

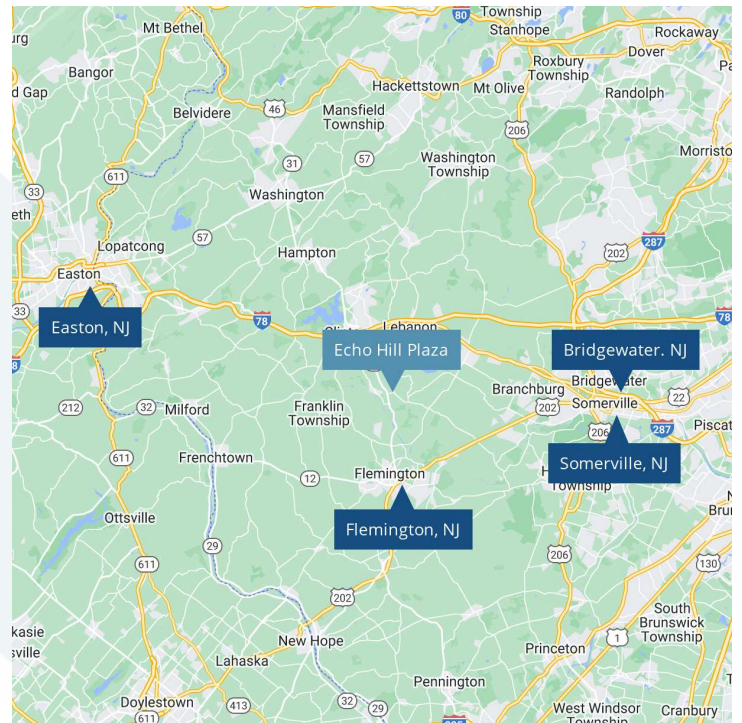
Echo Hill Plaza | 1128 Route 31 | Clinton, NJ 08833

# 16,000± SF RETAIL/OFFICE FOR SALE



## PROPERTY HIGHLIGHTS

- Property: 16,000 SF mixed-use property featuring retail and office space, situated on 2.8 acres
- Visibility: Along Route 31 with prominent visibility. Its prime location and exposure offer strong investment potential
- Partially leased, income-producing asset
- Block: 23, Lot: 3, Acres: 2.86±
- Second Floor Space: 1,105 SF office space/service space \$15 PSF gross + electric
- Van Cleef Space: 9,420± SF office space
- Sale Price: \$99 PSF, 16,000± SF
- Parking: On-site parking spaces (60±)
- Zoning: HC-1 Highway Commercial Zone; permitted uses include retail, animal clinics, breweries, wineries, and restaurants
- Traffic Count: High traffic location with an average of 24,826± vehicles per day
- Location: Frontage on Route 31, close to Clinton, Flemington, and Route 78

