

FOR LEASE | The Point | 245 US-202 | Flemington, NJ 08822

# 2,405 & 3,366 SF RETAIL SPACES



## PROPERTY HIGHLIGHTS

- **Building Size:** 19,500 SF
- **Available:** 2,405 SF and 3,366 SF (can be combined for 5,771 SF total)
- **Traffic Count:** Over 47,000 vehicles per day
- **Parking:** Over 90 spaces; 4.6/1,000
- **CAM Charges:** \$5.70 PSF
- **Lease Rate:** Call For Quote
- **Location:** Great location at the intersection of Routes 202-31 and S. Main Street. Major points of interest across from Home Depot, CVS Pharmacy, Starbucks and Ramada by Wyndham, Benjamin Moore Paints, Domino's and H&R Block.



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# FLOOR PLAN



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# ADDITIONAL PHOTOS



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# AERIAL MAP



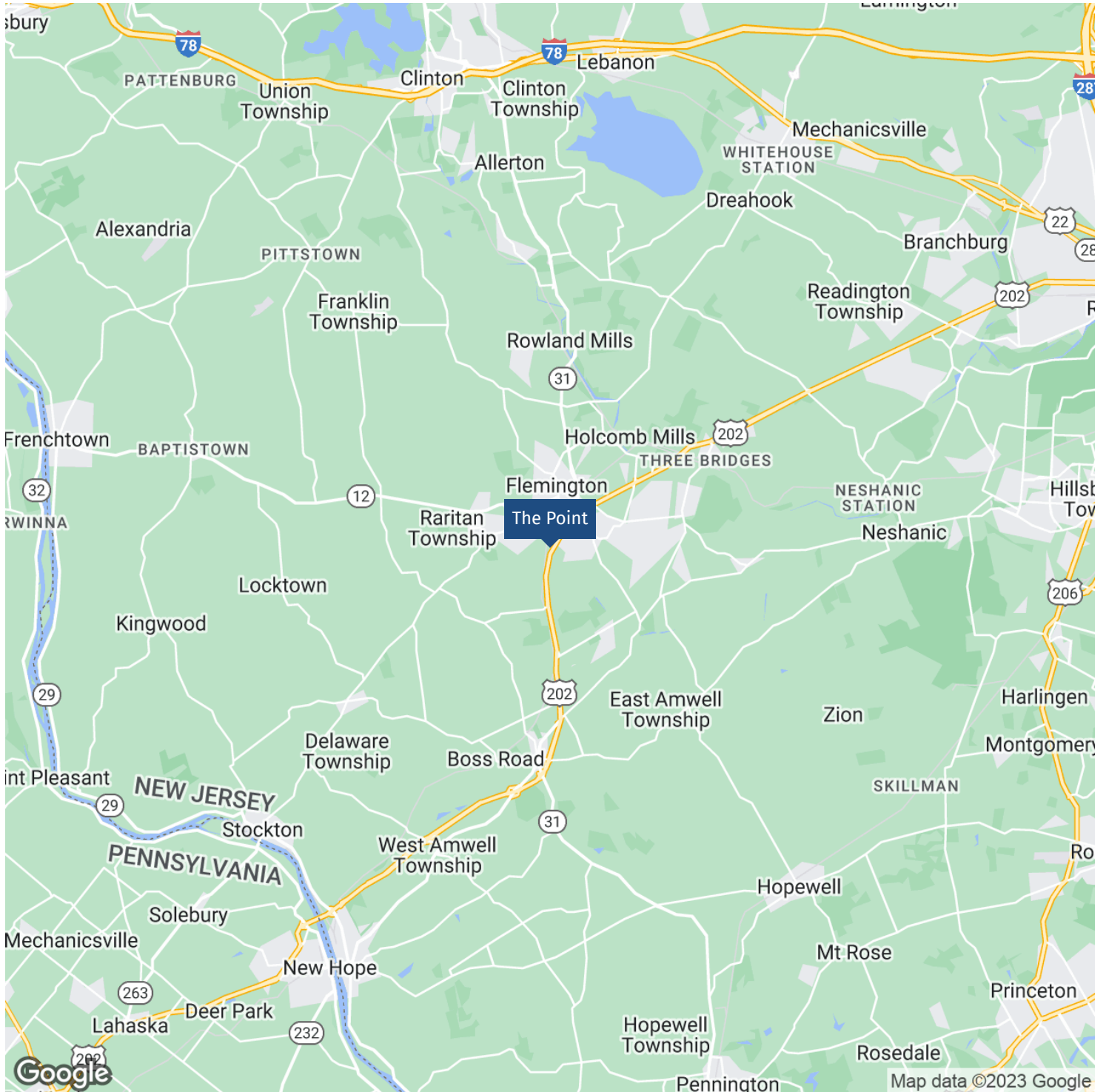
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# LOCATION MAP



