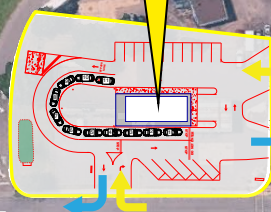




SUBJECT SITE



202

31,302 VPD



REAVILLE AVENUE

7,317 VPD



284 Route 202

Flemington, New Jersey

Availabilities

- +/- 2,100 SF with Drive-Thru (Proposed) or • +/- 1.18 Acres

Neighboring Tenants



Site Description

- Prime retail development opportunity at "Main & Main" which is the signalized intersection of Route 202 and Reaville Avenue in Flemington
- Available as a proposed +/- 2,100 SF freestanding building with drive-thru or approximately 1.18 acres of land
- Excellent visibility and exposure along Route 202, which carries approximately 31,302 vehicles per day
- Strategically positioned within Flemington's primary retail corridor, near Routes 12 and 31
- Affluent regional trade area with a median household income exceeding \$143,000 within three miles
- Ideal for quick-service restaurant, financial, medical or other retail uses; drive-thru and all uses subject to municipal approvals

Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	8,078	9,431	\$101,478
3 Mile	25,967	28,912	\$143,674
5 Mile	38,209	37,406	\$153,015
7 Mile	52,394	47,781	\$159,135

Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
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284 Route 202

