



**3,460 SF
AVAILABLE**

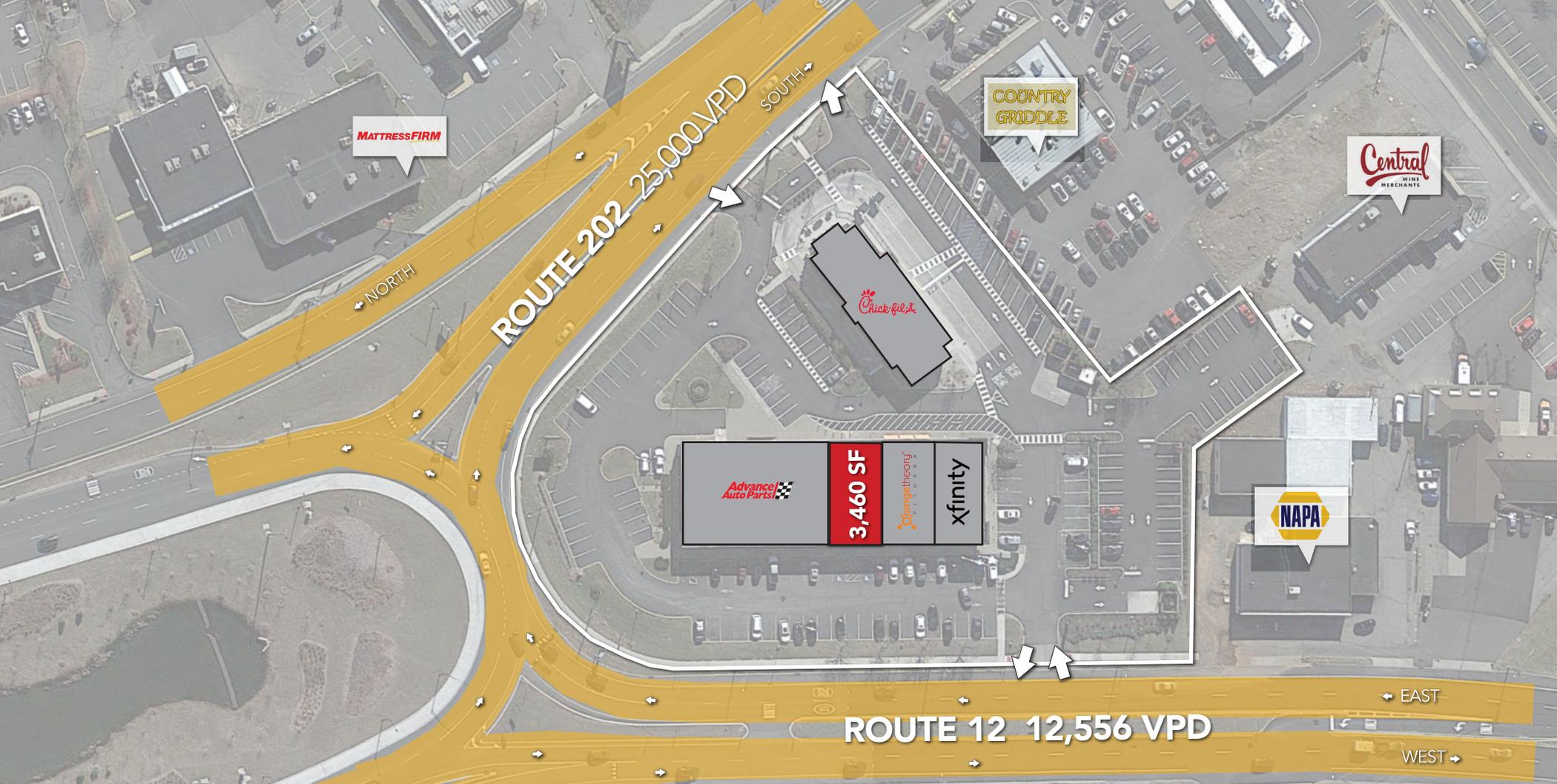
295 ROUTE 202

FLEMINGTON, NEW JERSEY

FOR LEASE 3,460 SF

JOIN

SHANE WIERKS
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 C: 908.581.7781
 O: 908.668.9600