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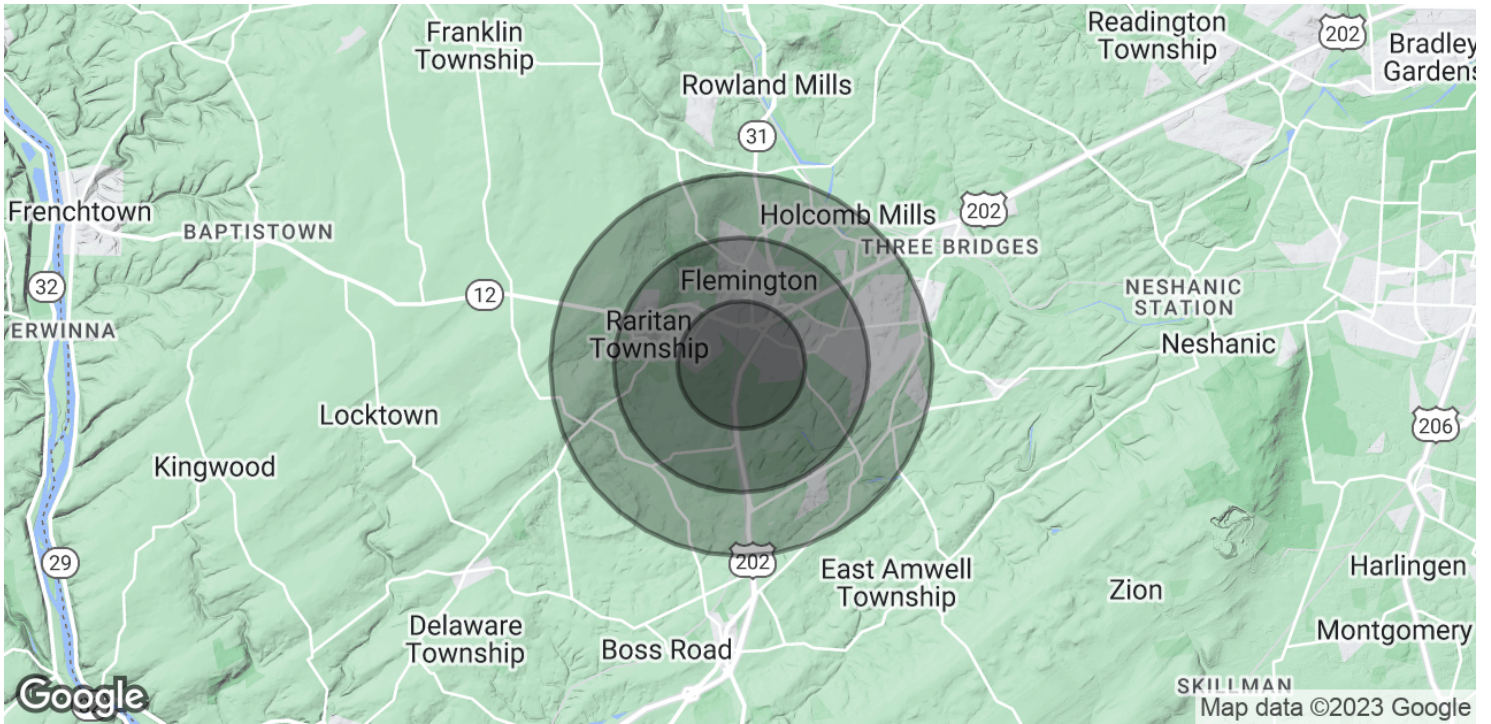
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,814	13,439	20,873
Average Age	42.6	41.1	41.8
Average Age (Male)	43.5	41.7	41.5
Average Age (Female)	41.7	40.5	41.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,689	5,506	8,205
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$105,747	\$118,647	\$136,740
Average House Value	\$310,322	\$338,908	\$380,576

\* Demographic data derived from 2020 ACS - US Census

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