

FLANDERS, NJ

236 ROUTE 206, FLANDERS, NJ 07836



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OFFERING SUMMARY

Available SF: 2,230 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Existing Gas Station For Lease; Possible Redevelopment Opportunity

PROPERTY HIGHLIGHTS

- Available Immediately
- 2,230 SF Freestanding Building on 1.38 Acres
- Potential Redevelopment Site
- Great for Restaurant with or without Drive Thru and Medical
- Adjacent Anchored by Mall at 206
- 27,000+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

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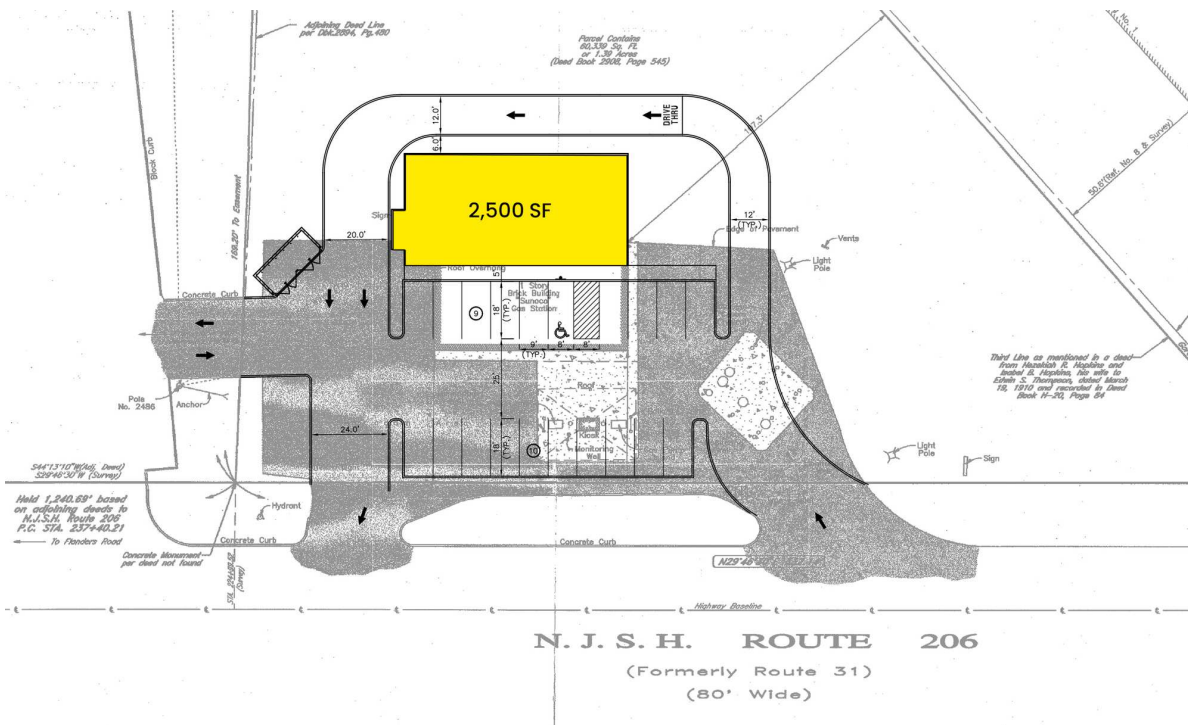
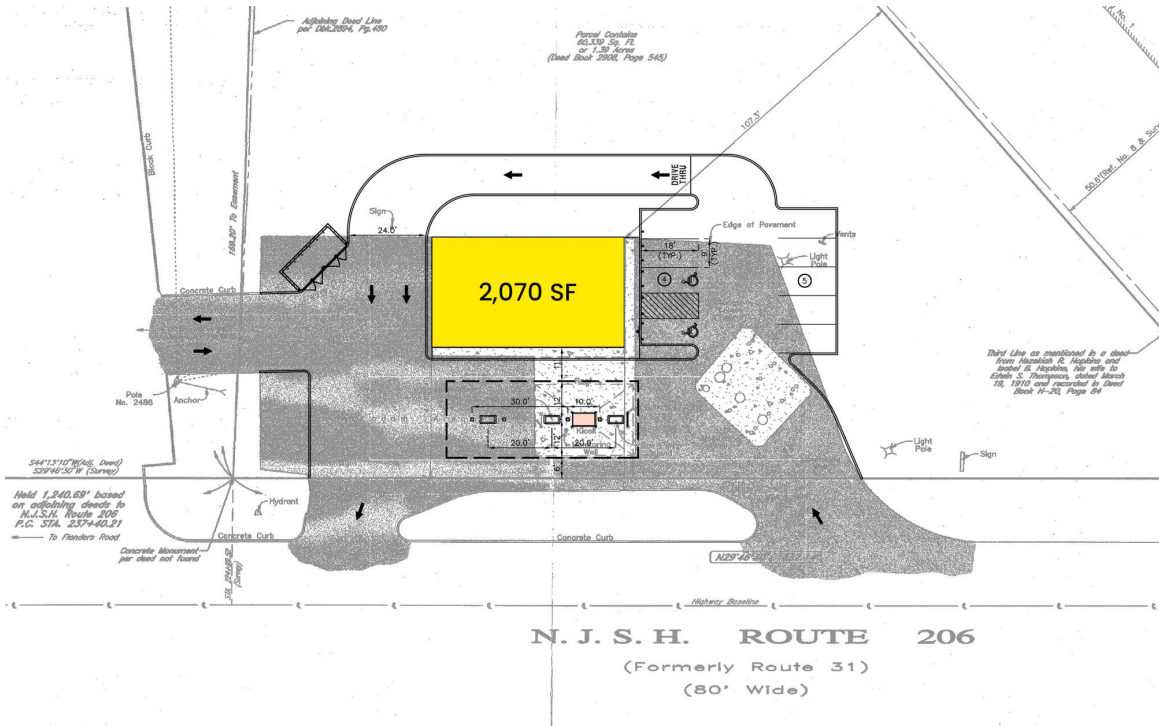
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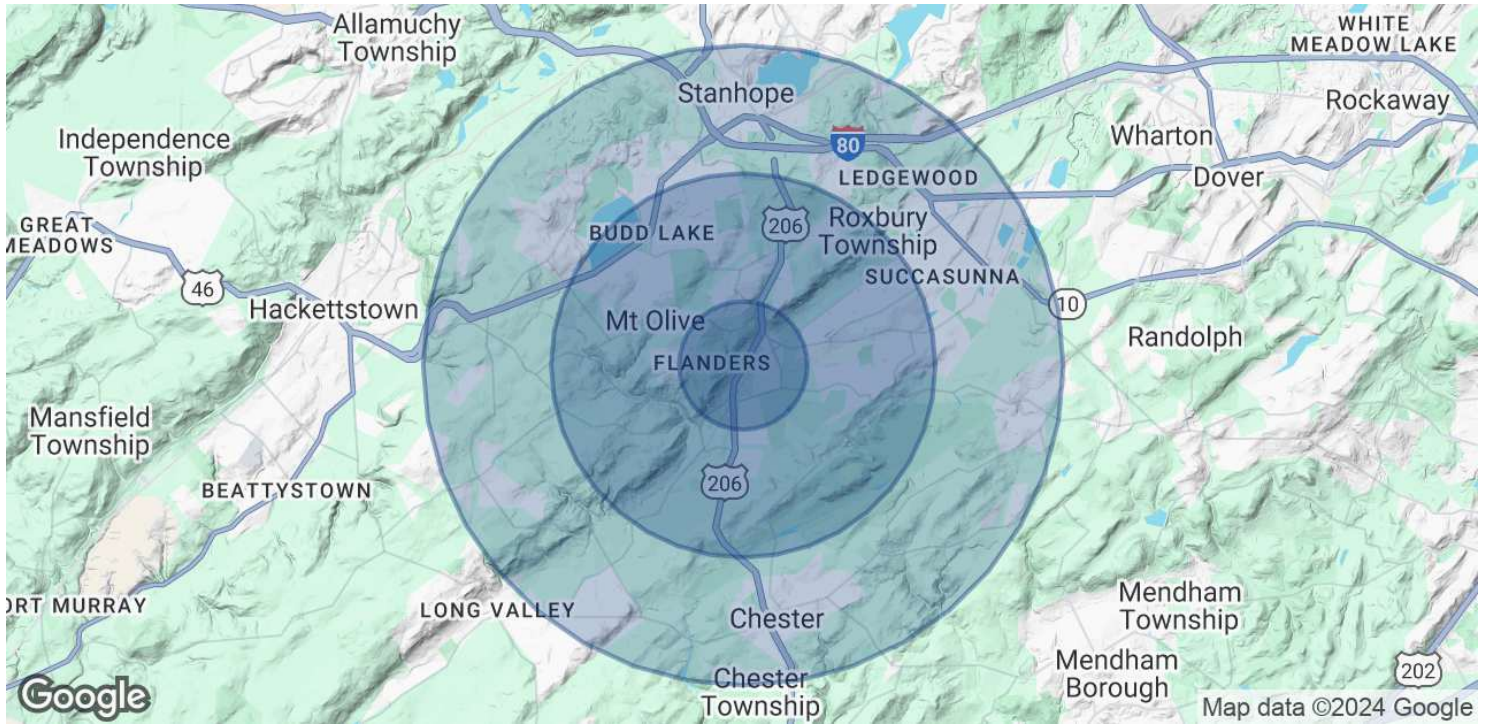
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,838	28,166	71,649
Average Age	41	41	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,360	10,549	26,633
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$207,613	\$178,147	\$179,259
Average House Value	\$584,884	\$553,150	\$563,793

Demographics data derived from AlphaMap

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