



Downtown Retail For Lease

37-43 Old Route 22 a/k/a State Route 173
Town of Clinton, Hunterdon County, NJ 08809

PROPERTY DESCRIPTION

An established retail property located in the thriving commercial hub within the Town of Clinton. Currently undergoing renovations, this well-positioned address is anchored by Walgreen's, JD Wine & Spirits, and Just Subs, ensuring consistent foot traffic and a robust customer base. Strategically located just 0.5 miles from Exit 16 of I-78 and 1.5 miles from Route 31, this shopping center affords both accessibility and visibility, making it an ideal location for retail or service-oriented businesses, appealing to both residents and through traffic.

AVAILABLE

- Unit 2: 4,440 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

+/- \$9.47 PSF projected 2026

TRAFFIC COUNTS

ADT 28,565 VPD intersection of
State Route 31/173

PARKING

133 onsite parking spaces

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

David Greenman

Sr. VP Retail Services

908.604.6900 Ext. 106

DGreenman@silbertrealestate.com

Joel Tomlinson

Asst. VP Retail Brokerage

908.604.6900 Ext. 108

Jtomlinson@silbertrealestate.com

SILBERT

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner. As applicable, Silbert Realty & Management make no representation as to the condition of the property (or properties marketed) in question.

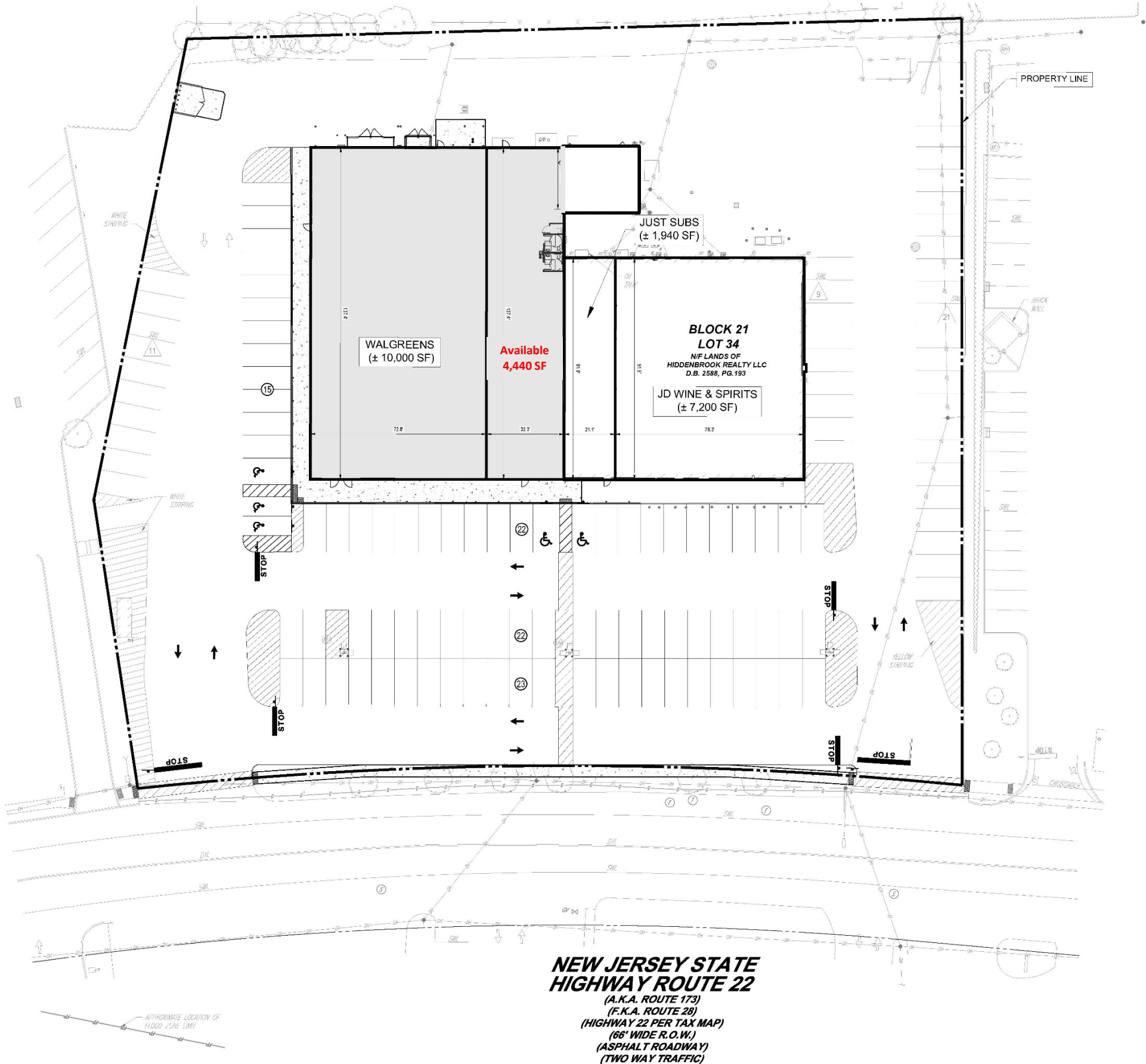


Visit Our Website: WWW.SilbertRealEstate.com

ELEVATION AND FLOOR PLAN



SITE PLAN



**NEW JERSEY STATE
HIGHWAY ROUTE 22**
(A.K.A. ROUTE 173)
(F.K.A. ROUTE 28)
(HIGHWAY 22 PER TAX MAP)
(66' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

AREA DEMOGRAPHICS

2 Mile Radius

Population	12,455
Median HH Income	\$178,843
Average HH Income	\$202,379
Median Age	43.6
Daytime Population	10,307
Households	4,731

5 Mile Radius

Population	32,327
Median HH Income	\$185,116
Average HH Income	\$212,118
Median Age	43.8
Daytime Population	24,611
Households	11,983

10 Mile Radius

Population	105,641
Median HH Income	\$174,632
Average HH Income	\$212,155
Median Age	44.7
Daytime Population	74,096
Households	40,474

