



**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**

VEHICLES PER DAY  
NJDOT 2025 · Rt 533

**\$112,636**

MEDIAN HH INCOME  
5-mile radius

**300,000+**

POPULATION  
7-mile trade area

**5 | 12 | 15**

MINUTES DRIVE  
Mall | Hamilton Sta. | Princeton

**5 / 1,000**

PARKING RATIO  
spaces per 1,000 SF

## SUITE 108

**2,138 RSF**

**AVAILABLE IMMEDIATELY**  
**Open Shell — Build to Suit**

- Blank canvas with restroom in place
- Ideal for boutique wellness, med spa, IV therapy, studio fitness, retail health
- Build-to-spec without demolition costs

## SUITE 111

**3,718 RSF**

**AVAILABLE IMMEDIATELY**  
**Fully Built-Out Medical Suite**

- Turnkey exam-room build-out in place
- Purpose-built for ortho / spine / sports medicine / pain management
- Five exam rooms, X-ray, fluoroscopy, reception — move-in ready

### 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.*



**CAPITAL COMMONS · 20,547 SF**

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



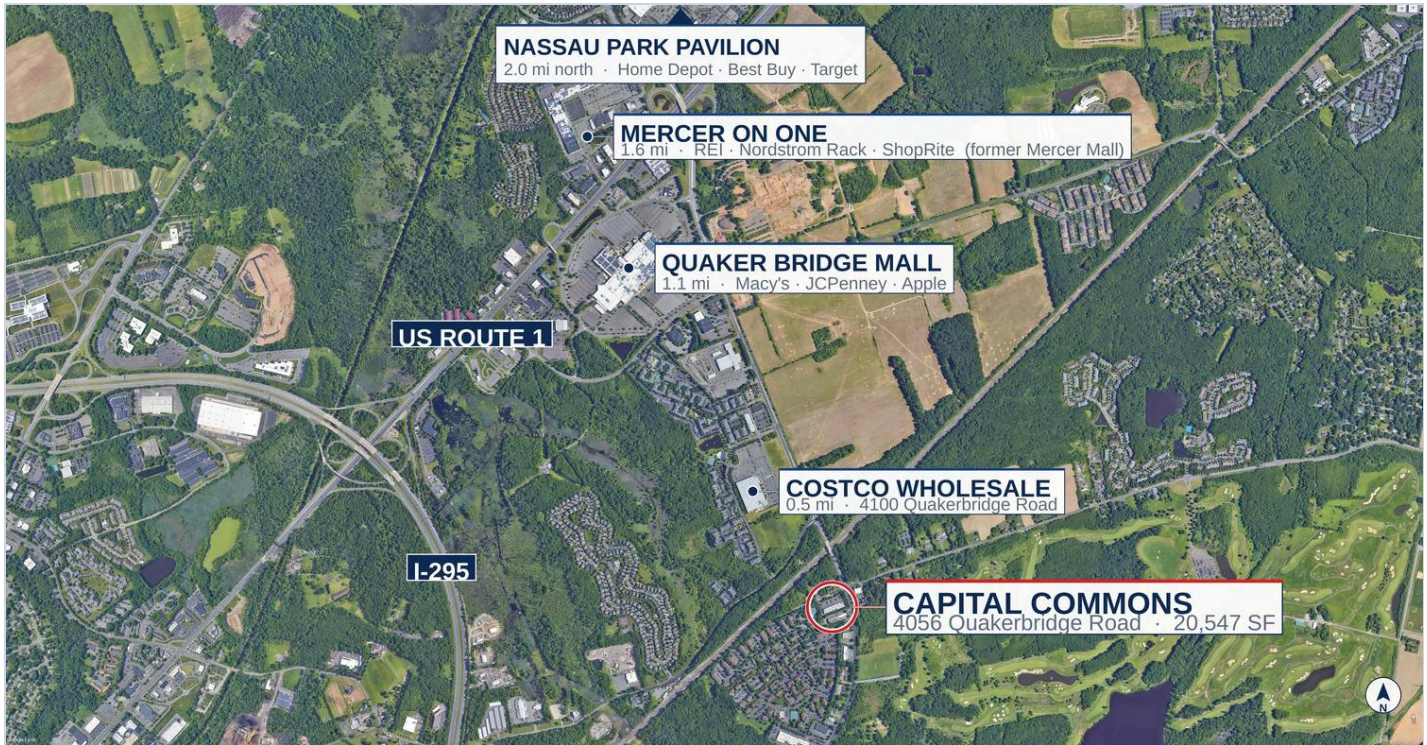
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# CAPITAL COMMONS

