

FOR SALE ±90 ACRES - INDUSTRIAL-OFFICE

Raritan Township, (Flemington) Hunterdon County, New Jersey

www.SilbertRealEstate.com

LOCATION

Located between Voorhees Corner Road (CR 650) Route 202 and Case Boulevard (signalized intersection Route 202N, Raritan, NJ 08822

PROPERTY DESCRIPTION

Well positioned within the municipality's Business Office and Major Industrial zones between Voorhees Corner Road and Case Boulevard and Route 202. The property provides 862' of frontage on Route 202 North. Currently under farmland assessment, Buyer responsible for future rollback taxes.

(Lot 5 in Block 40) ±90 acres, zoned O-2, however with wetlands delineation on various portions.

PRICING

\$2,500,000

*All approvals/improvements at Purchaser's sole cost and expense

ZONING

O-2 allowing for business & professional office, scientific & research laboratories, commercial indoor recreational facilities, childcare, any agriculture or horticulture, motels/hotels and light industrial

UTILITIES

Electric: JCP&L Company

Gas: Elizabethtown Gas

Water: New Jersey American Water

Sewer: Raritan Twp. Municipal Utilities Authority

TRAFFIC COUNTS

ADT 10,453 Voorhees Corner Road

ADT 36,687 State Route 202

HIGHLIGHTS

- Located ½ mile to the East of the Flemington Circle and affording excellent access to State Routes 202, 31 & 12, approximately 9 miles South of the 4-way interchange of Exit 17 of I-78;
- The Borough of Flemington is the commercial and residential hub as well as the county seat;
- Located less than 1.5 miles to the North is the Hunterdon Medical Center, which serves the entire region and new Wal-Mart & Lowe's anchored Regional Power Center;
- Subject contiguous to J.P. Case Middle School & St. Anna Greek Orthodox Church formerly a part of the original larger property.

DEMOGRAPHICS 2019 PROJECTION

3 Mile Radius

Population	22,539
Average HH Income	\$134,702
Median HH Income	\$107,906
Total Households	8,929
Daytime Population	26,004

5 Mile Radius

Population	35,793
Average HH Income	\$150,890
Median HH Income	\$120,805
Total Households	13,960
Daytime Population	31,743

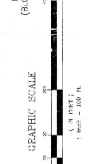
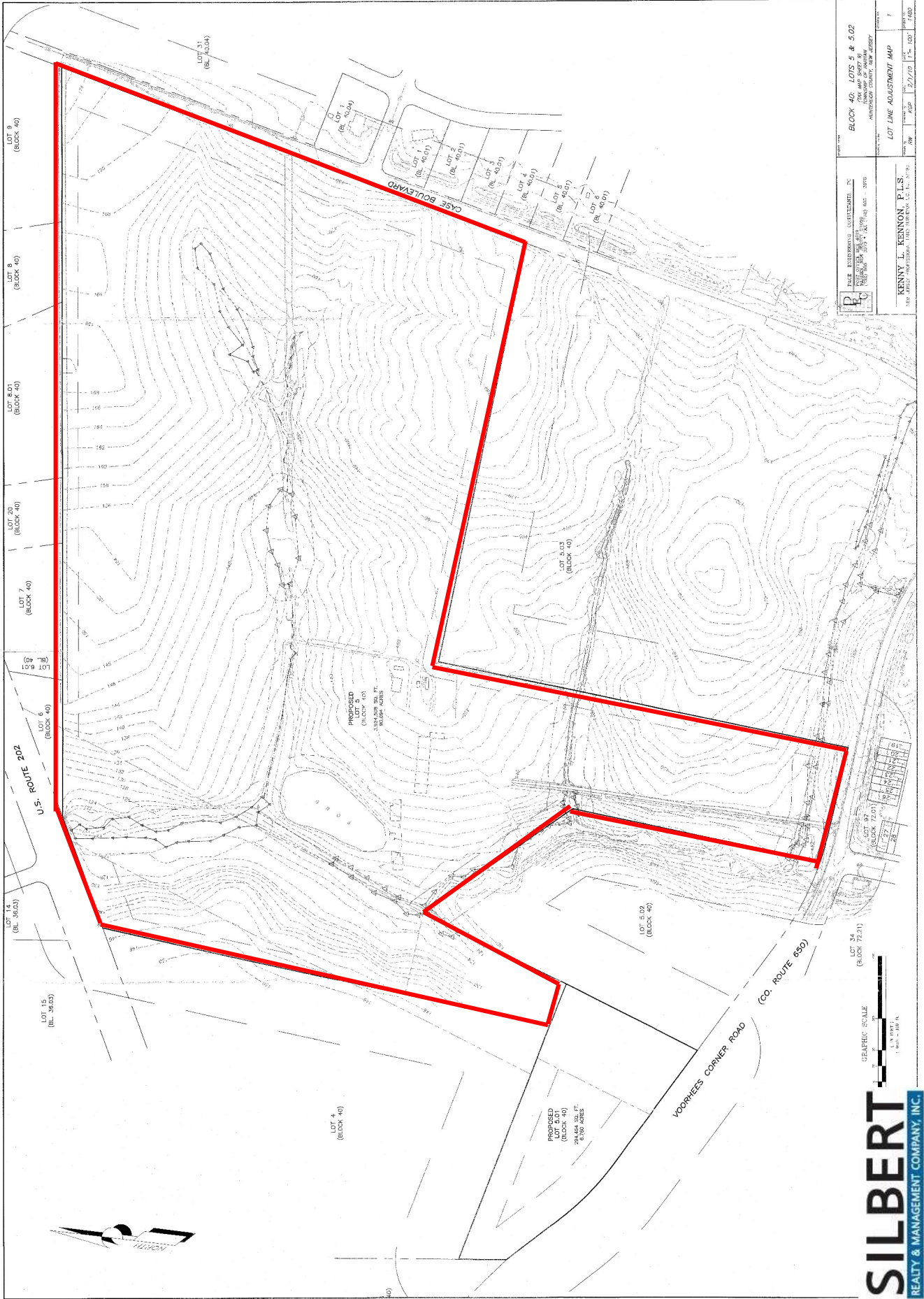
10 Mile Radius

