


# 313 ROUTE 202

## FLEMINGTON, NEW JERSEY

# 3,100 SF FOR LEASE

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


All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.








# 313 RT. 202

FLEMINGTON, NEW JERSEY

## SITE INFORMATION

**AVAILABLE:** 3,100 SF
**NNN:** $9.83 PSF
**CO-TENANTS** PEARLE VISION, BURGER KING

**RENT:** CALL FOR QUOTE
**PARKING:** 10:1,000 SF
**TRAFFIC:** 30,247 VPD RT. 202
28,134 VPD RT. 31

**NOTES:**
- Former Pizza Hut/Burger Rest. with drive thru
- On busy Route 202 and just off Route 31.
- Join Burger King and Pearle Vision.
- Freeway Visibility

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.
ICSC SITE SOURCE




| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|---|---|---|---|
| Total Population | 26,129 | 37,741 | 53,418 |
| Average HHI | $192,888 | $212,803 | $218,696 |
| Households | 10,211 | 14,579 | 20,333 |

# 313 RT. 202

FLEMINGTON, NEW JERSEY

## MARKET AERIAL

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.
ICSC SITESOURCE