

RETAIL

292 Route 206
Flanders, NJ



TRAFFIC COUNT ROUTE 206: 21,509 VPD

The Dunkin' logo is overlaid on a building in the lower left portion of the aerial view.

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Ming Simon
C: 646.331.5620
Ming@ZoltekCRE.com

Urszula Zoltek
C: 973.896.8377
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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE

Ideal For Single Tenant User

- Acres: 0.68 (Former Gas Station)
- Traffic Count Route 206: 21,509 VPD
- Zoning: Commercial C-2
- Located in Busy Main Hub of Flanders
- New Development of 227 Senior Housing Complex (Regency of Flanders)
- Excellent Visibility and Access
- Average Household Income \$156,741 Within 1 Mile
- Nearby National Tenants: Shoprite, 7-ELEVEN, Dunkin', Weiss, Tractor Supply Co., Dollar Tree, Wawa, Good Year, Rita's Italian Ice, McDonald's, Jersey Mike's Subs and Many More.....

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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SIEMENS HEALTHCARE CORP. OFFICE



APARTMENT COMPLEX
Mt. OLIVE MANOR

Flanders Village Mall
Ritas GOODYEAR

55+ COMMUNITY
REGENCY AT FLANDERS
227 Single-Family Homes



FLANDERS VALLEY GOLF COURSE



SITE
TRAFFIC COUNT 206: 21,143 VPD



BENJAMIN MOORE FLANDERS MANUFACTURING

MOUNTAIN VIEW ELEMENTARY

EXCEL DIRECT EMPLOYMENT AGENCY



206 NAIL & SPA

2.6 Miles Away

West Morris Central Highschool

E-TARGET WAREHOUSE

MIA NONNA'S CUCINA



ZOLTEK
COMMERCIAL REAL ESTATE SERVICES



DEMO-GRAPHICS	3 Mile	5 Miles	10 Miles
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Population	23,253	65,269	228,047
Daytime Employees	5,709	25,585	87,915
Households	8,667	23,932	84,083
Average Age	41.8	42.9	43.2
Average HH Income	\$153,021	\$154,460	\$142,983

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