

NEW  GAS AND CONVENIENCE ANCHORED CENTER



268 ROUTE 202
FLEMINGTON, NEW JERSEY

FOR LEASE 1,587-3,194 SF

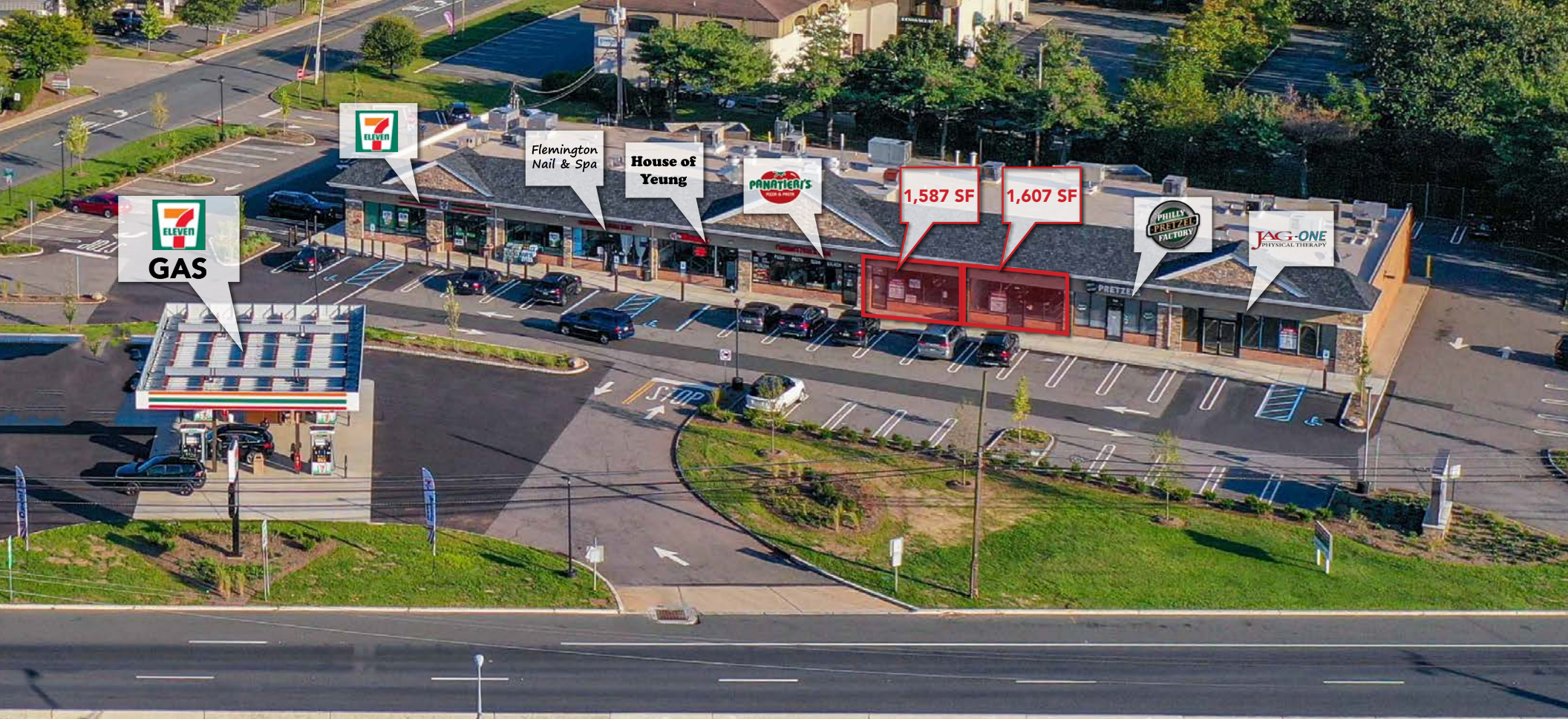
SHANE WIERKS C: 908.581.7781
swierks@jefferyrealty.com O: 908.668.9600



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.





268 ROUTE 202 FLEMINGTON, NEW JERSEY

SITE INFORMATION

GLA:	16,800 SF	FRONTAGE:	410' ON RT. 202 404' ON COMMERCE
AVAILABLE:	1,587 - 1,607 SF CAN BE COMBINED	PARKING:	83 SPACES
RENT:	CALL FOR QUOTE	CO-TENANTS:	7-11, Panatieri's Pizza, Nail Salon, Chinese Restaurant
NNN:	\$6.73 PER SF		
TRAFFIC:	47,301 VPD RT. 202		

NOTES:

- New Roof, Parking Lot, Curbing/Side-walks, and Pylon
- Excellent highway visibility. Busy intersection - Route 202 & Commerce St.
- Near the Flemington Circle and major retail market area
- Adjacent to high-volume ShopRite