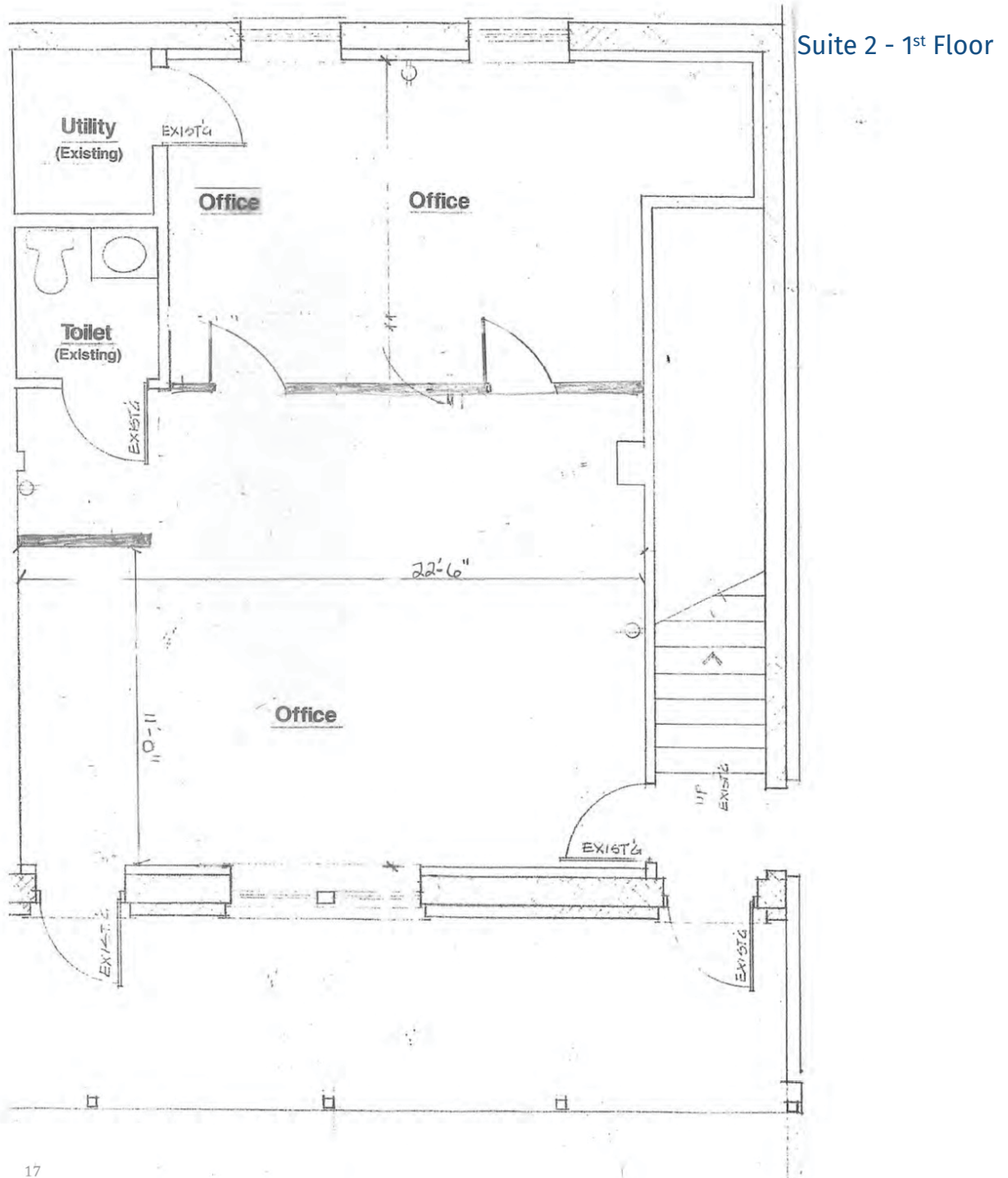


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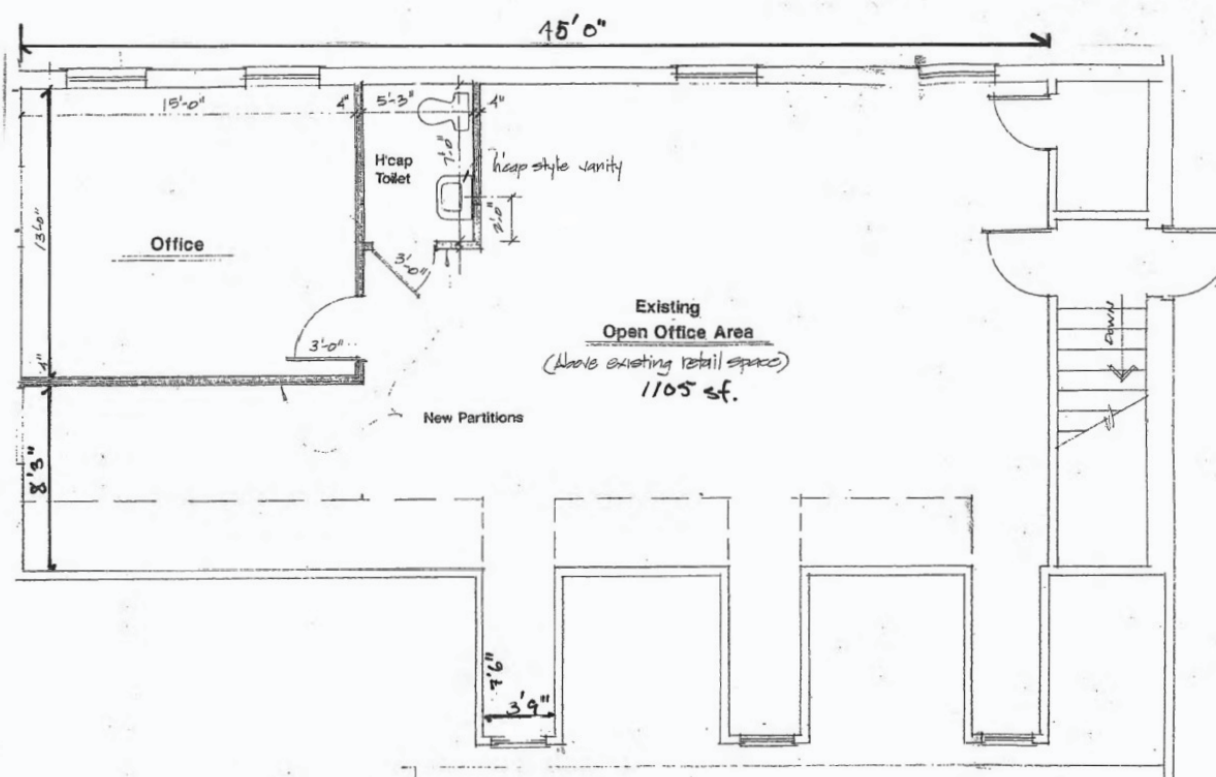
# 1ST FLOOR - SUITE 2



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## Suite