



Retail Opportunity for Sale

42 State Route 12 | Flemington, NJ 08822

Off Stangl Road | Hunterdon County



42 STATE ROUTE 12

FLEMINGTON, NJ | HUNTERDON COUNTY

Off Stangl Road

Located at 42 State Route 12 in Flemington, NJ 08822, Kassin Sabbagh Realty (KSR) is proud to represent this freestanding commercial property offers a unique blend of historic charm and modern functionality. Originally constructed in 1910 and fully renovated in 2010, the building spans approximately 10,000 square feet and sits on just under one acre of land. Zoned for Highway Retail (HR), the property is well-suited for a range of commercial uses including food service, fitness, medical, or general retail. A major highlight is the presence of a drive-thru lane with stacking space, along with ample onsite parking for 20 vehicles and strong road visibility thanks to 258 feet of frontage and a 20-foot high pole sign. Inside, the space features a large commercial-grade kitchen and bakery setup, a conveyor belt leading to over 1,100 square feet of storage on a partial second floor, and multiple entries for customer and service access. The site benefits from public water, sewer, and natural gas connections, and is strategically positioned near the eastern end of Route 12—providing easy access to major highways and downtown Flemington. Previously listed at a higher price point, the property now presents a strong value opportunity for investors or owner-users looking to capitalize on its high visibility, established infrastructure, and versatile zoning in the steadily developing Hunterdon County area.

ASKING PRICE: \$2,100,000

DELIVERED VACANT

Leasing Activity	\$20-\$25 PSF NNN
Second Floor SF	2,000
Year Built	1910
Year renovated	2010
Exterior/ Foundation	Brick/Steel Construction
Parking	20 Spaces (2.01 Spaces per 1,000 SF Leased)
Frontage	258' on Route 12
Property Subtype	Freestanding
Building Class	C
Tenancy	Single



PROPERTY OVERVIEW

Property Type	Retail	Heating Utilities	Gas
Units	1	Restaurant Venting	Yes
Lot Size	0.97 Acres	Structure Height	2 Story
Parcel Number	09-00045-0000-00003	Zoning	HR
Ground Floor	8,000 SF	Taxes	\$30,000
Median Household Income	\$113,000		

INVESTMENT HIGHLIGHTS

- 10,000 SF building with a functional drive-thru lane and stacking space—ideal for quick-service restaurants, cafes, or medical users.
- Located in Hunterdon County, one of New Jersey's most affluent and steadily growing areas, with strong income and retail spending patterns.
- 258 feet of frontage along Route 12 with prominent pole signage and easy access to major regional highways, drawing both local and through traffic.
- Minutes from the revitalizing town center with new developments, boutique retail, and cultural attractions drawing steady foot traffic.



42 STATE ROUTE 12
Flemington, NJ | Flemington

LOCATION OVERVIEW

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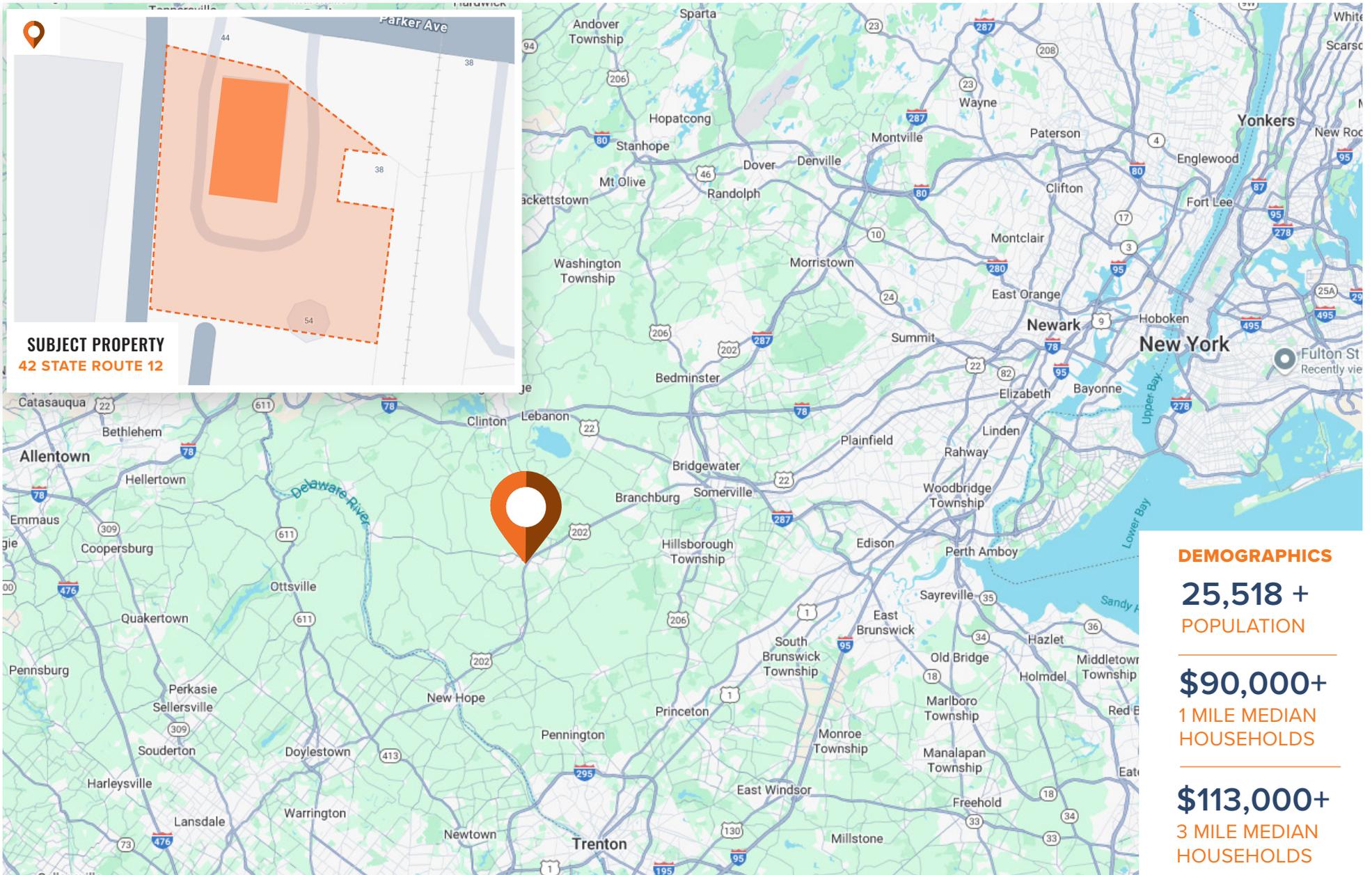
HR (Highway Retail) zoning allows for a wide variety of commercial uses including retail, food service, medical, and fitness.