Flemington, New Jersey

Market Aerial



Retail for Lease - Contact

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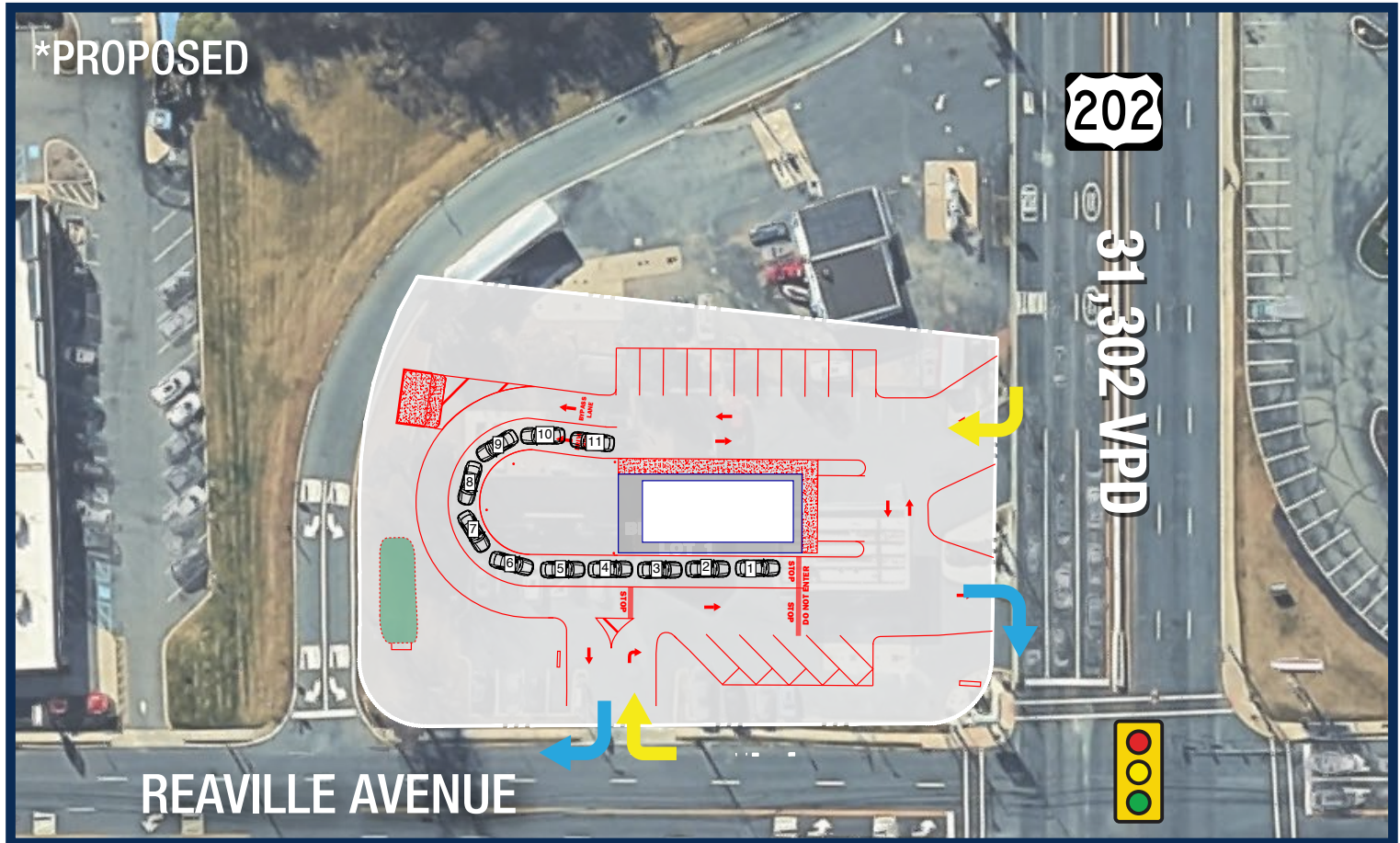
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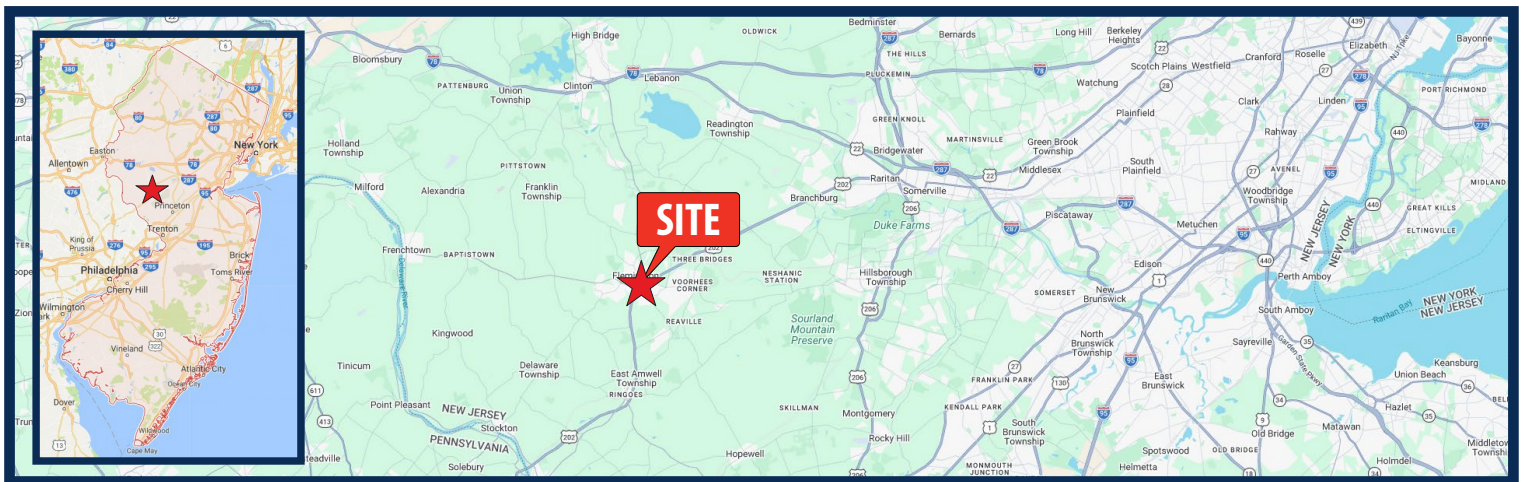
284 Route 202

Flemington, New Jersey

Site Plan



State Map



Retail for Lease - Contact

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