



# 295 ROUTE 202

## FLEMINGTON, NEW JERSEY

**FOR LEASE** • 3,460 SF \*can be combined  
 • 2,545 SF for 6,005 SF

JOIN   

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



# 295 RT. 202

FLEMINGTON, NEW JERSEY

# SITE INFORMATION

**AVAILABLE:** 3,460 SF & 2,545 SF  
can be combined for 6,005 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 Facility and Orangetheory Fitness
  - Cross Easement To Chick-Fil-A



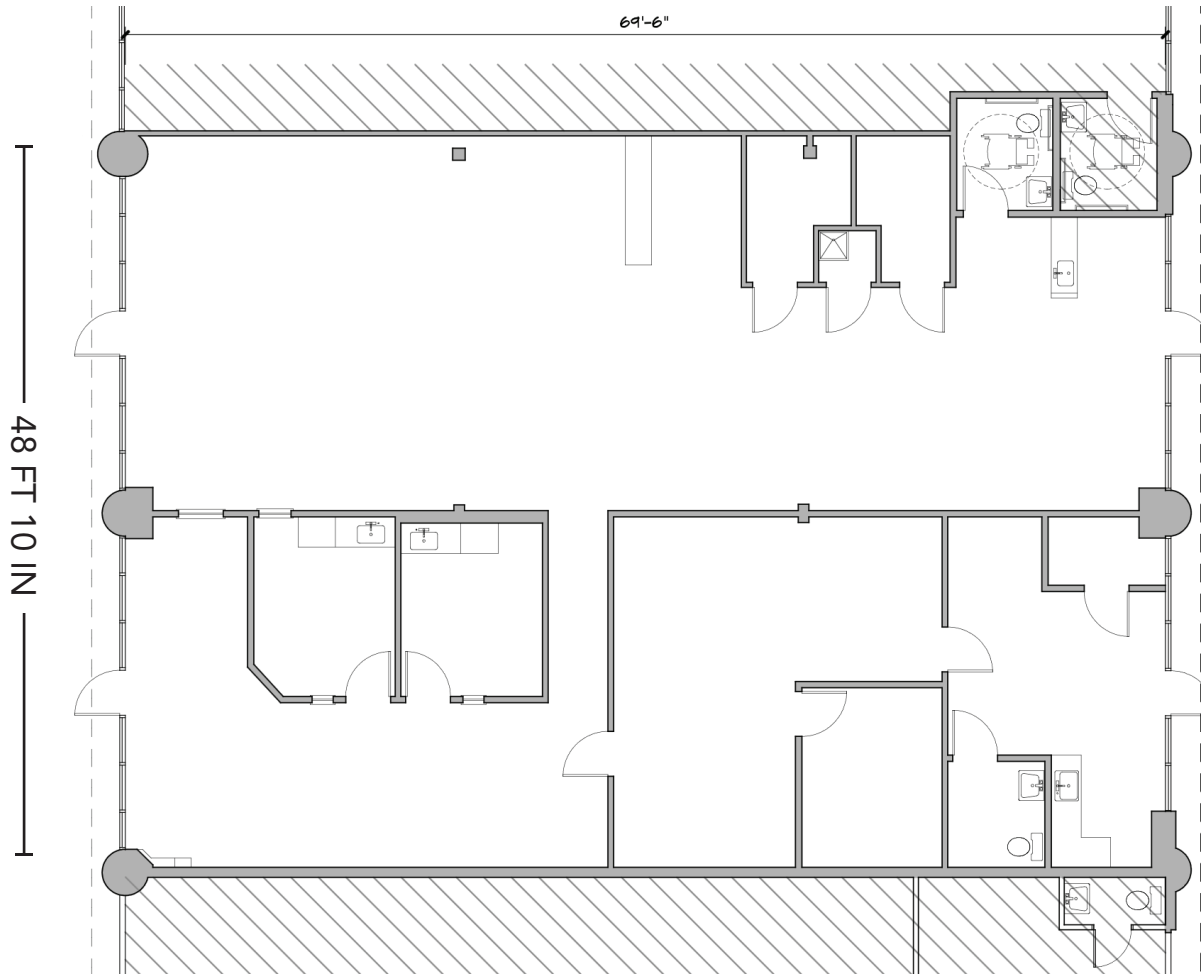
**295 RT. 202** FLEMINGTON, NEW JERSEY

**SITE IMAGE**

# UNIT 1

Up to 3,460 SF

\*Can be divided  
from 1,730 SF



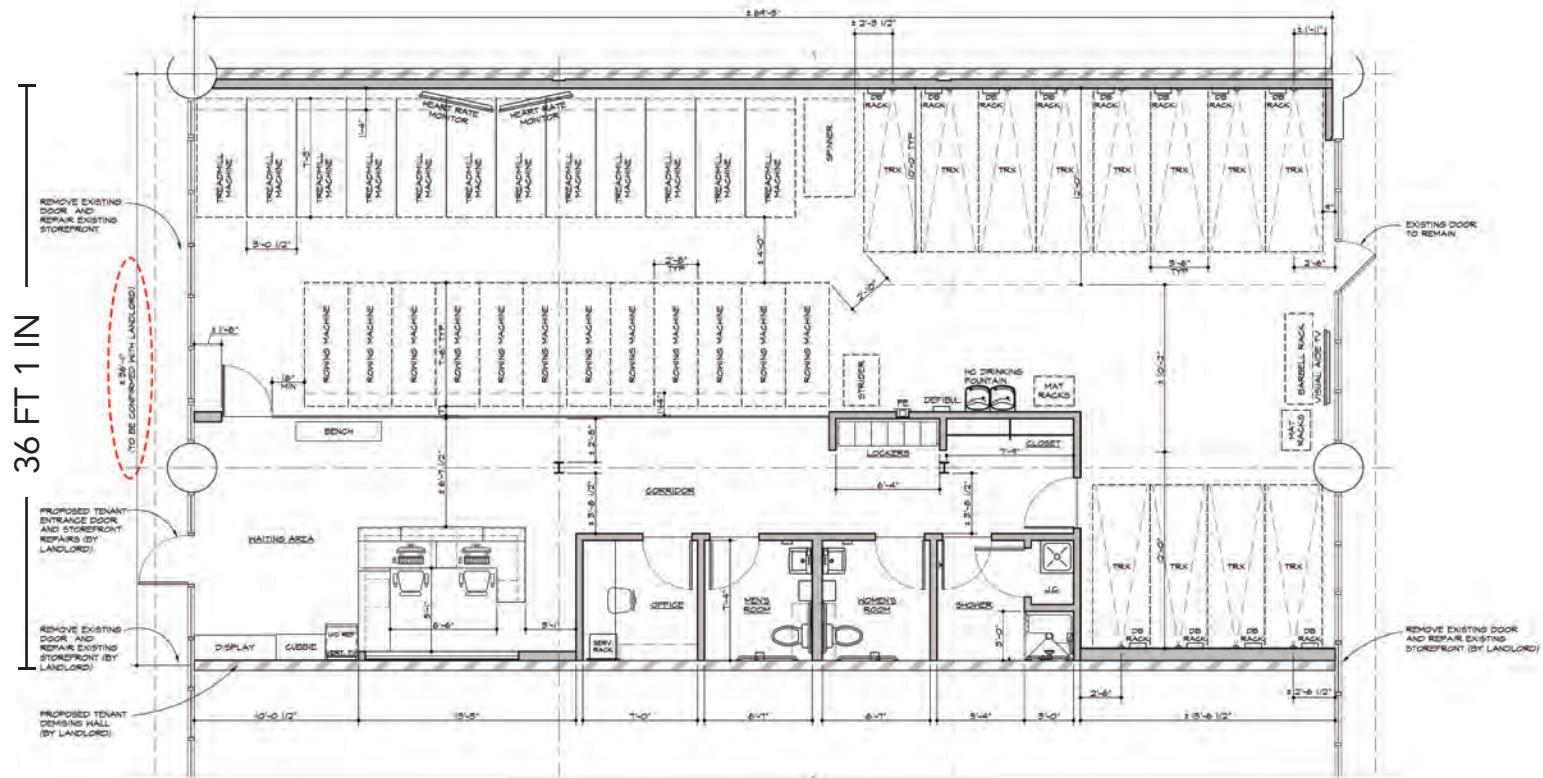
**295 RT. 202**

FLEMINGTON, NEW JERSEY

**FLOOR PLAN**

# UNIT 2

2,545 SF



## 295 RT. 202

FLEMINGTON, NEW JERSEY

## FLOOR PLAN



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



**295 RT. 202**

**FLEMINGTON, NEW JERSEY**

**MARKET AERIAL**