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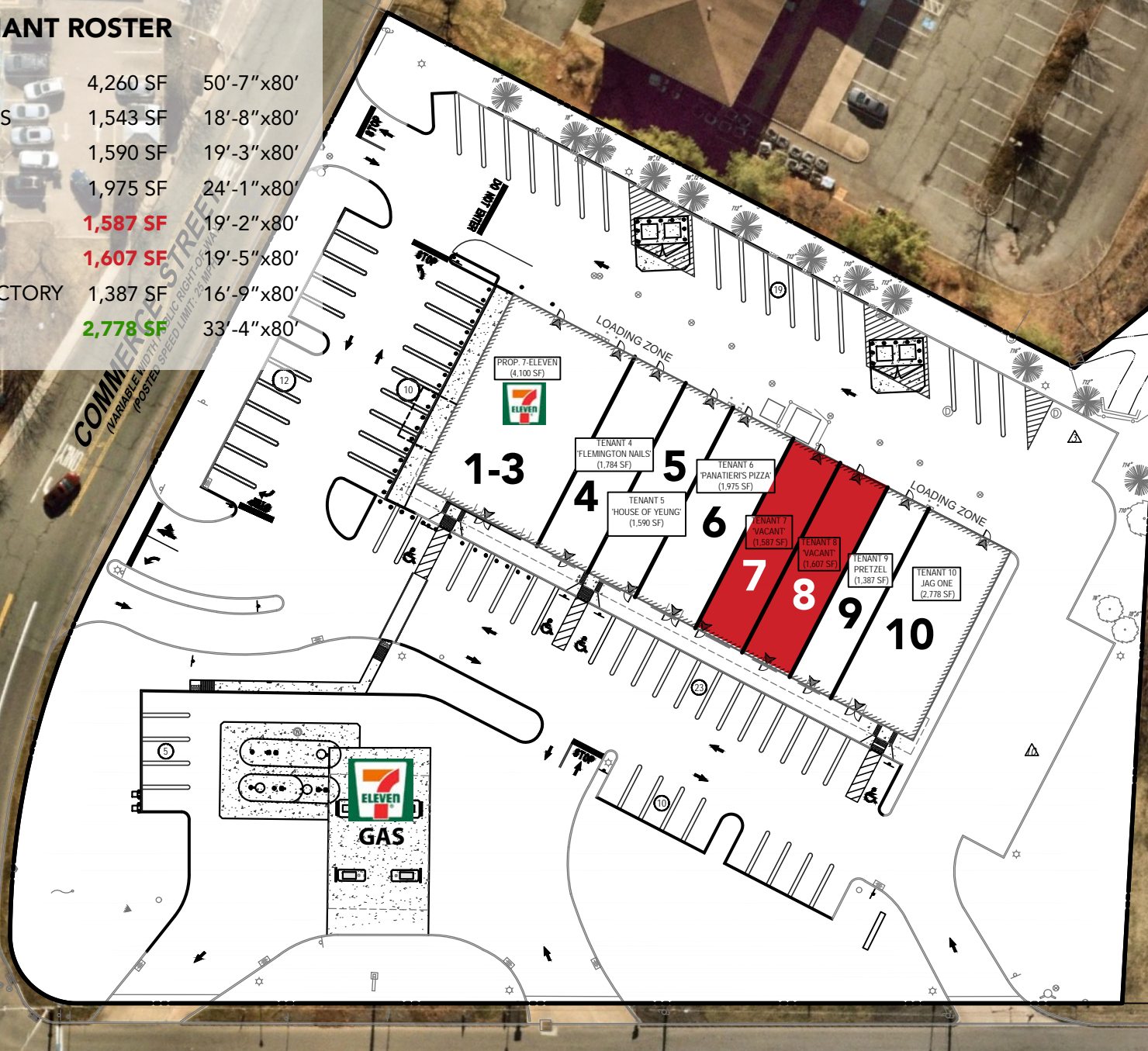
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TENNANT ROSTER

1-3. 711	4,260 SF	50'-7"x80'
4. FLEMINGTON NAILS	1,543 SF	18'-8"x80'
5. HOUSE OF YEUNG	1,590 SF	19'-3"x80'
6. PANATIERI'S PIZZA	1,975 SF	24'-1"x80'
7. AVAILABLE	1,587 SF	19'-2"x80'
8. AVAILABLE	1,607 SF	19'-5"x80'
9. PHILLY PRETZEL FACTORY	1,387 SF	16'-9"x80'
10. IN LEASE	2,778 SF	33'-4"x80'



268 ROUTE 202 FLEMINGTON, NEW JERSEY

SITE PLAN



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268 ROUTE 202 FLEMINGTON, NEW JERSEY

NEW FACADE COMPLETE



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DEMOGRAPHICS	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



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FLEMINGTON, NEW JERSEY

NEIGHBORING RETAILERS



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