

# BEDMINSTER VILLAGE SQUARE

1420 Route 206, Bedminster

19,240 SF RETAIL DEVELOPMENT



Retail for Lease - Contact

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# DETAILS

## 1420 Route 206, Bedminster

### Availabilities

- Building 1 & 2: +/- 5,770 SF (Can be Demised)
- Building 3 & 4: +/- 3,850 SF (Can be Demised)

### Site Description

- Rare retail opportunity in desirable and affluent community with heavy office population within a market lacking retail inventory
- Bedminster Village Square is a premier retail development located at the signalized intersection of Route 206 and Advance Drive
- Conveniently positioned near Bedminster Township Municipal Buildings, Bedminster Public School and the Far Hills NJ Transit Train Station
- Boasting a high daily traffic count of 28,376 VPD\* on Route 206
- Benefiting from a thriving office community, with over 7,900,000 square feet of office space within a five-mile radius, including AT&T's Corporate Headquarters
- Excellent accessibility to major highways including Routes 202, 287, 78 and 22
- Abundant parking and prominent visibility from the road, with the opportunity for a monument sign
- Flexible division of spaces will be taken into consideration
- Outdoor seating options available for restaurant establishments
- Buildings 3 and 4 offer the option of a mezzanine with an outdoor patio

\*Per NJDOT

### State Map

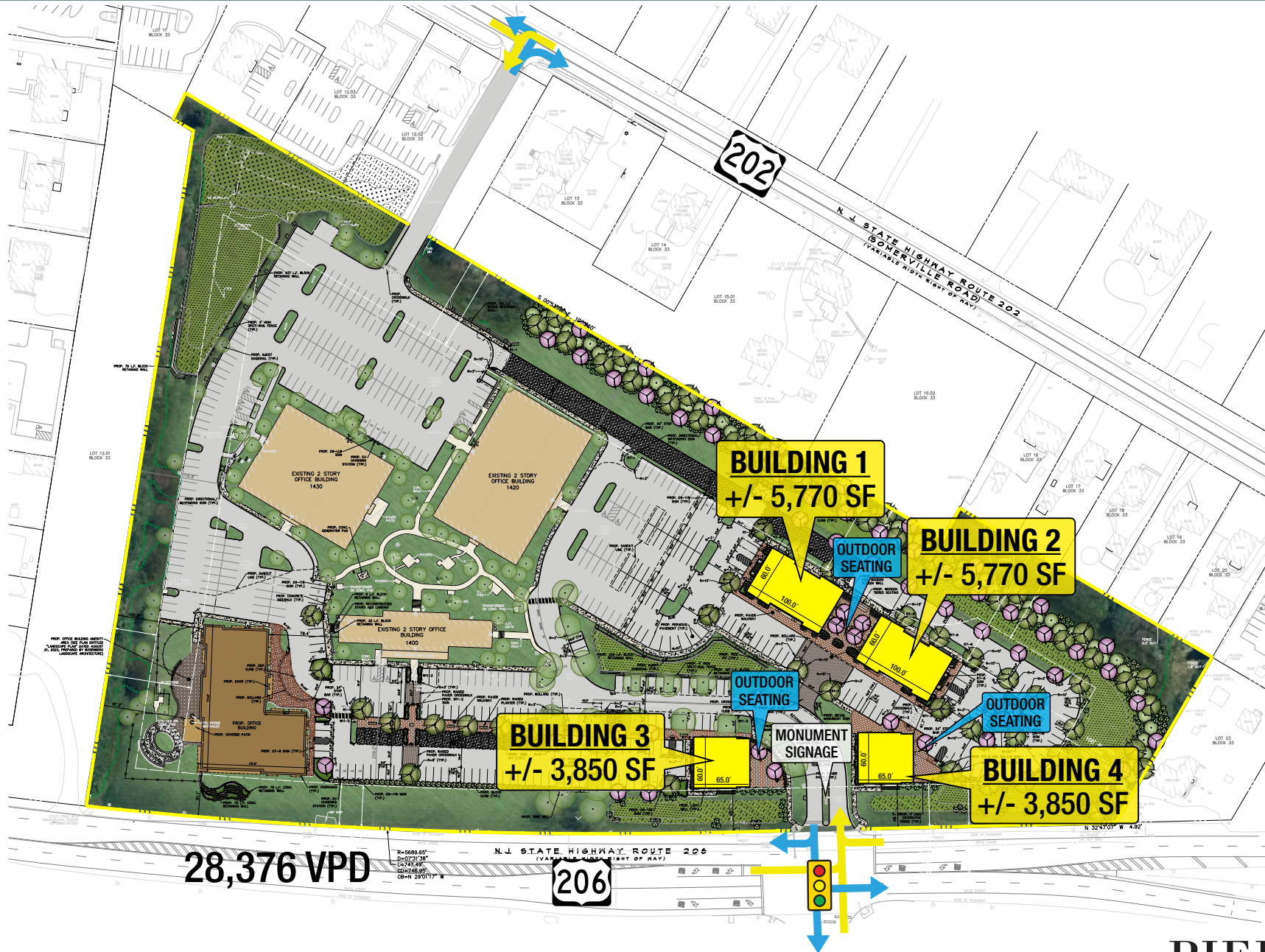


### Demographics

Radius	Population	Total Daytime Population	Median Household Income
3 Mile	18,027	24,078	\$159,010
5 Mile	44,796	61,562	\$170,608
7 Mile	102,848	139,942	\$167,314