258 feet of frontage along Route 12 with prominent pole signage and easy access to major regional highways, drawing both local and through traffic.

Many national retailers in the vicinity including: *Dollar tree, 7-Eleven, ShopRite, McDonald's, Dunkin', Marshalls, Target, Kohls, Taco Bell, HomeGoods, LOFT, & many more!*

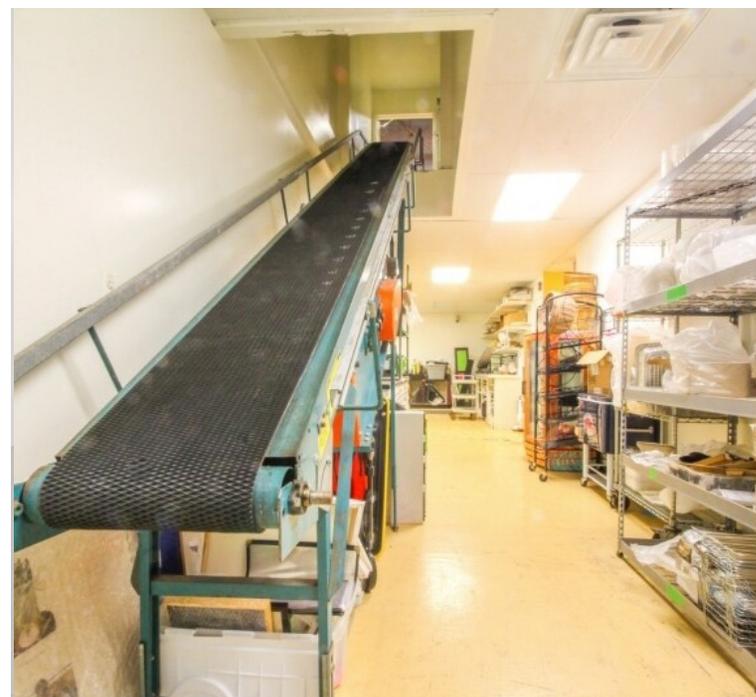


LOCATION MAP



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PROPERTY PHOTOS



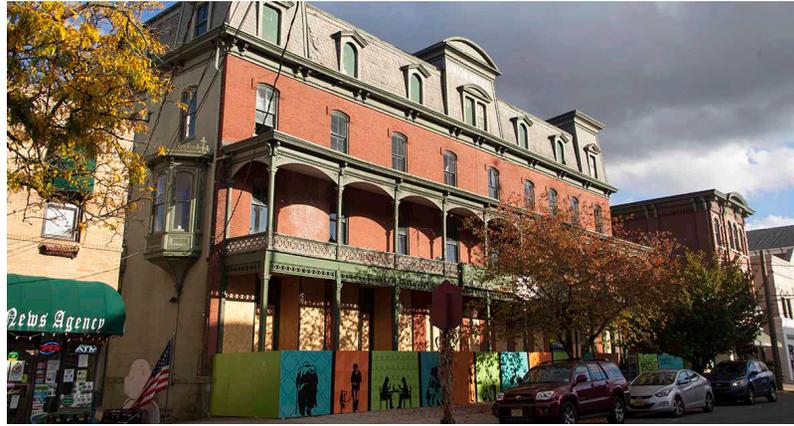
ABOUT FLEMINGTON NJ



Flemington, New Jersey, is a historic and picturesque borough located in the heart of Hunterdon County, serving as the county seat. Known for its deep colonial roots and charming small-town atmosphere, Flemington offers a unique blend of history, commerce, and community. The borough is famous for the landmark Hunterdon County Courthouse, which hosted the nationally publicized Lindbergh baby kidnapping trial in the 1930s, and much of its downtown still features well-preserved 19th-century Victorian architecture. Flemington's walkable Main Street is lined with locally owned boutiques, restaurants, antique shops, and galleries, contributing to a vibrant and inviting town center.

Beyond its historic charm, Flemington serves as a regional hub with a growing commercial corridor along Route 202 and Route 31. It is home to a diverse mix of retail, office, and medical uses, as well as the Liberty Village Outlet Marketplace and larger shopping centers that draw visitors from surrounding towns. The area offers strong demographics, excellent public schools, and a well-educated, high-income population, making it attractive for both residents and businesses.

With a strategic location approximately one hour from both New York City and Philadelphia, Flemington benefits from easy access to major highways and is situated near major employment markets, while still offering a peaceful, suburban quality of life. Surrounded by rolling farmland, parks, and nature preserves, it combines rural beauty with modern convenience, appealing to families, professionals, investors, and day-trippers alike..



FOR MORE INFORMATION,
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