



Free Standing Retail For Lease

155 Main Street, Bloomsbury
Hunterdon County, New Jersey 08804

PROPERTY DESCRIPTION

Free standing former drive thru bank situated directly off exit 7 of I-78 with access to both Eastbound and Westbound. This location presents ample opportunities for a diverse range of business ventures to thrive given the substantial traffic generated from I-78, Route-22 and the sites excellent visibility and access.

AVAILABLE SPACE

+/- 3,575 SF Ground Floor
+/- 3,575 SF Basement

RENTAL RATES

\$37.00 PSF NNN

REAL ESTATE TAXES

\$26,595 projected 2023

PARKING

+/- 50 spaces

TRAFFIC COUNTS

ADT 6,012 VPD Route 173/Main Street
ADT 90,751 VPD at exit 7 (Route 173)

ZONING

(B-2) allows retail sales of goods and business and professional personal offices.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Joel Tomlinson

Asst. VP – Retail Services

908.604.6900 x 108

Jtomlinson@silbertrealestate.com

Brian Silbert

President & CEO

908.604.6900

info@silbertrealestate.com

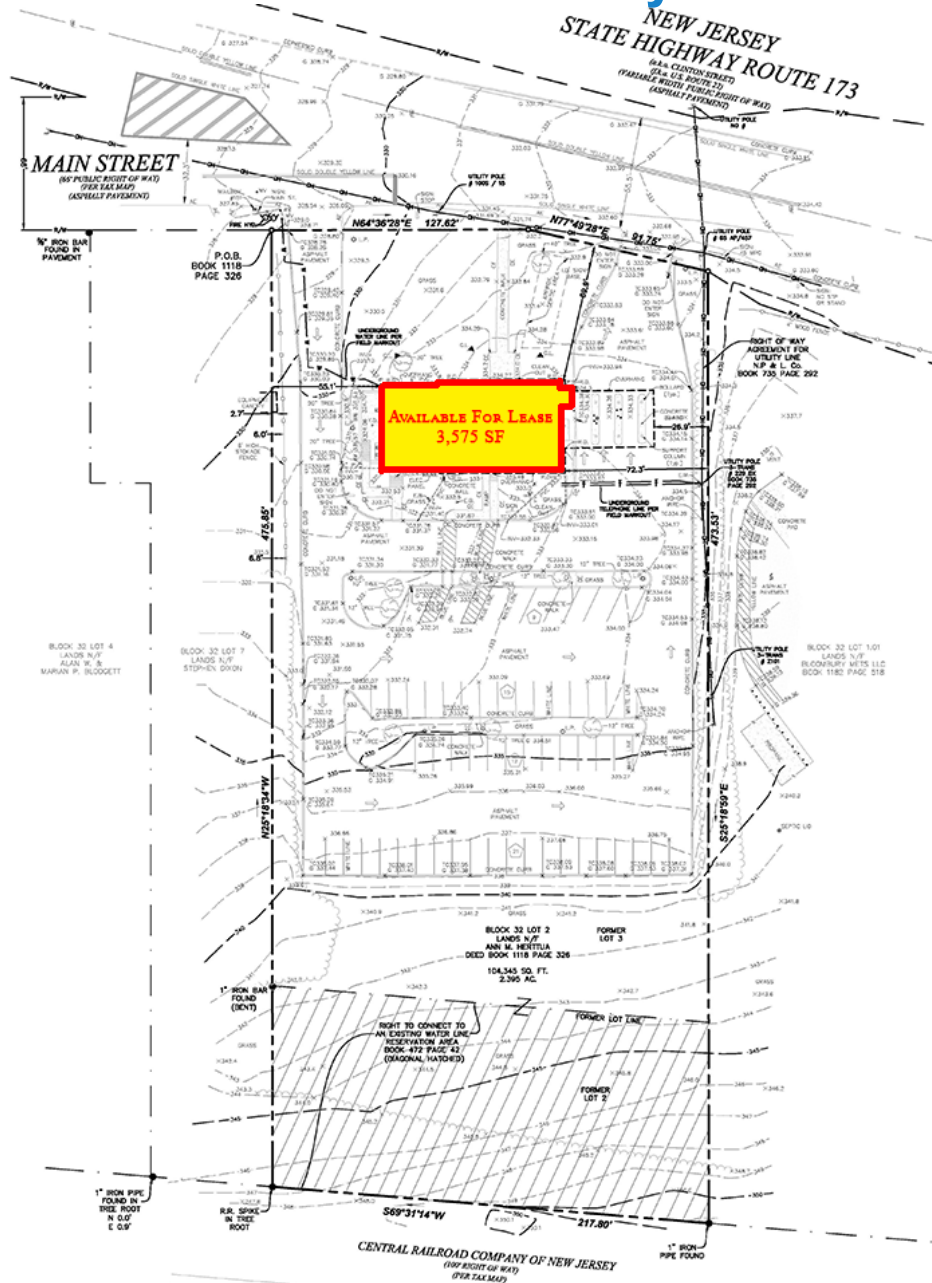
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