Population	122,032
Average HH Income	\$166,653
Median HH Income	\$133,141
Total Households	8,929
Daytime Population	91,180

FOR ADDITIONAL INFORMATION CONTACT:

Joel Tomlinson, Ass't VP Retail Brokerage
908.604.6900 x108
jtomlinson@silbertrealestate.com

ROUTE 202 & VOORHEES CORNER ROAD FLEMINGTON NJ – SUBDIVISION PLAN



SILBERT
REALTY & MANAGEMENT COMPANY, INC.

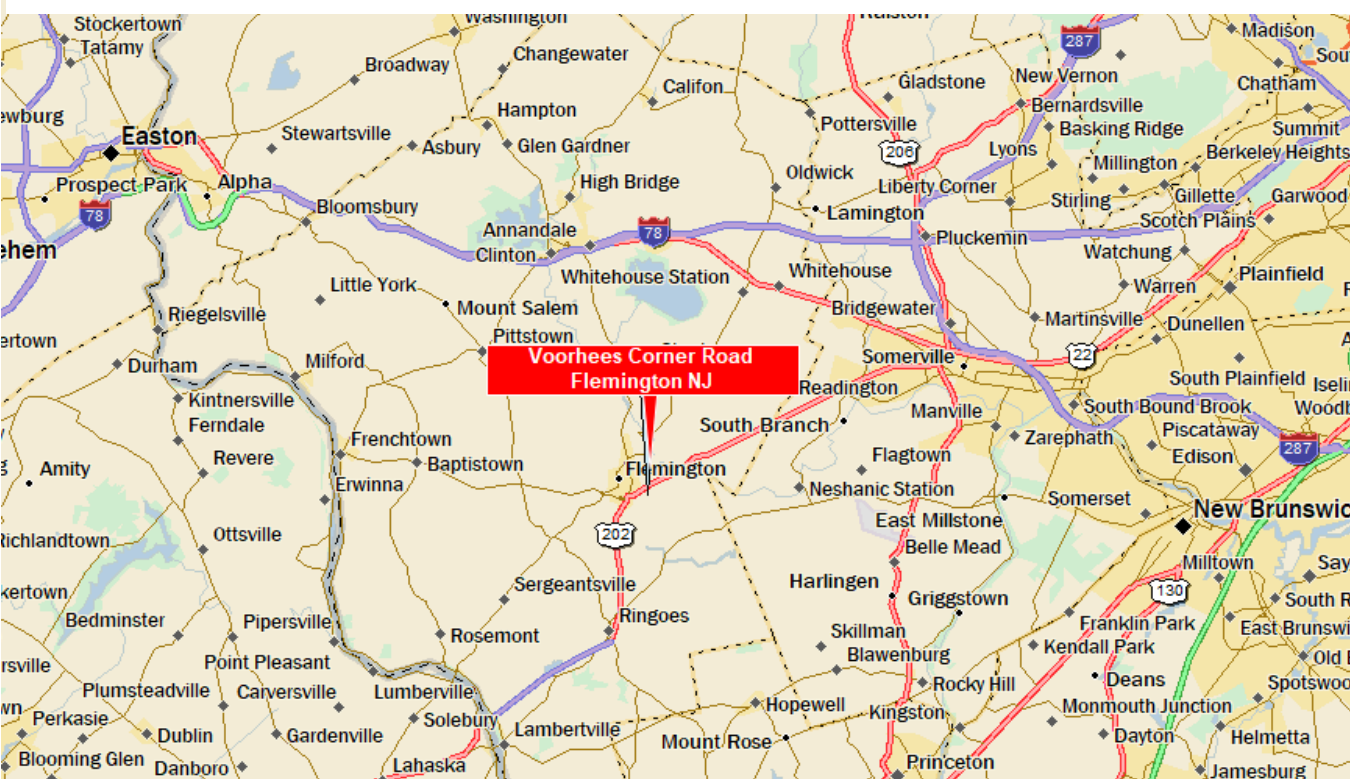
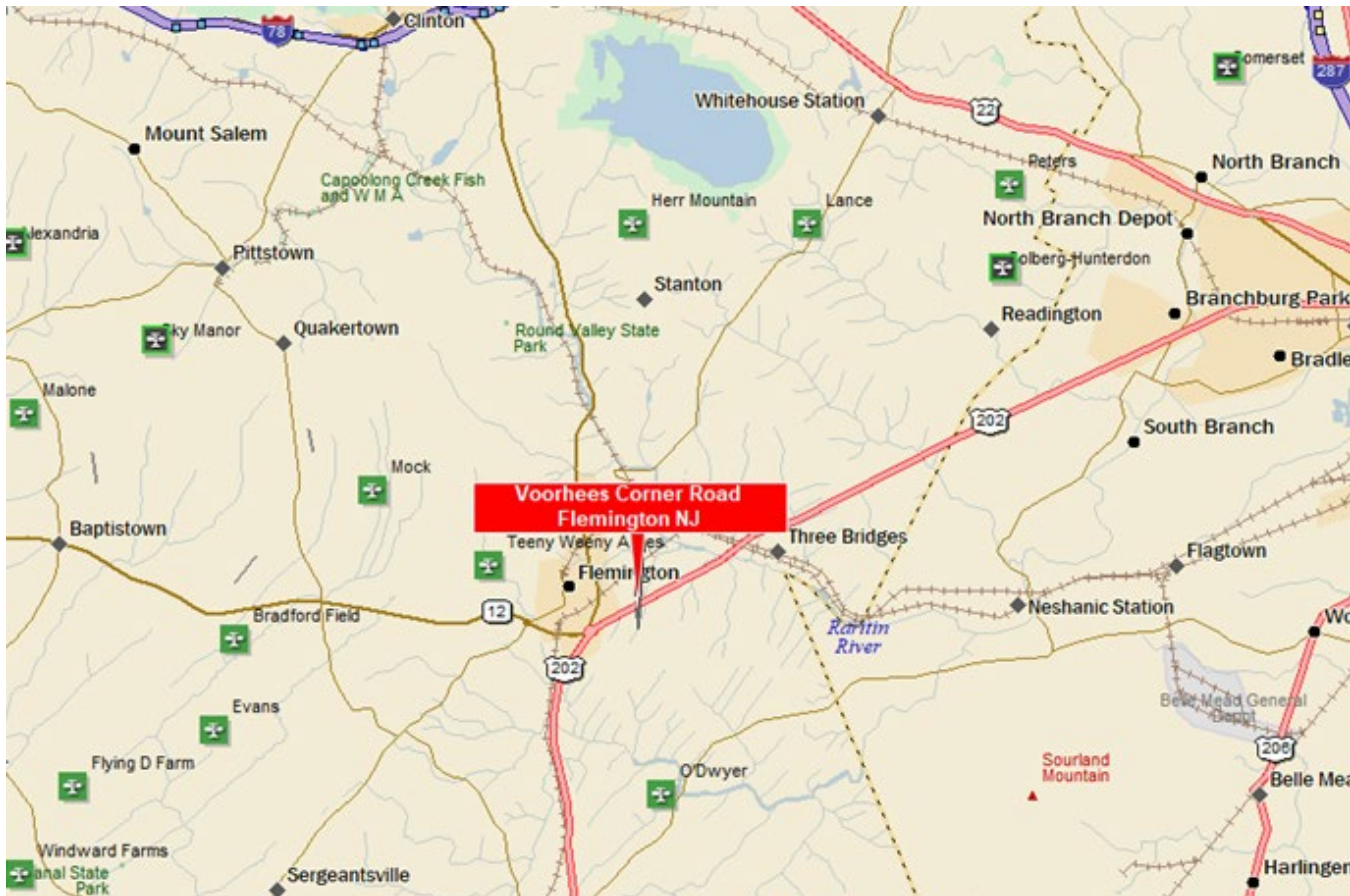
PL
 PAGE: RESUBDIVISION, CONFORMANCE, IN
 TOWNSHIP OF FLEMINGTON
 COUNTY OF MIDDLESEX, NEW JERSEY
KENNY L. KENNON, P.L.S.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR, NO. 174,779

BLOCK 40: LOTS 5 & 5.02
 TOWNSHIP OF FLEMINGTON
 COUNTY OF MIDDLESEX, NEW JERSEY
LOT LINE ADJUSTMENT MAP
 DATE: 2/1/10
 SHEET NO. 1 OF 1

ROUTE 202 & VOORHEES CORNER ROAD FLEMINGTON NJ



ROUTE 202 & VOORHEES CORNER ROAD FLEMINGTON NJ



ROUTE 202 & VOORHEES CORNER ROAD FLEMINGTON NJ – BOUNDARY AND TOPO SURVEY



ROUTE 202 & VOORHEES CORNER ROAD FLEMINGTON NJ – AREA HIGHLIGHTS

