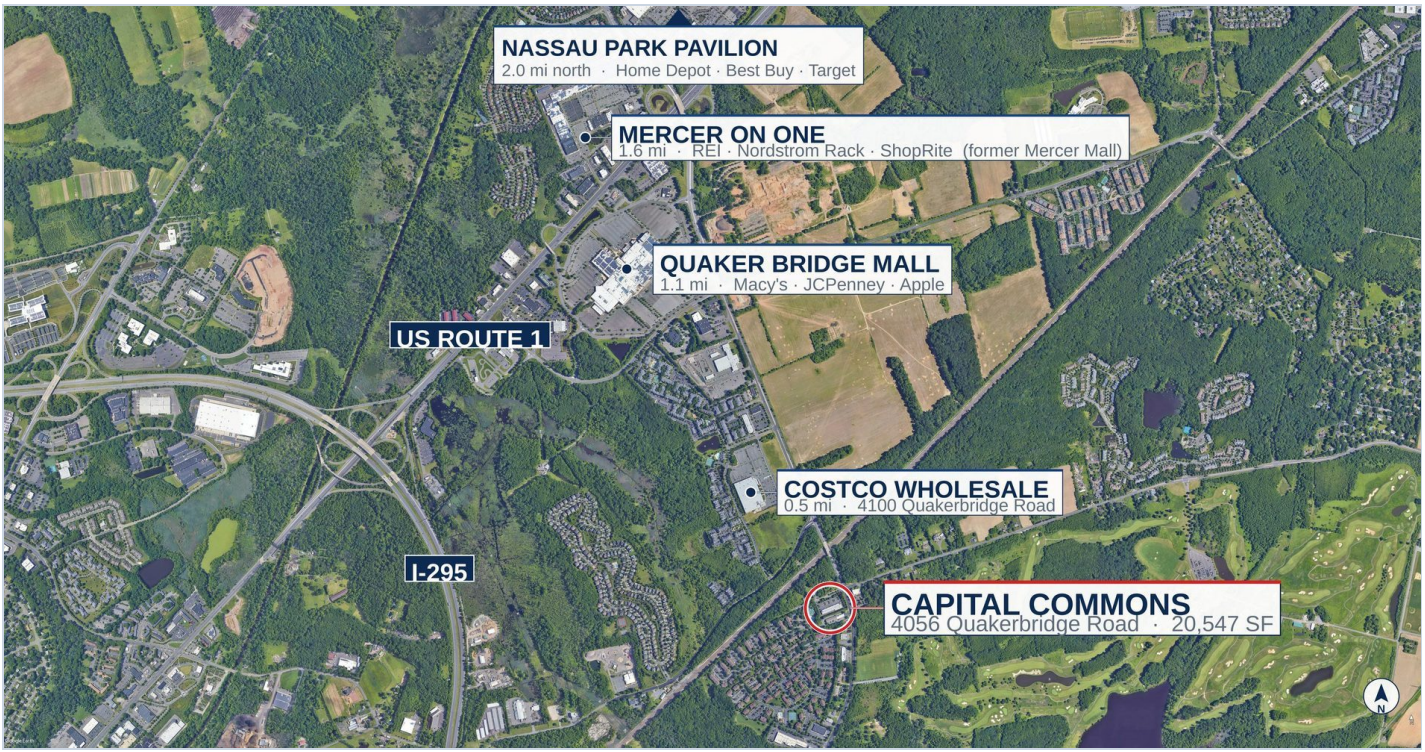
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CAPITAL COMMONS

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AERIAL & TRADE POSITION



Quakerbridge Road retail node — Capital Commons at the centre of the Route 1 corridor's dominant shopping cluster.

Imagery © Google, June 2022



LOCATION & ACCESS

- **Signalized corner** on Quakerbridge Road (CR 533) — protected left turns in both directions.
- **Two curb cuts** serving the full parking field.
- **0.5 mi to Costco**, 1.1 mi to Quaker Bridge Mall, 1.6 mi to Mercer on One, 2.0 mi to Nassau Park Pavilion.
- **Minutes to US Route 1 and I-295**; 3 miles to the Hamilton NJ Transit rail station.
- **Highway Commercial zoning** — an established medical and retail corridor.

