

# 547 SF MEDICAL OFFICE FOR LEASE

## 1 WESTCOTT DRIVE

FLEMINGTON, NJ 08822



### PROPERTY OVERVIEW

**BUILDING SF:** 13,000 SF

**FLOORS:** 2

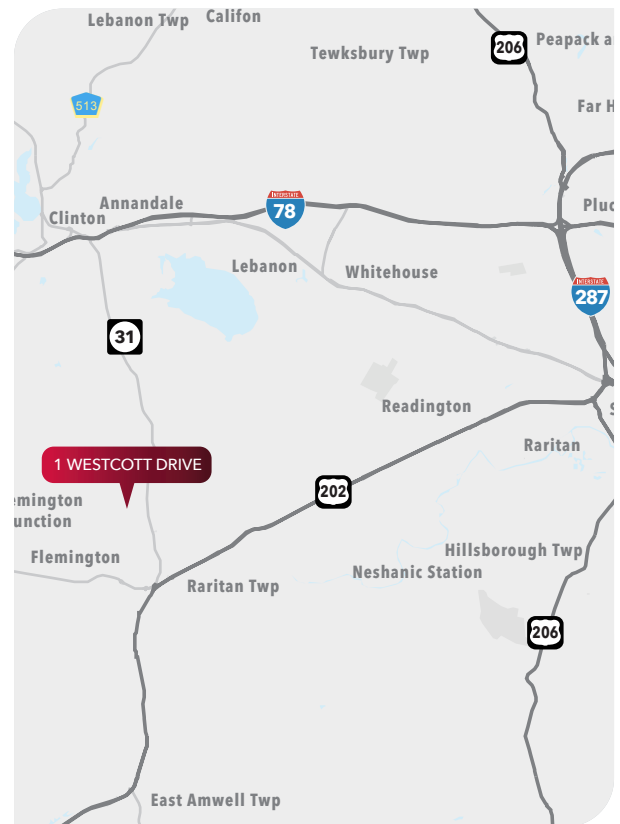
**AVAILABLE SF:** Suite 300 (2nd Floor) - 547 SF

**ASKING RATE:** Call for details

**AVAILABILITY:** Immediate

- COMMENTS:**
- Office/Medical use permitted
  - Elevator building
  - Ample on-site parking
  - 2-story glass atrium
  - Corner unit with great window line, private restroom, and separate room with sink

- LOCATION:**
- Easily accessible to Bartles Corner/ Sandhill Road and Route 31
  - 0.5 Miles to Hunterdon Medical Center



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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**LOCATION**



**DEMOGRAPHICS**

RADIUS	1 Mile	3 Mile	5 Mile
POPULATION	1,540	18,930	36,808
AVG. HOUSEHOLD INCOME	\$157,824	\$132,017	\$144,265
AVERAGE AGE	42.7	41.4	41.6
TRAFFIC COUNT	19,878 Vehicles Per Day - State Route 31 & Bartles Corner Rd.		

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