



# 295 ROUTE 202

## FLEMINGTON, NEW JERSEY

# FOR LEASE 3,460 SF

JOIN



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## SITE INFORMATION

**AVAILABLE:** 3,460 SF

**NNN:** \$10.36 PSF

**CAM:** \$5.68/ month

**TAX:** \$4.68 PSF

**PARKING:** PER CODE

**TRAFFIC:** 25,000 VPD RT. 202

**RENT:** CALL FOR QUOTE

**NOTES:**

- Location On High-Traffic Area On Route 202
- Former Physical Therapy Location
- Cross Easement To Chick-Fil-A





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**SITE IMAGE**





| DEMOGRAPHICS     | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------|-----------|-----------|-----------|
| Total Population | 8,199     | 24,504    | 36,683    |
| Average HHI      | \$122,495 | \$146,011 | \$157,255 |
| Households       | 3,444     | 9,320     | 13,794    |



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MARKET AERIAL