295 RT. 202

FLEMINGTON, NEW JERSEY

SITE INFORMATION

AVAILABLE: 3,460 SF

NNN: \$10.36 PSF

CAM: \$5.68/ month

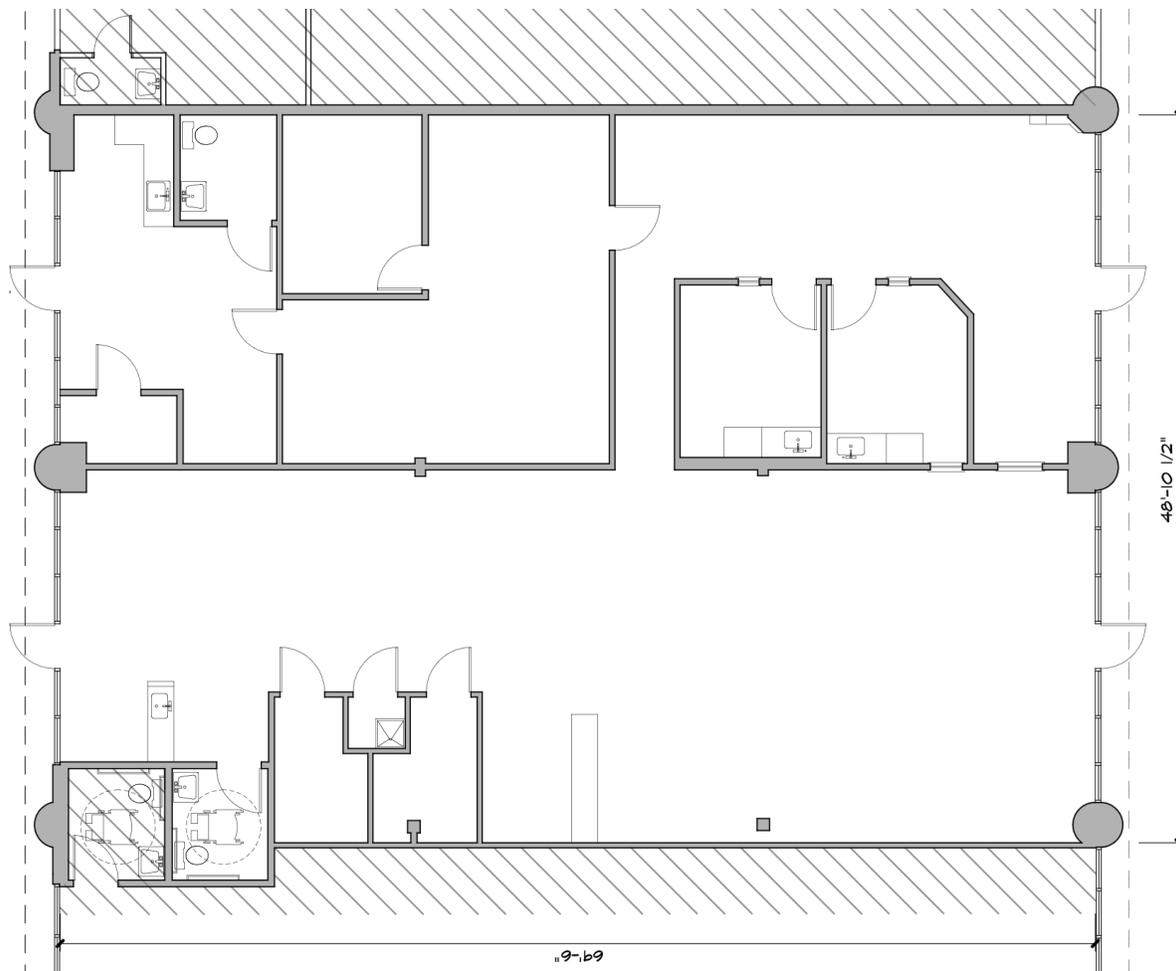
TAX: \$4.68 PSF

PARKING: PER CODE

TRAFFIC: 25,000 VPD RT. 202

RENT: CALL FOR QUOTE

- NOTES:**
- Location On High-Traffic Area On Route 202
 - Former Physical Therapy Location
 - Cross Easement To Chick-Fil-A



295 RT. 202

FLEMINGTON, NEW JERSEY

FLOOR PLAN



295 RT. 202

FLEMINGTON, NEW JERSEY

SITE IMAGE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,199	24,504	36,683
Average HHI	\$122,495	\$146,011	\$157,255
Households	3,444	9,320	13,794



295 RT. 202

FLEMINGTON, NEW JERSEY

MARKET AERIAL