



176 ROUTE 202

FLEMINGTON, NEW JERSEY

HUNTERDON COMMONS

FOR LEASE **Up to 1,713 SF**

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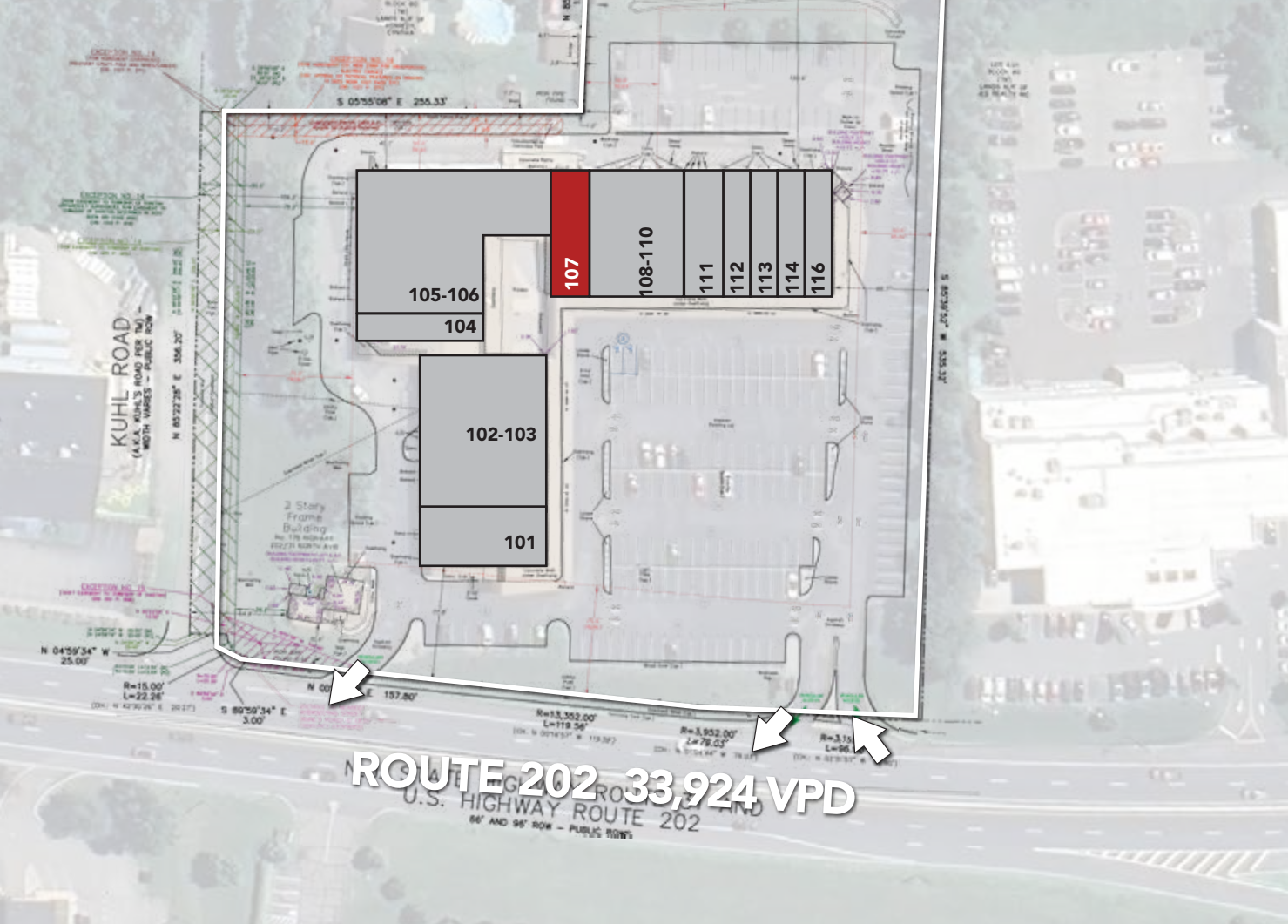
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JEFFERY REALTY
 Retail Specialist

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.





101 Lighting Store	6,000 SF
102 - 103 Freedom Fitness	11,596 SF
104 Saddle Shop	2,000 SF
105 - 106 Bounce City	10,000 SF
107- Available	1,713 SF
108 - 110 Golf Cave	5,133 SF
111 Cleaners	3,360 SF
112 Allstate	2,000 SF
113 Nail Salon	2,000 SF
114 Music Together	1,706 SF
115 Pizzeria	2,000 SF
PAD Spa	4,000 SF

← NORTH

SOUTH →



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SITE INFORMATION

BUILDING SIZE: 60,360 SF

RENT: CALL FOR QUOTE

NOTES: • Signalized intersection allows traffic access from both sides of busy Route 202

AVAILABLE: Up to 1713 SF

PARKING: 176 SPOTS

• Below market rents

NNN: \$4.00 PSF

TRAFFIC: 33,924 VPD RT. 202

• Below market NNN

• Spaces can be divided



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SITE PHOTOS



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Total Population	24,502	36,234	50,544
Average HHI	\$140,588	\$154,931	\$165,701
Households	9,467	13,826	19,015

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MARKET AERIAL