

FOR  
LEASE

**4,400 SF Retail Space | 0.52 Acres**  
1276 Route 206, Montgomery, NJ



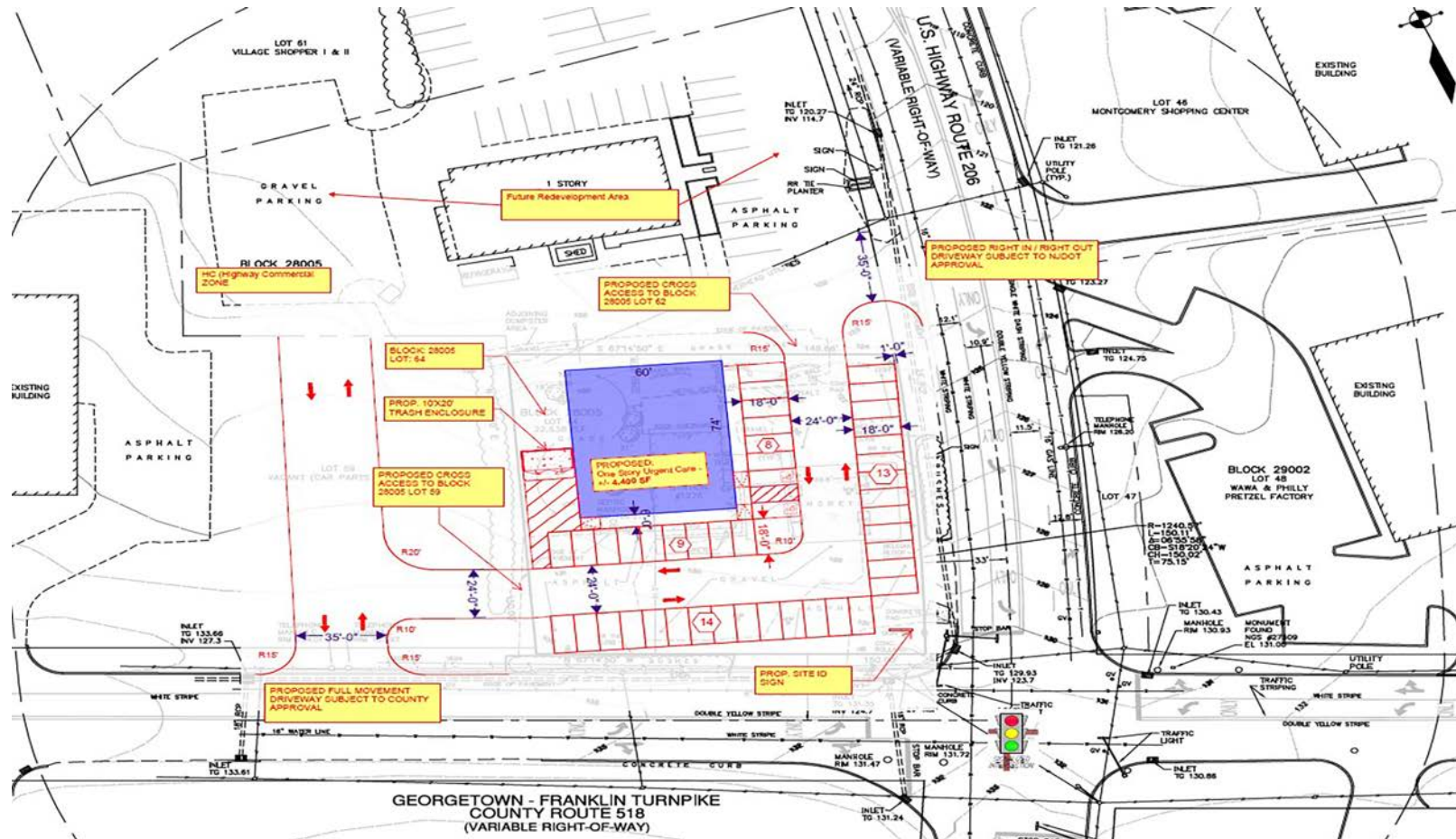
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- **Available:** 4,400 SF
- **Asking Rent:** Call For Quote
- **Taxes:** \$8,691 (2023)
- **Traffic:** 16,558 VPD
- **Parking:** 44 Spaces

- **GLA:** 56,079 SF
- **Frontage:** Route 206
- **Preferred Use:** Medical
- Located in the heart of the Montgomery Retail Market

