

### **793 ROUTE 202** BRIDGEWATER, NEW JERSEY **6,000 SF** FOR LEASE OR SALE

SHANE WIERKS

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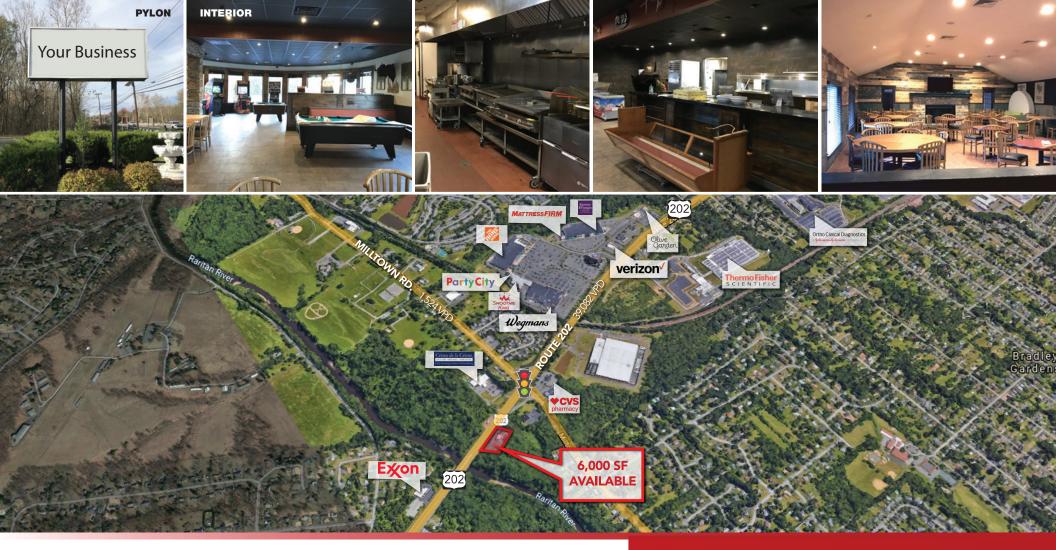


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NORTH

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#### 793 ROUTE 202 BRIDGEWATER,NJ

**AVAILABLE: 6,000 SF BUILDING** TURNKEY RESTAURANT W/ OUTDOOR PATIO **ACREAGE:** 1.7 ACRES

**PRICE:** CALL FOR QUOTE **TAXES:** \$18414.81 **TRAFFIC: 39,082 VPD ON RT. 202 PARKING:** 35+ SPACES

# SITE INFORMATION

- **NOTES:** Just 3 miles south from Somerville Circle
  - Easy access from I-287 and Route 22
  - 2 miles from Bridgewater Commons Mall (1,000,000 SF enclosed mall)



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# MARKET AERIAL

**NEIGHBORING RETAILERS:** CVS, Home Depot, Raymour Flanigan, Smoothie King, Mattress Firm, Olive Garden, Dunkin, McDonalds 711, Char Steakhouse, Jersey Mike's, The Vitamin Shoppe, Burlington Coat Factory, PC Richard & Son, Staples, Guitar Center, Petco, Panera, Fridays, GAP, Eastern Mountain Sports, Buy Buy Baby, Men's Warehouse



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