IN THE BUILDING

- Capital Health Primary Care — **7,059 SF**
- LabCorp — **2,239 SF**
- Silver Pharmacy — **2,252 SF**
- JAG Physical Therapy — **3,142 SF**

Referrals, lab work, and prescriptions in the building.

~30,000	5 / 1,000	1.1 mi	300,000+	$112,636
VEHICLES PER DAY	PARKING RATIO	TO QUAKER BRIDGE MALL	7-MILE TRADE AREA	MEDIAN HH INCOME

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TRADE-AREA SNAPSHOT

One corridor, two demand engines

Capital Commons sits where affluent cash-pay wellness demand and mass-market clinical volume overlap on the same signalized arterial. The close-in ring delivers insured, high-utilization suburban households at the front door; the 10–15 minute drive-time shed pulls Princeton-corridor discretionary spend. The region's dominant retail node — Quaker Bridge Mall, Costco, Walmart, Target — is the proof both populations already make this exact drive.



3 / 5 / 7-mile rings drawn to scale from the site. Schematic — distances straight-line, not drive time.

~30,000	VPD · RT 533 QUAKERBRIDGE ROAD	NJDOT 2025
$112,636	MEDIAN HH INCOME · 5-MILE RING	
300,000+	POPULATION · 7-MILE TRADE AREA	
5 / 12 / 15	MIN · MALL · HAMILTON RAIL · PRINCETON	

RING	WHAT IT DELIVERS
3-mile	Everyday patient base — insured, high-utilization Hamilton/Mercerville households. The clinical volume engine.
5-mile	Core trade area — $112,636 median HH income, ~160,000 residents. Outperforms Mercer County and NJ. *~160,000 is an estimate*
7-mile	Discretionary-spend shed — adds Princeton, West Windsor, Robbinsville money plus Trenton and Ewing volume. *Medians are estimates*

TWO DEMAND ENGINES

Engine 1 — Clinical Volume

Close-in, Hamilton/Mercerville-weighted rings: established, insured suburban households with high healthcare utilization.

- Ortho / spine / sports / pain, podiatry, dental
- Behavioral health, allergy, audiology, sleep
- Ambulatory infusion and insurance-model specialties

Engine 2 — Cash-Pay Wellness

10–15 min drive-time shed reaches Princeton, West Windsor, Hopewell, Robbinsville ($165K–$190K medians).

- IV therapy, HRT / TRT, med spa, aesthetics
- Studio fitness, recovery, longevity medicine
- Membership and concierge cash-pay concepts

Traffic: NJDOT Transportation Data Management System, station 5-5-410 on Rt 533 Quakerbridge Road — AADT 29,979 (2025), 30,306 (2024), 29,423 (2023). Trade-area descriptions are analytical, built from demographic data; municipal medians are estimates.

> ***"Few Central New Jersey corridors pair premium cash-pay wellness demographics with mass-market clinical volume this cleanly."***

