

240 Rt 206

FLANDERS, NEW JERSEY

2,236 SF

Retail/Office Space Available for Lease



High-Visibility Retail & Office Opportunity

Position your business in a highly visible retail center along Route 206. This $\pm 2,236$ SF retail/office opportunity offers exceptional exposure, convenient access, and a strong mix of established neighboring tenants, making it an ideal location for retail, office, medical, or service-oriented businesses.

PROPERTY DETAILS

Available Space	$\pm 2,236$ SF
Property Type	Retail / Office
Location	The Mall on 206
Visibility	Excellent Route 206 Frontage
Parking	Ample On-Site Parking
Position	Main Entrance Storefront
Neighboring Tenants	USPS, Restaurants, Salon & Professional Services

LEASING AGENT:

Joseph Vindigni

Vice President

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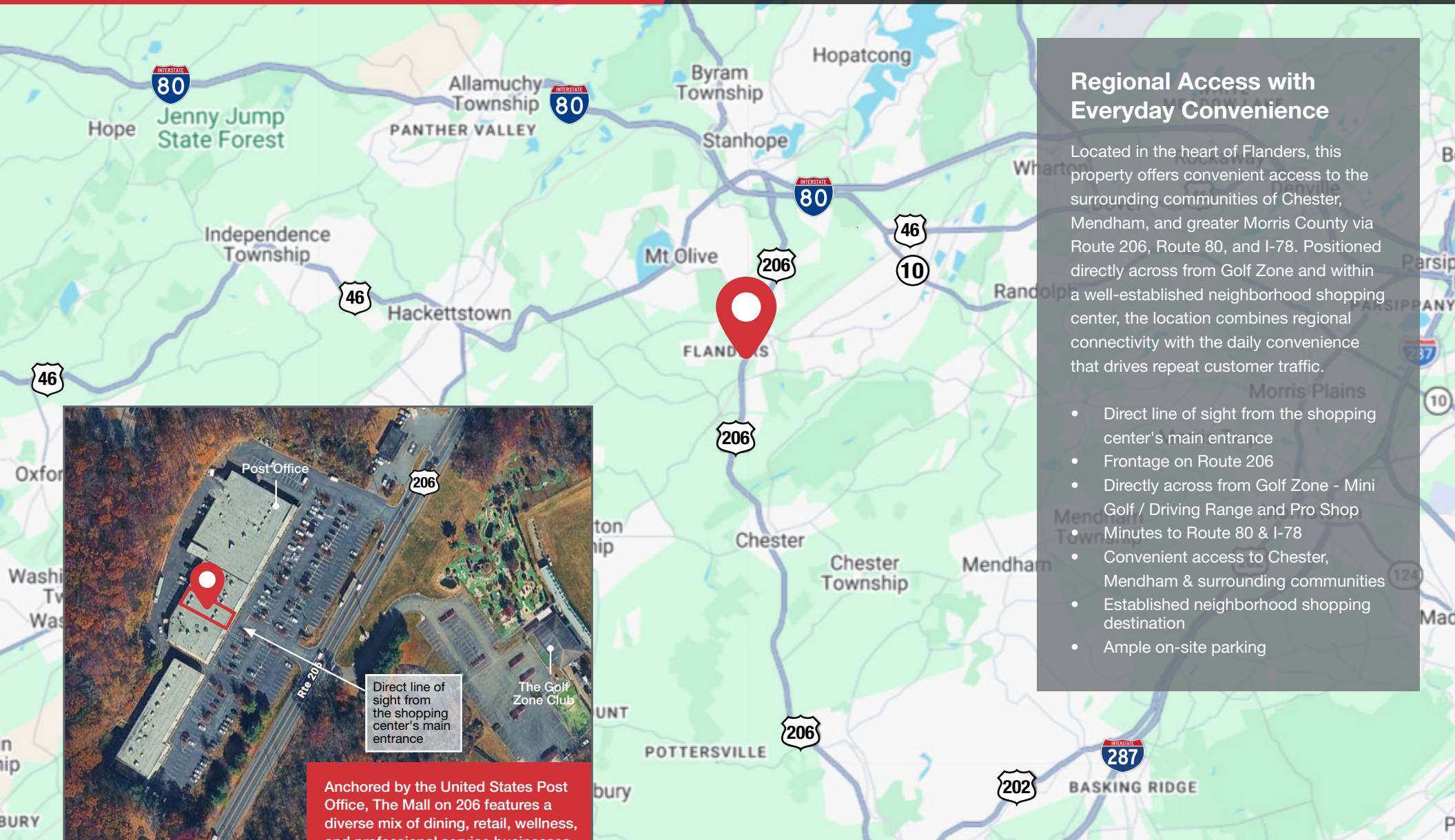
NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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REGIONAL & LOCAL ACCESS



Regional Access with Everyday Convenience

Located in the heart of Flanders, this property offers convenient access to the surrounding communities of Chester, Mendham, and greater Morris County via Route 206, Route 80, and I-78. Positioned directly across from Golf Zone and within a well-established neighborhood shopping center, the location combines regional connectivity with the daily convenience that drives repeat customer traffic.

- Direct line of sight from the shopping center's main entrance
- Frontage on Route 206
- Directly across from Golf Zone - Mini Golf / Driving Range and Pro Shop
- Minutes to Route 80 & I-78
- Convenient access to Chester, Mendham & surrounding communities
- Established neighborhood shopping destination
- Ample on-site parking

Anchored by the United States Post Office, The Mall on 206 features a diverse mix of dining, retail, wellness, and professional service businesses that attract consistent local traffic.