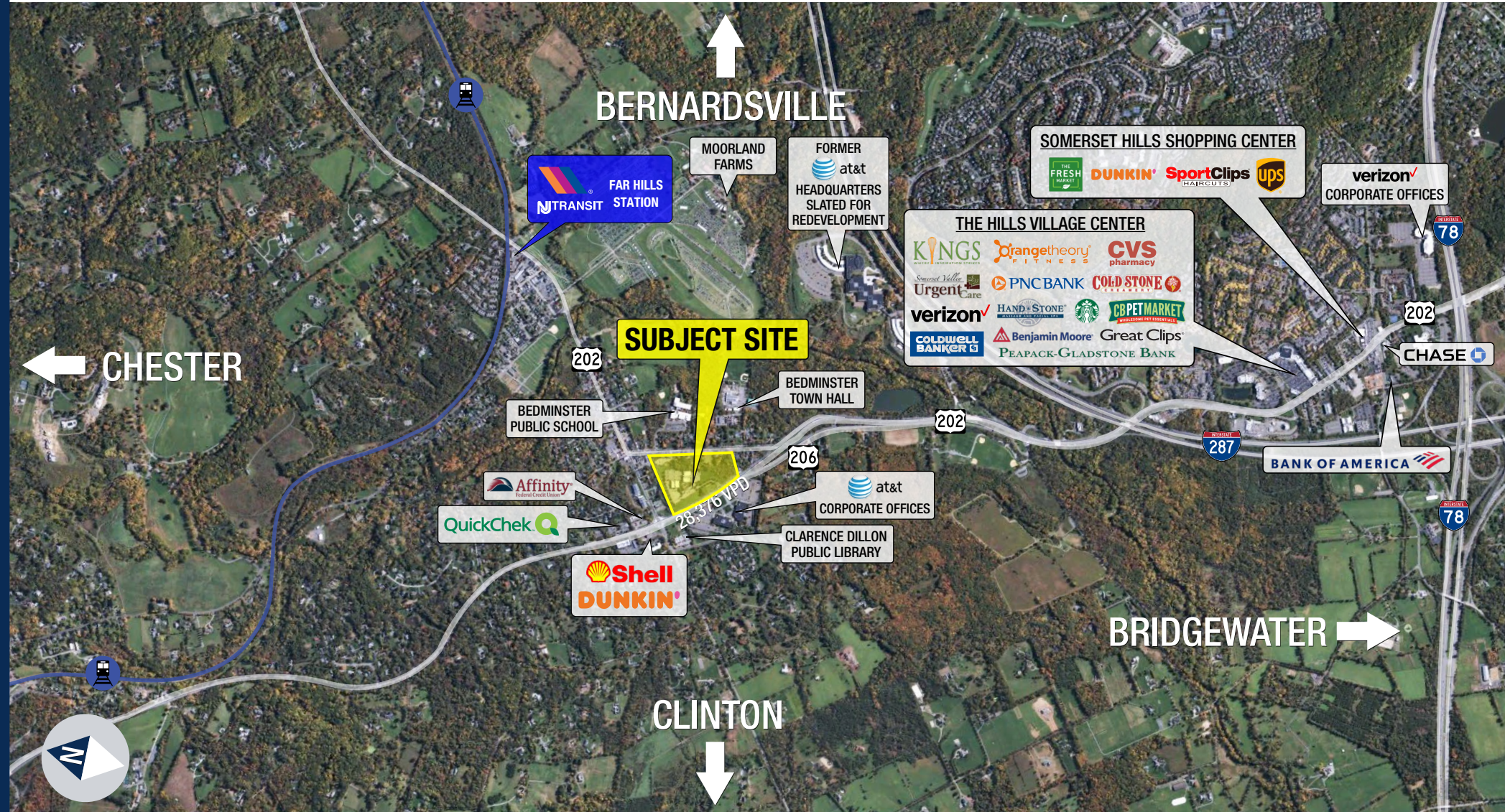
# SITE PLAN

1420 Route 206, Bedminster



# MARKET AERIAL

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# RENDERINGS

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