

The Clinton Center | 2002 Route 31N | Clinton, NJ 08809

## FOR SALE | 1.53 ACRES HIGHWAY COMMERCIAL



### PROPERTY HIGHLIGHTS

- **Building Size:** 6,000 SF
- **Availability for Lease:** 3,000 SF
- **Asking Price:** \$850,000
- **Leasing Rate:** \$10 NNN & CAM: \$5
- Owner/user opportunity
- **Block:** 1 Lot: 1
- **Zoning:** B2 Highway Business Commercial District
- **Permitted Uses:** Retail, Medical, Eatery, Office
- Immediate possession
- **Traffic Count for State Route 31 (2022):** 24,322
- **2024 Average Household Income:** 1 Mile: \$141,185, 3 Mile: \$133,694, 5 Mile: \$144,812
- **Utilities:** Tenants pay all utilities
- **RE Taxes:** Included in CAM



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# ADDITIONAL PHOTOS

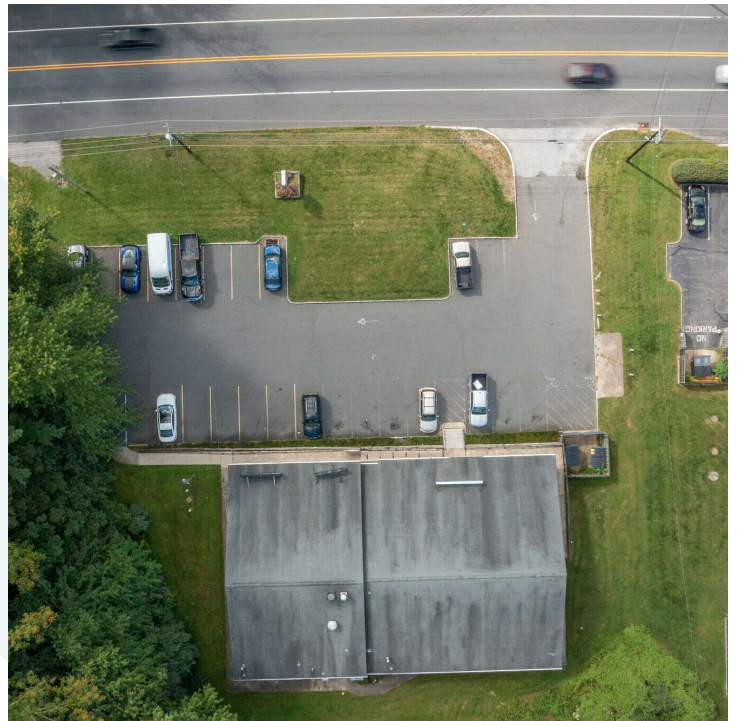


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