4056 Quakerbridge Road, Lawrenceville, NJ 08648

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**  
VEHICLES PER DAY

**5 / 1,000**  
PARKING RATIO

**1.1 mi**  
TO QUAKER BRIDGE MALL

**300,000+**  
7-MILE TRADE AREA

**\$112,636**  
MEDIAN HH INCOME



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# CAPITAL COMMONS

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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

VERIFIED

300,000+

POPULATION · 7-MILE TRADE AREA

VERIFIED

5 / 12 / 15

MIN · MALL · HAMILTON RAIL · PRINCETON

VERIFIED

### RING WHAT IT DELIVERS

#### 3-mile

Everyday patient base — insured, high-utilization Hamilton/Mercerville households. The clinical volume engine.

*Analytical, pending certified pull*

#### 5-mile

Verified core trade area — \$112,636 median HH income, ~160,000 residents. Outperforms Mercer County and NJ.

*\$112,636 verified · ~160,000 estimated*

#### 7-mile

Discretionary-spend shed — adds Princeton, West Windsor, Robbinsville money plus Trenton and Ewing volume.

*300,000+ verified · medians estimated*

## 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). Analytical characterization built from verified demographics; municipal medians noted where estimated. A certified Esri/Claritas ring pull can substitute segment names for a franchisor-facing package.

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



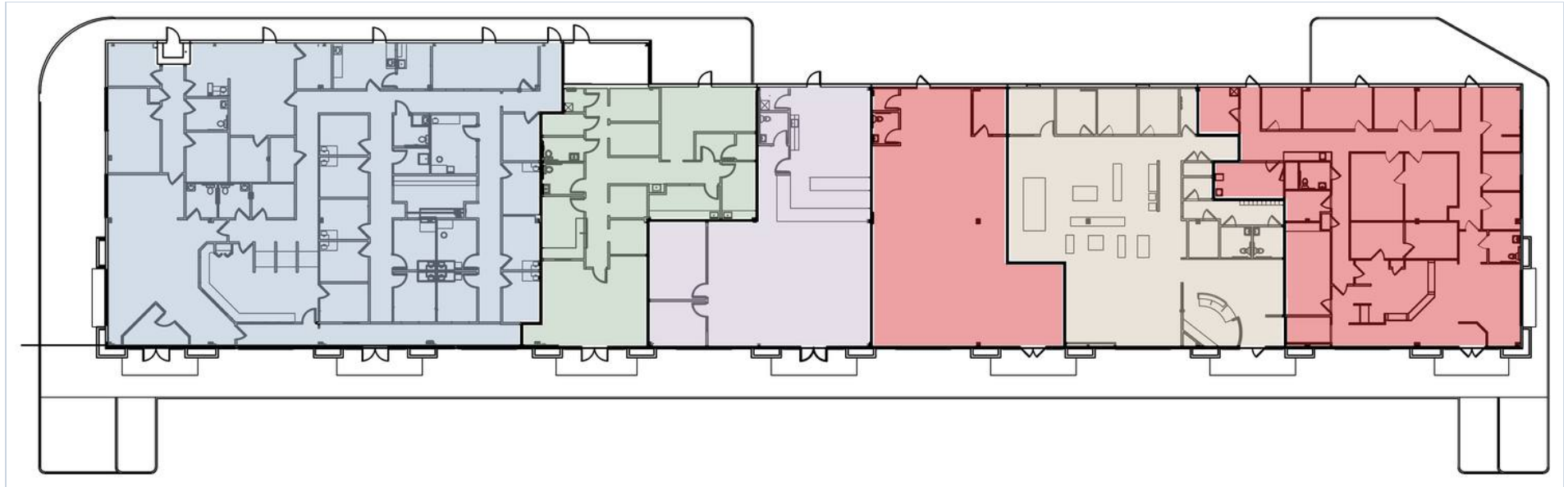
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## TENANT & AVAILABILITY PLAN



Inside Architecture base building plan, July 2026 · shading indicative, not to scale