B - 2<sup>nd</sup> Floor



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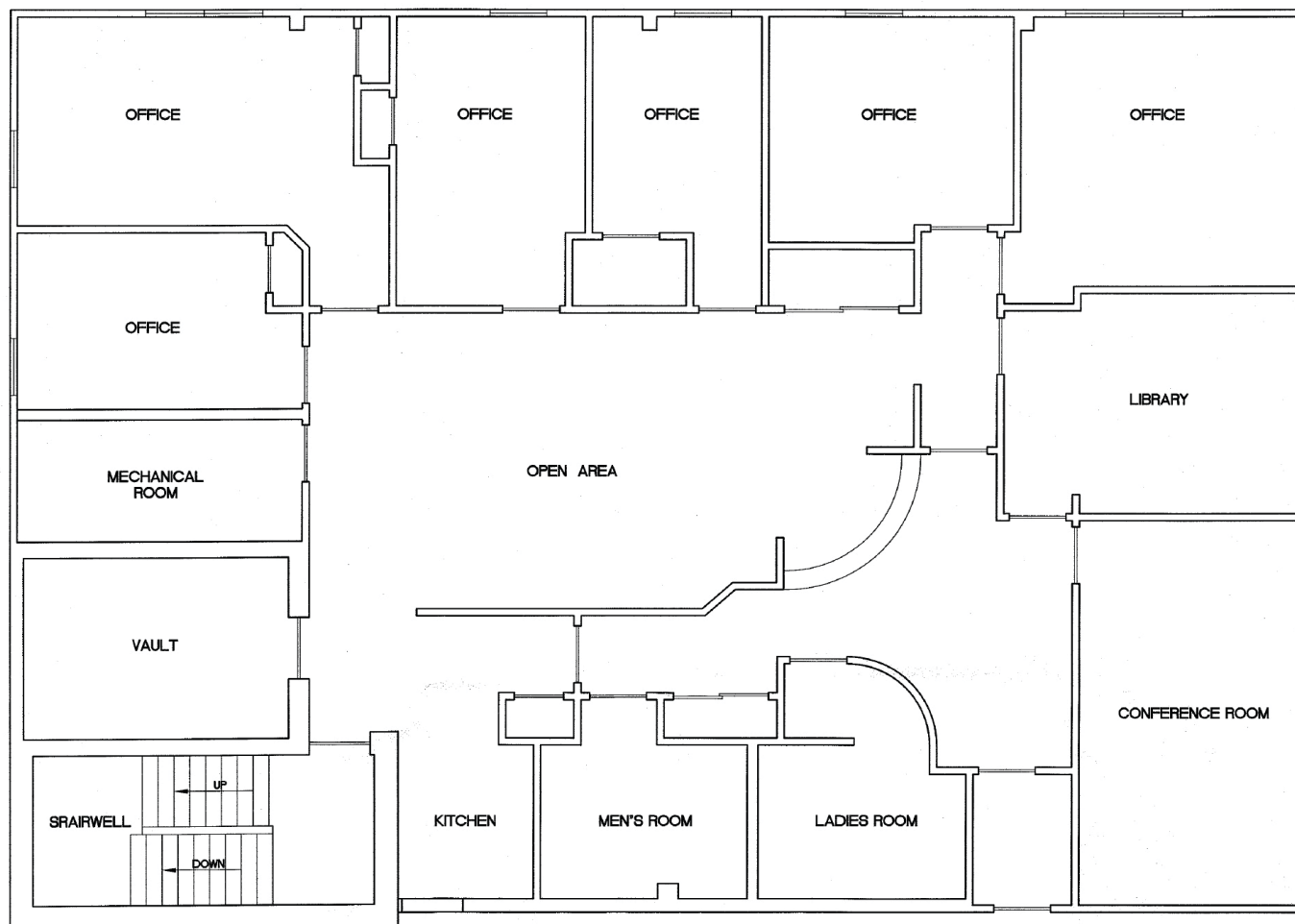
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## SUITE 4