**Neighboring Retail Centers:**

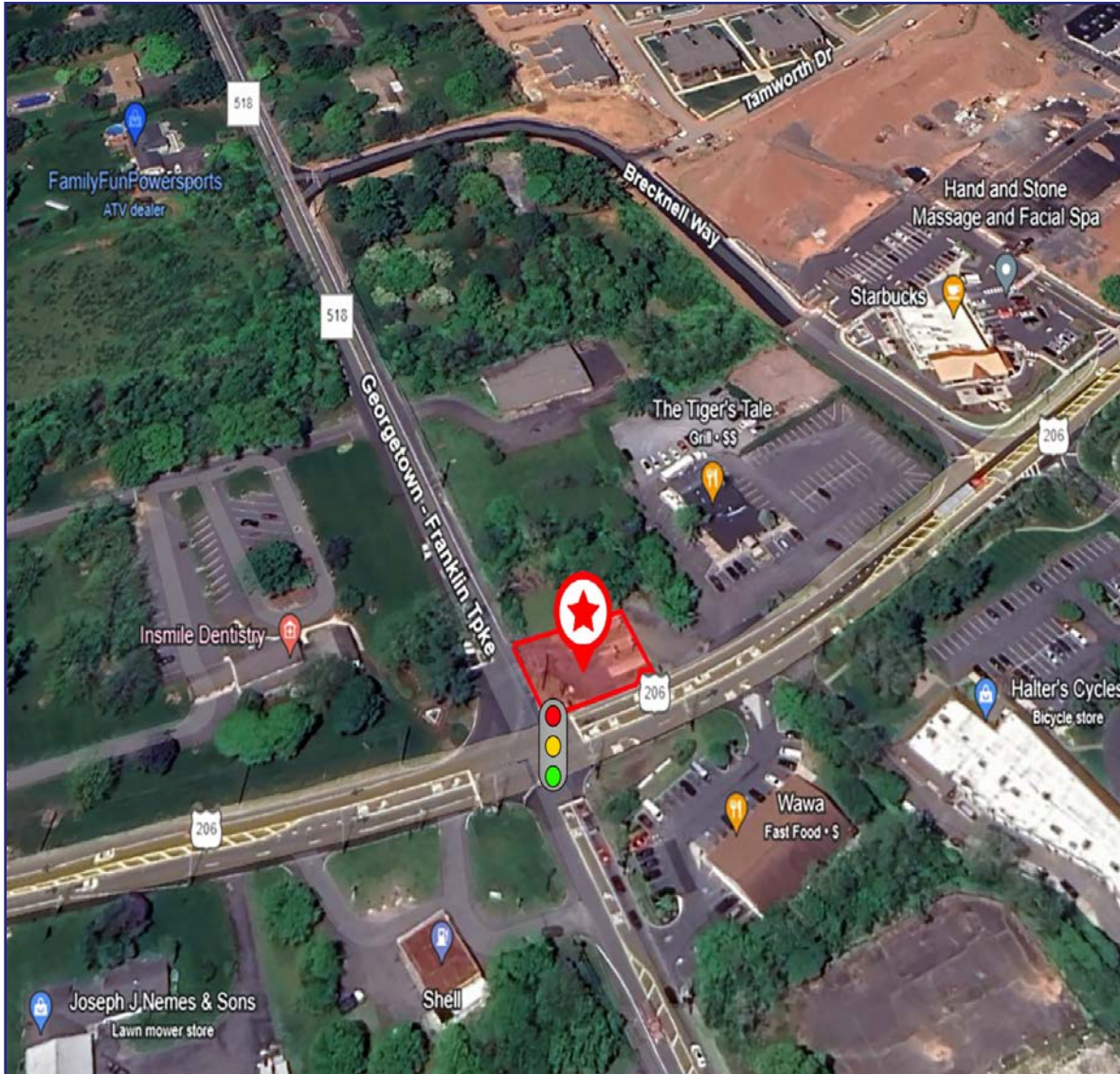
- Montgomery Promenade, Village Shoppes at Montgomery, Princeton North Shopping Center, Montgomery Shopping Center.

# Market Aerial



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## Demographics

Households		
1 Mile	3 Mile	5 Mile
1,678	8,003	34,963
Average Household Income		
1 Mile	3 Mile	5 Mile
\$213,143	\$192,907	\$180,885
Population		
1 Mile	3 Mile	5 Mile
4,370	22,081	99,301
Daytime Employees		
1 Mile	3 Mile	5 Mile
4,582	11,487	52,603