

FOR LEASE | 174 Route 31 | Flemington, NJ 08822

# 1,656 SF HIGHWAY RETAIL STORE



## PROPERTY DESCRIPTION

**10,000 SF well-maintained strip center** adjacent to BJ's Wholesale Warehouse, opposite Hunterdon Medical Center with a **1,656 SF unit available for lease**.

## PROPERTY HIGHLIGHTS

- **Available: Unit #5:** 1,656 SF
- **Possession:** Immediate
- **Lease Rate:** \$15.00/PSF NNN
- **Taxes/CAM:** TBD
- **Utilities:** Independently Metered Gas & Electric
- **Location:** Highly visible location on **Route 31, north of Flemington Circle** and the **Raritan Town Center**. Easy, quick access to **Routes 202, 12, 22, 28, I-78 & I-287**.



DEMOGRAPHICS (2022 EST.)	3 MILES	5 MILES	10 MILES
Total Households	8,546	13,460	38,578
Total Population	22,900	36,687	106,226
Average HH Income	\$144,575	\$153,059	\$156,477



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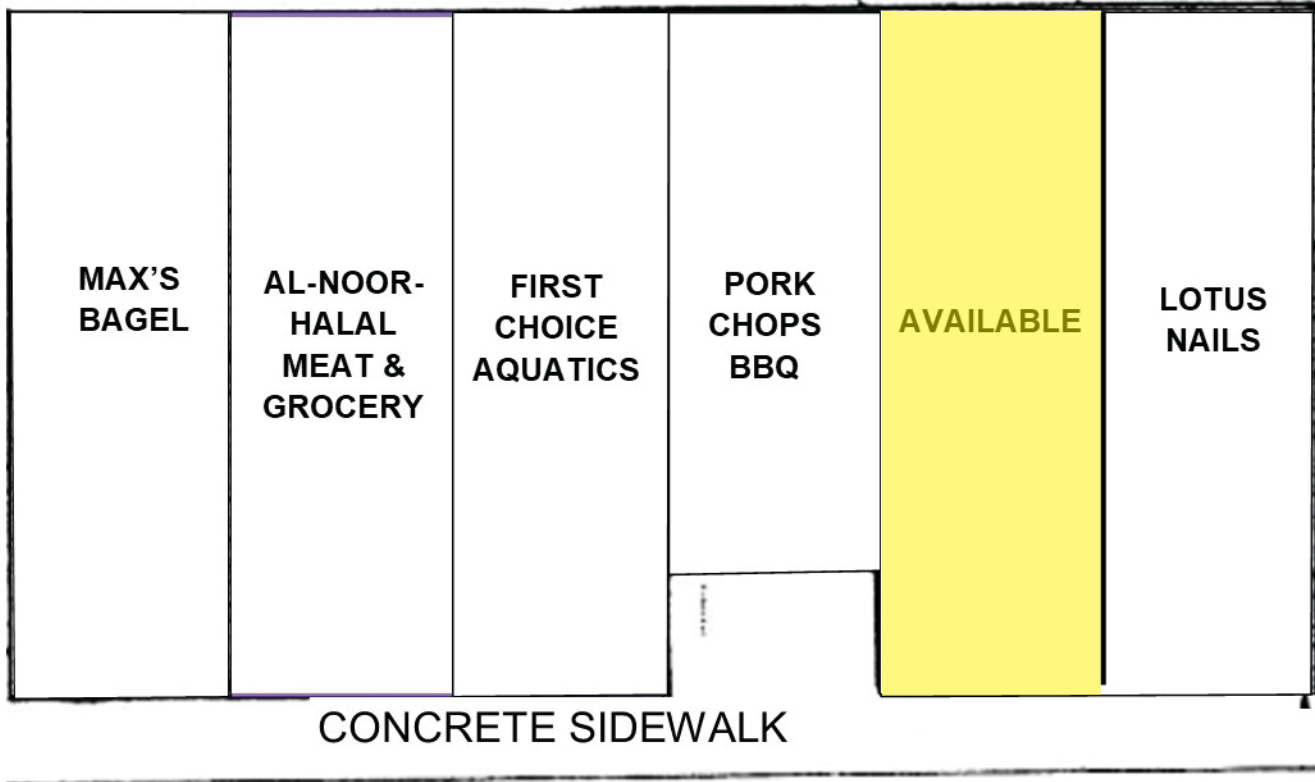


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# FLOOR PLANS



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