Suite 4 - 1<sup>st</sup> Floor



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## SUITE 4



Suite 4 - 2<sup>nd</sup> Floor

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## SUITE 4

Suite 4 - Basement



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## BEAUTY BAR



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## ADDITIONAL PHOTOS



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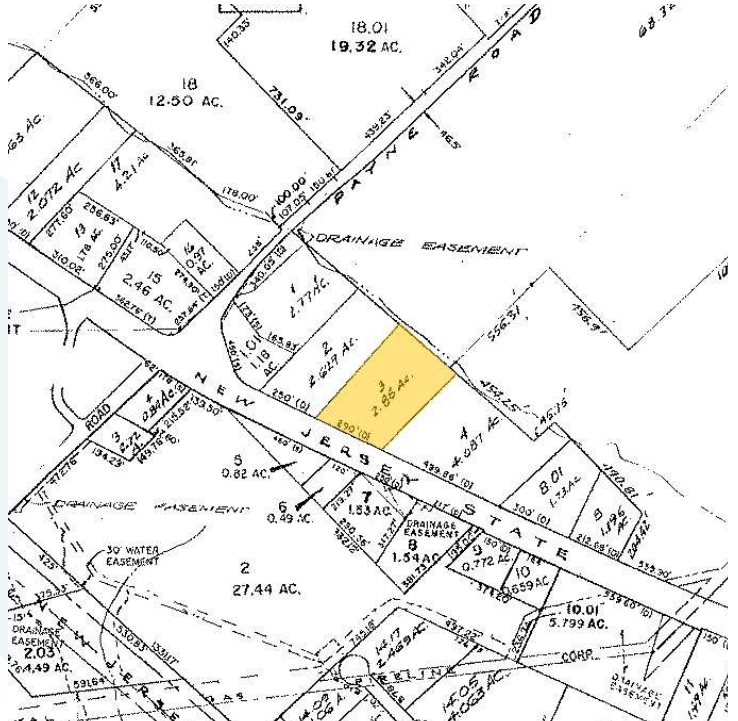
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