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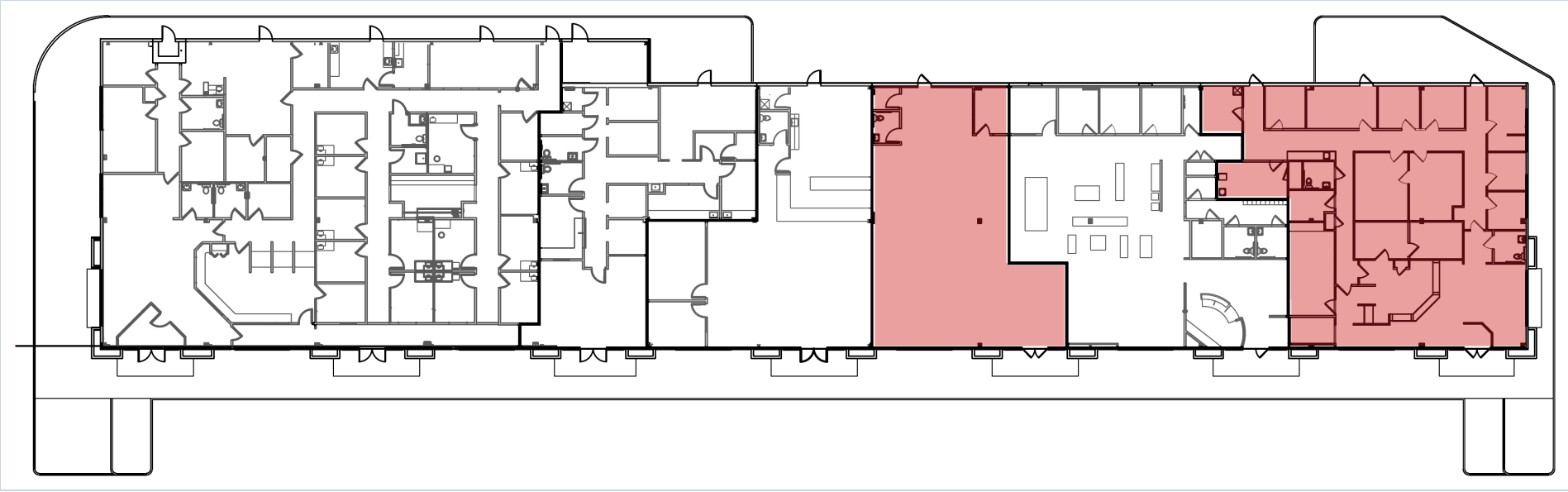
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TENANT & AVAILABILITY PLAN



Inside Architecture base building plan, July 2026 · available suites shaded, not to scale

SUITE PLAN KEY

☐	**SUITE 101**	Capital Health Primary Care	**7,059 RSF**
☐	**SUITE 105**	LabCorp	**2,239 RSF**
☐	**SUITE 107**	Silver Pharmacy	**2,252 RSF**
■	**SUITE 108a**	AVAILABLE — custom configuration	**2,138 RSF**
☐	**SUITE 108b**	JAG Physical Therapy	**3,142 RSF**
■	**SUITE 111**	AVAILABLE — built-out medical	**3,718 RSF**

AVAILABLE IMMEDIATELY

SUITE 111 — 3,718 RSF

Fully built-out former sports medicine and pain management practice. Exam rooms, reception and X-ray infrastructure in place.

SUITE 108a — 2,138 RSF

Available for custom configuration; restrooms in place.