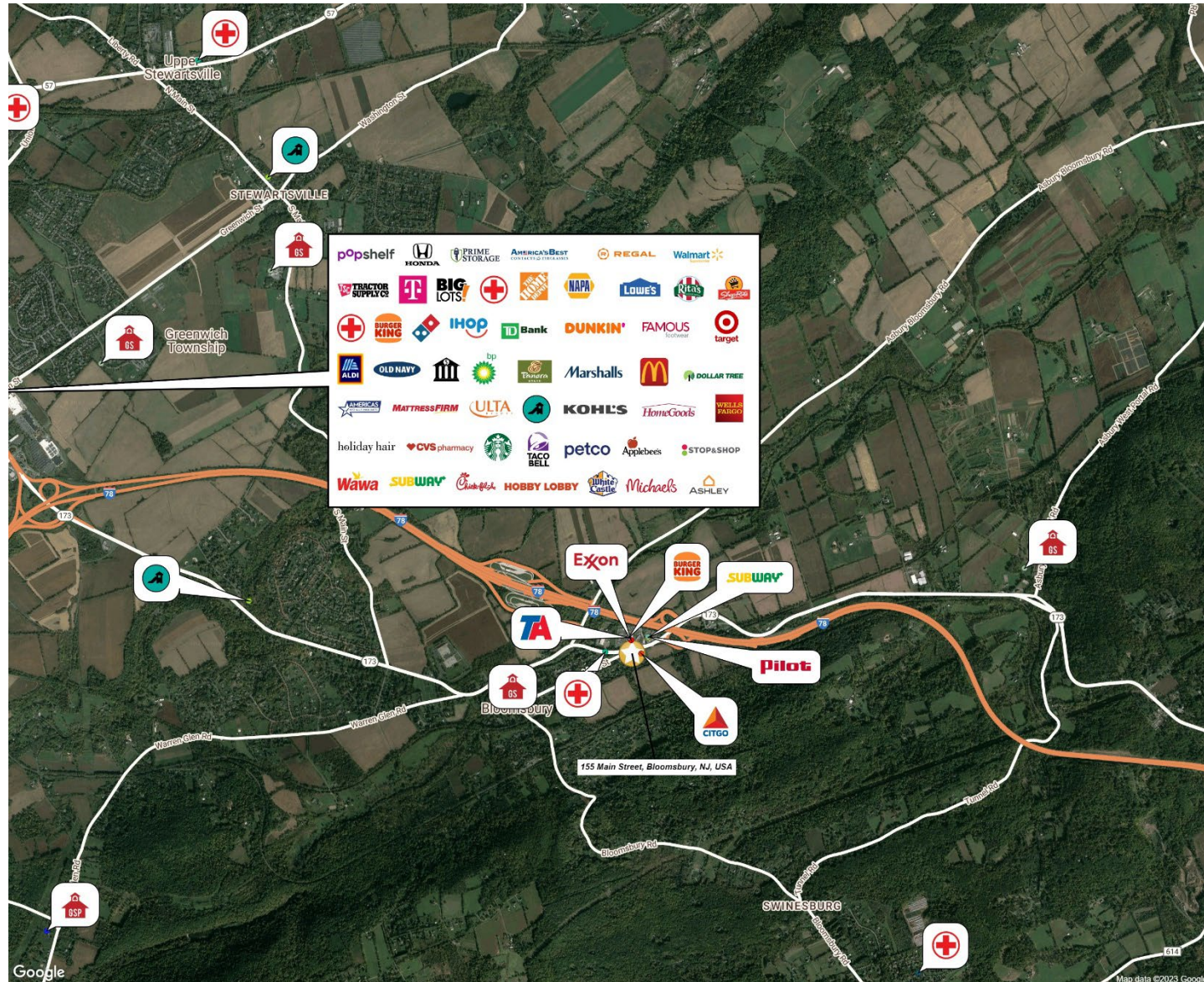


Visit Our Website: WWW.SilbertRealEstate.com

Site Survey



Immediate Aerial



AREA DEMOGRAPHICS

5 Mile Radius

Population	22,617
Daytime Population	12,591
Average HH Income	\$165,740
Total Households	8,506
Median Age	45.1

7 Mile Radius

Population	61,221
Daytime Population	34,371
Average HH Income	\$139,518
Total Households	23,814
Median Age	42.8

10 Mile Radius

Population	171,558
Daytime Population	102,411
Average HH Income	\$132,468
Total Households	66,511
Median Age	41.2

