

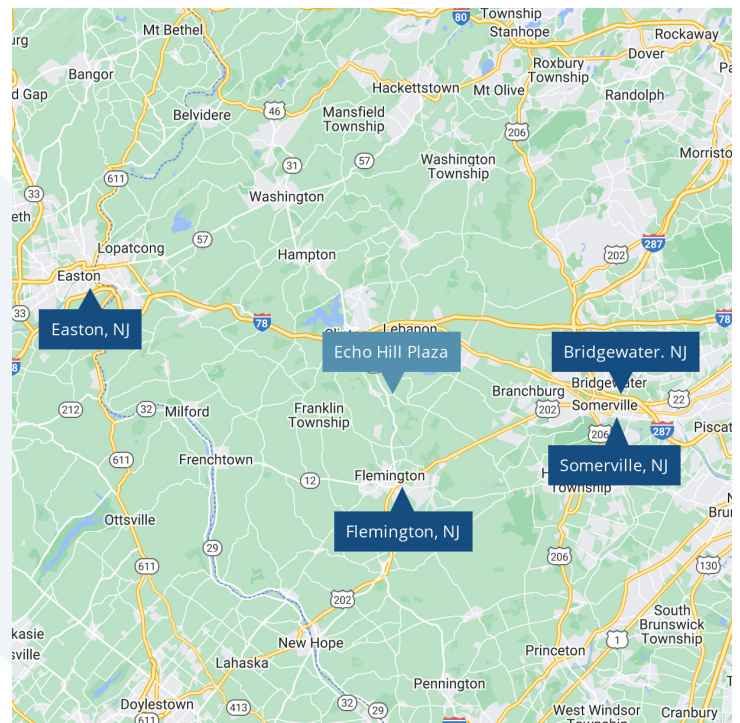
Echo Hill Plaza | 1128 Route 31 | Clinton, NJ 08833

3,000± SF OFFICE/SERVICE SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **Property:** 16,000 SF mixed-use property featuring retail and office space, situated on 2.8 acres
- **Visibility:** Exceptional visibility along Route 31 providing prime exposure in a highly desirable location
- **Block:** 23, **Lot:** 3, **Acres:** 2.86±
- **Availability:** 3,000 SF office space/service space on the 2nd floor (\$16 PSF gross + electric)
- **Parking:** On-site parking spaces (60±)
- **Zoning:** HC-1 Highway Commercial Zone; permitted uses include retail, animal clinics, breweries, wineries and restaurants
- **Traffic Count:** High traffic location with an average of 24,826± vehicles per day
- **Location:** Frontage on Route 31; close to Clinton, Flemington and Route 78



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SUITE 4 | 2ND FLOOR



Suite 4 - 2nd Floor

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ADDITIONAL PHOTOS



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