Building **20,547 RSF** · four occupied, **two available totalling 5,856 RSF**

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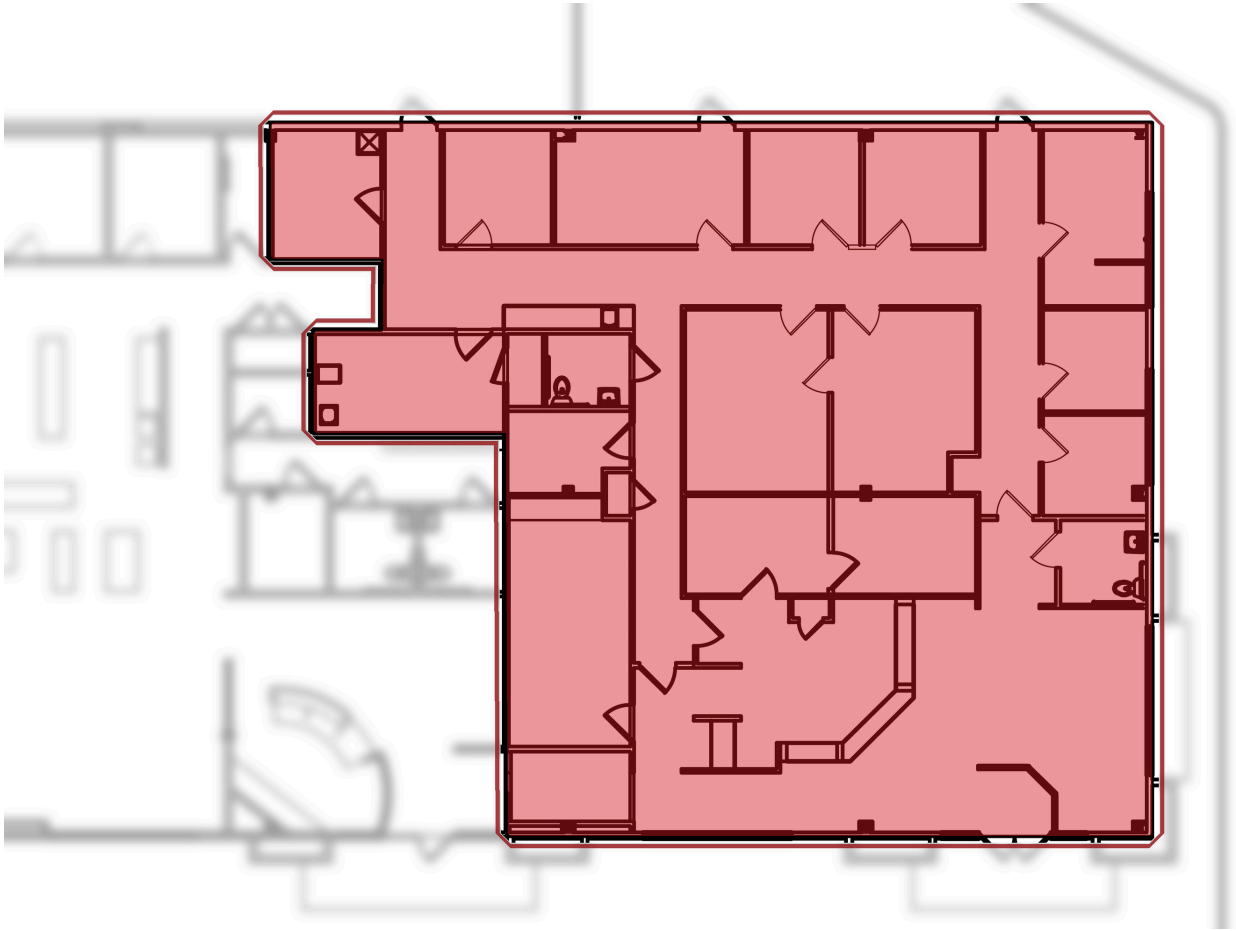
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CAPITAL COMMONS

4056 Quakerbridge Road · Lawrenceville, NJ 08648 · single-story medical office

SUITE 111 · AVAILABLE



Suite 111 shaded; adjoining tenant space faded for context. Room inventory per the record permit set — field-verify.

3,718 RSF

Built-out medical suite

AVAILABLE IMMEDIATELY

THE SPACE

- **Exam rooms, reception and an MD office** in place
- **X-ray infrastructure in place**
- Former sports medicine and pain management practice; **the existing layout gives a medical user a head start**
- Own entrance off the front parking field

ROOM INVENTORY

Exam rooms · MD office · X-ray · recovery area · offices · reception · corridor · restrooms · mechanical with service sink

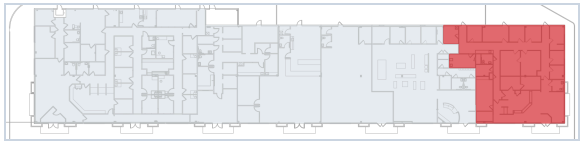
IN-BUILDING CO-TENANCY

- **Capital Health Primary Care** · 7,059 SF
- **Labcorp** · 2,239 SF
- **Silver Pharmacy** · 2,252 SF
- **JAG Physical Therapy** · 3,142 SF

