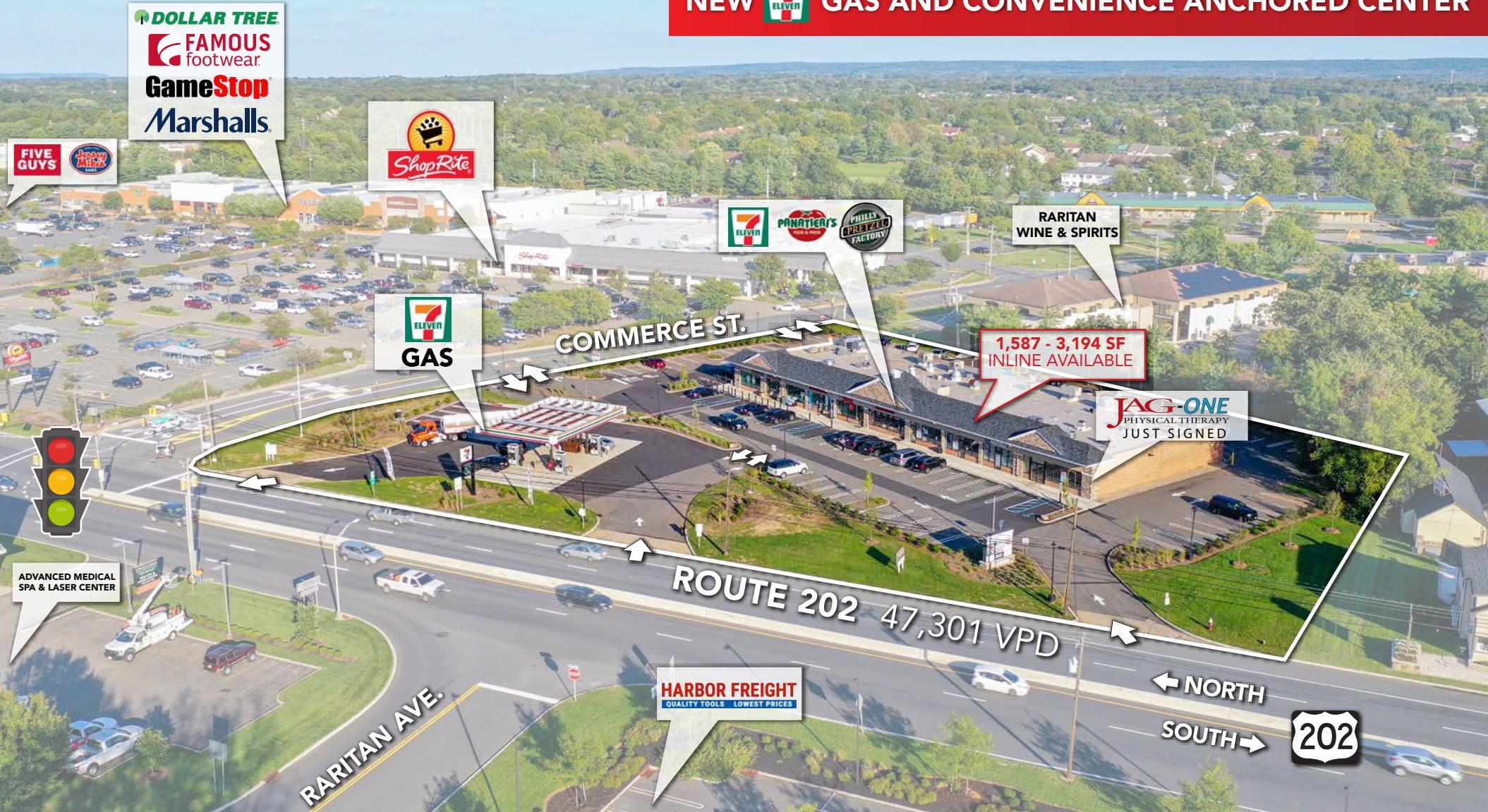


NEW  GAS AND CONVENIENCE ANCHORED CENTER



268 ROUTE 202
FLEMINGTON, NEW JERSEY

FOR LEASE **1,587-3,194 SF**

SHANE WIERKS

swierks@jefferyrealty.com

C: 908.581.7781

O: 908.668.9600



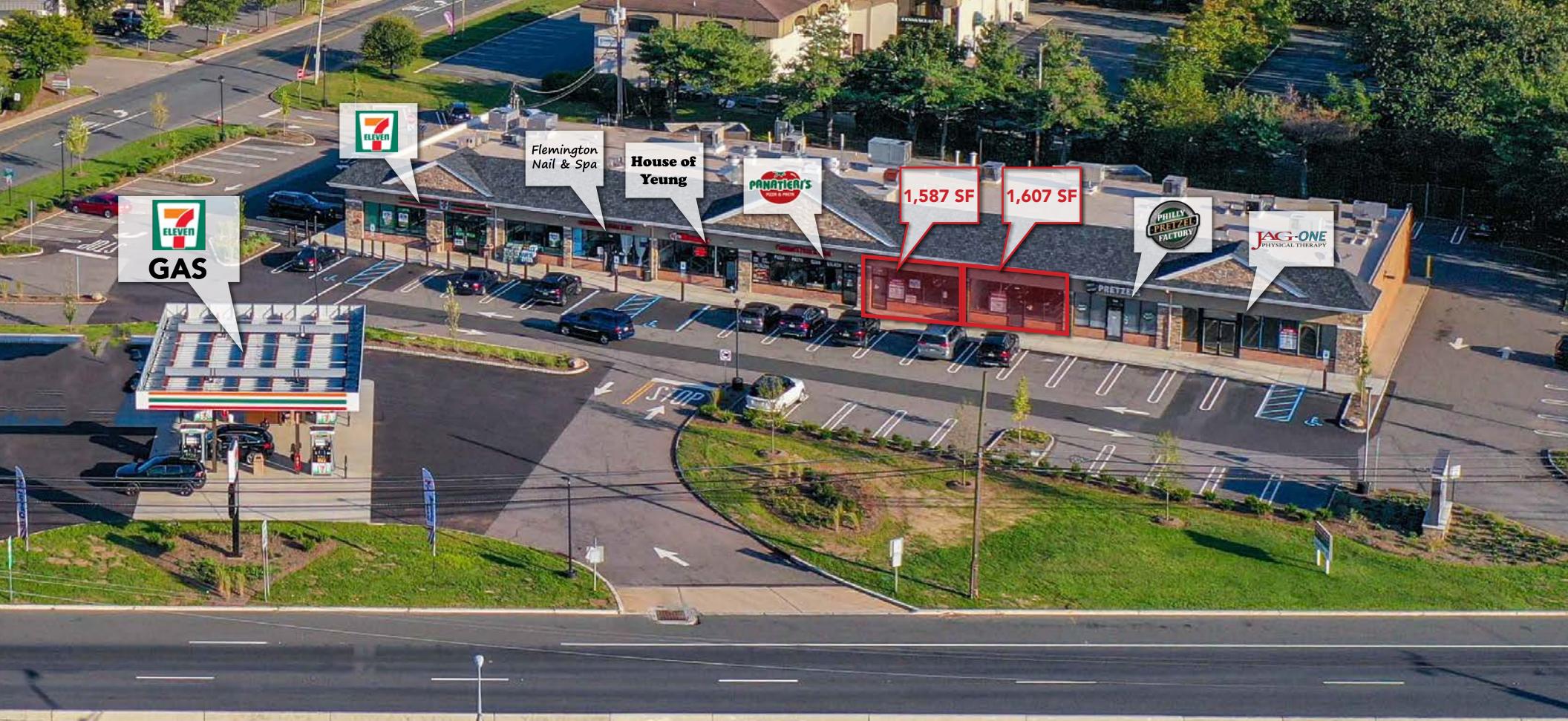
JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

Member of
International Council
of Shopping Centers

SITE SOURCE



268 ROUTE 202 FLEMINGTON, NEW JERSEY

SITE INFORMATION

GLA: 16,800 SF

FRONTAGE: 410' ON RT. 202

NOTES: • New Roof, Parking Lot, Curbing/Sidewalks, and Pylon

AVAILABLE: 1,587 - 1,607 SF

404' ON COMMERCE

• Excellent highway visibility. Busy intersection - Route 202 & Commerce St.

CAN BE COMBINED

PARKING: 83 SPACES

• Near the Flemington Circle and major retail market area

RENT: CALL FOR QUOTE

CO-TENANTS: 7-11, Panatieri's Pizza,

• Adjacent to high-volume ShopRite

NNN: \$6.73 PER SF

Nail Salon, Chinese

TRAFFIC: 47,301 VPD RT. 202

Restaurant



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TENANT ROSTER

1-3. 711	4,260 SF	50'-7" x 80'
4. FLEMINGTON NAILS	1,543 SF	18'-8" x 80'
5. HOUSE OF YEUNG	1,590 SF	19'-3" x 80'
6. PANATIERI'S PIZZA	1,975 SF	24'-1" x 80'
7. AVAILABLE	1,587 SF	19'-2" x 80'
8. AVAILABLE	1,607 SF	19'-5" x 80'
9. PHILLY PRETZEL FACTORY	1,387 SF	16'-9" x 80'
10. IN LEASE	2,778 SF	33'-4" x 80'



268 ROUTE 202

FLEMINGTON, NEW JERSEY

SITE PLAN



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268 ROUTE 202

FLEMINGTON, NEW JERSEY

FLOOR PLANS





268 ROUTE 202

FLEMINGTON, NEW JERSEY

NEW FACADE COMPLETE



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DEMOCRAPHICS 3 MILE 5 MILE 7 MILE

Total Population	24,502	36,234	50,544
Average HHI	\$140,588	\$154,931	\$165,701
Households	9,467	13,826	19,015



268 ROUTE 202

FLEMINGTON, NEW JERSEY

NEIGHBORING RETAILERS



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