### SUITE PLAN KEY

|                                                                                     |                                                |                  |
|-------------------------------------------------------------------------------------|------------------------------------------------|------------------|
|  | <b>SUITE 101</b> Capital Health Primary Care   | <b>7,059 RSF</b> |
|  | <b>SUITE 105</b> LabCorp                       | <b>2,239 RSF</b> |
|  | <b>SUITE 107</b> Silver Pharmacy               | <b>2,252 RSF</b> |
|  | <b>SUITE 108a</b> AVAILABLE — open shell       | <b>2,138 RSF</b> |
|  | <b>SUITE 108b</b> JAG Physical Therapy         | <b>3,142 RSF</b> |
|  | <b>SUITE 111</b> AVAILABLE — built-out medical | <b>3,718 RSF</b> |

### AVAILABLE IMMEDIATELY

#### **SUITE 111 — 3,718 RSF**

Fully built-out medical suite. Reception, multiple exam rooms, imaging-capable layout in place. Move-in ready.

#### **SUITE 108a — 2,138 RSF**

Open shell with restroom in place. Build to suit without demolition costs.

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



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# CAPITAL COMMONS

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

SUITE 111 · AVAILABLE

## 3,718 RSF

Built-out medical — imaging capable

AVAILABLE IMMEDIATELY

### THE SPACE

- Complete **imaging-capable orthopedic suite** with its own reception — not generic medical fit-out
- **X-ray infrastructure in place** and confirmed
- Vacated by Performance Spine & Sports Medicine — **ortho, spine, sports medicine and pain management are now fully open**, no in-building conflict
- Own entrance off the front parking field

### ROOM INVENTORY

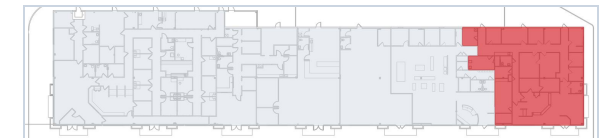
Five exam rooms · MD office · X-ray · fluoroscopy · recovery area · two offices · reception · corridor · restrooms · mechanical with service sink

### IN-BUILDING CO-TENANCY

- **Capital Health Primary Care** · 7,059 SF — referral flow
- **Labcorp** · 2,239 SF — in-building draws
- **Silver Pharmacy** · 2,252 SF — compounding and scripts
- **JAG Physical Therapy** · 3,142 SF — post-op continuity

### LEASING — SIMONE REALTY

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LOCATION WITHIN BUILDING



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



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# CAPITAL COMMONS

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

SUITE 108A · AVAILABLE

## 2,138 RSF

Open shell — build to suit

AVAILABLE IMMEDIATELY

### THE SPACE

- **Open shell** — full build-to-suit flexibility on 2,138 RSF
- **Restroom already in place**
- Own entrance off the front parking field
- Sits directly between Silver Pharmacy and JAG Physical Therapy

### TARGET USES

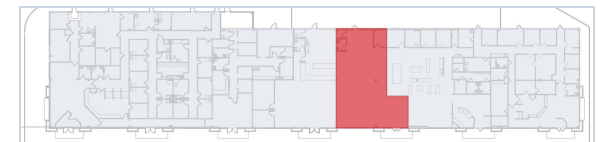
Boutique wellness · med spa · IV therapy · hormone replacement · studio fitness and yoga · recovery and stretch concepts · retail health

### IN-BUILDING CO-TENANCY

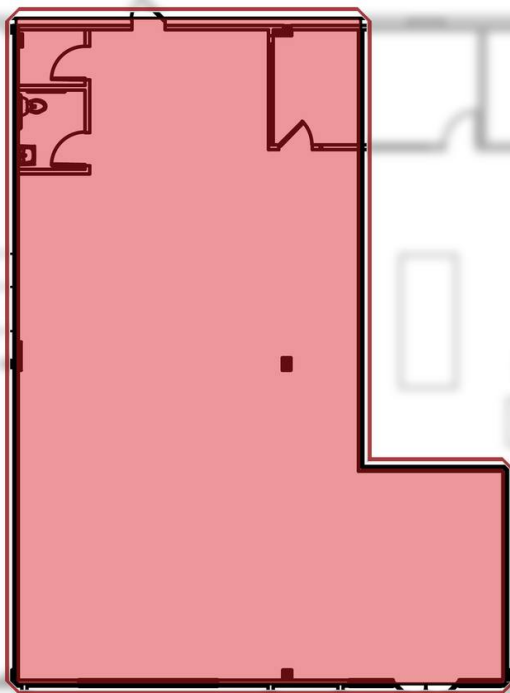
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