LEASING — SIMONE REALTY

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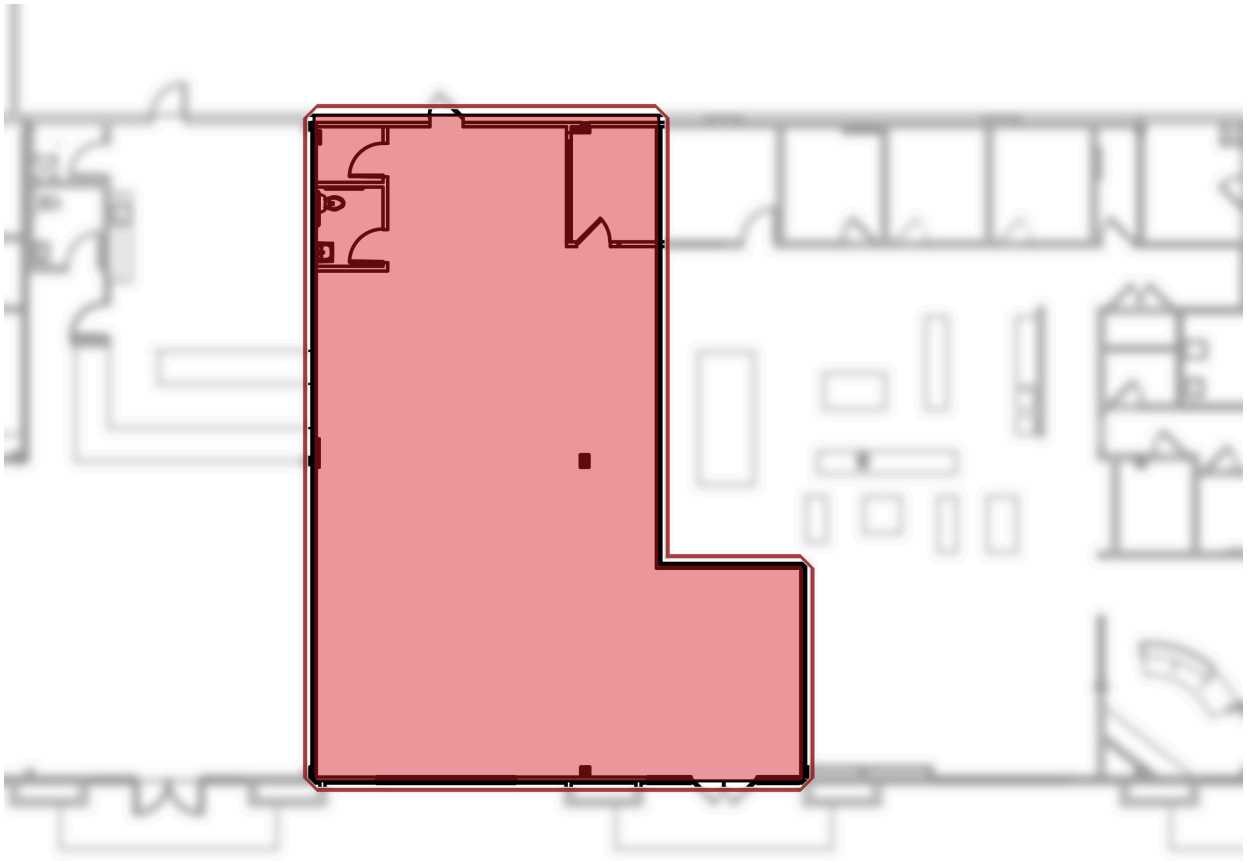


LOCATION WITHIN BUILDING

CAPITAL COMMONS

4056 Quakerbridge Road · Lawrenceville, NJ 08648 · single-story medical office

SUITE 108A · AVAILABLE



Suite 108a shaded; adjoining tenant space faded for context.

2,138 RSF

Custom configuration available

AVAILABLE IMMEDIATELY

THE SPACE

- **Custom configuration** available on 2,138 RSF
- **Restrooms in place**
- Own entrance off the front parking field
- Sits directly between Silver Pharmacy and JAG Physical Therapy

TARGET USES

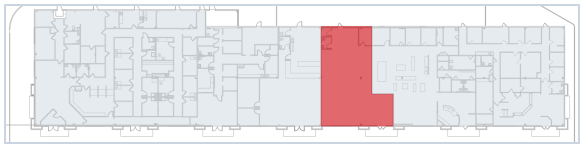
Boutique wellness · med spa · IV therapy · hormone replacement · studio fitness and yoga · recovery and stretch concepts · retail health

IN-BUILDING CO-TENANCY

- **Capital Health Primary Care** · 7,059 SF
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LOCATION WITHIN BUILDING