

# Station Center

536-547 Route 22 Whitehouse Station NJ

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## For Lease | 900 SF - 4,800 SF



**JEFFERY REALTY**  
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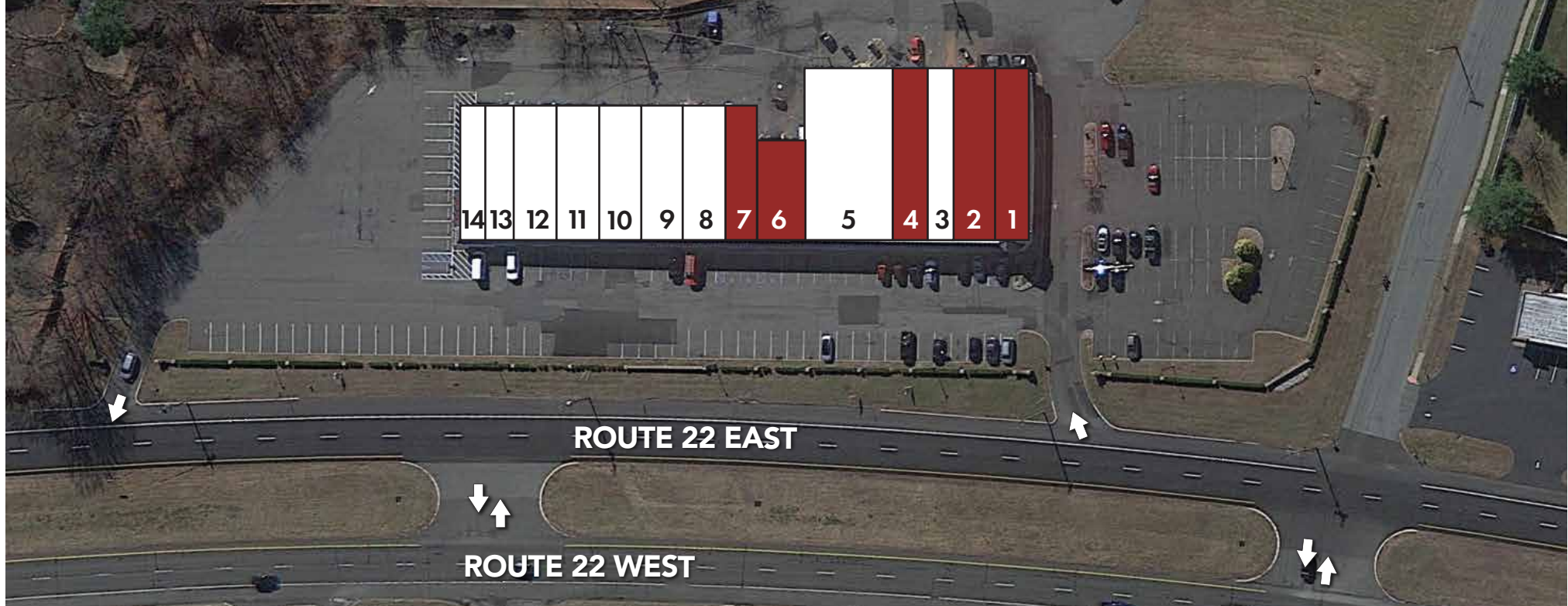
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- 1 2,000 SF AVAILABLE**
- 2 2,800 SF AVAILABLE**
- 3 Dry Cleaners**
- 4 2,100 SF DIVISIBLE**
- 5 Readington Wines**

- 6 2,100 SF AVAILABLE**
- 7 1,800 SF AVAILABLE**
- 8 Sorella's Pizza & Pasta**
- 9 Fencing Academy**
- 10 Fencing Academy**

- 11 Elite Nails**
- 12 Jiu Jitsu**
- 13 Urban Style Barbershop**
- 14 Rita's Italian Ice**



### AVAILABLE

900 SF - 4,800SF

### PRICE

End Cap \$20-22 /SF Base Rent  
Inline \$18.00 /SF Base Rent

### NNN

\$7.47 /SF

### PARKING

To Code

### TRAFFIC

23,160 VPD on Route 22

### FRONTAGE

681' on Route 22 East

### NOTES

- Busy Hunterdon County Strip With Great Neighborhood Access.
- High Visibility From Route 22 And Excellent Demographics.
- Space six can be divided into 900 SF and 1,200 SF



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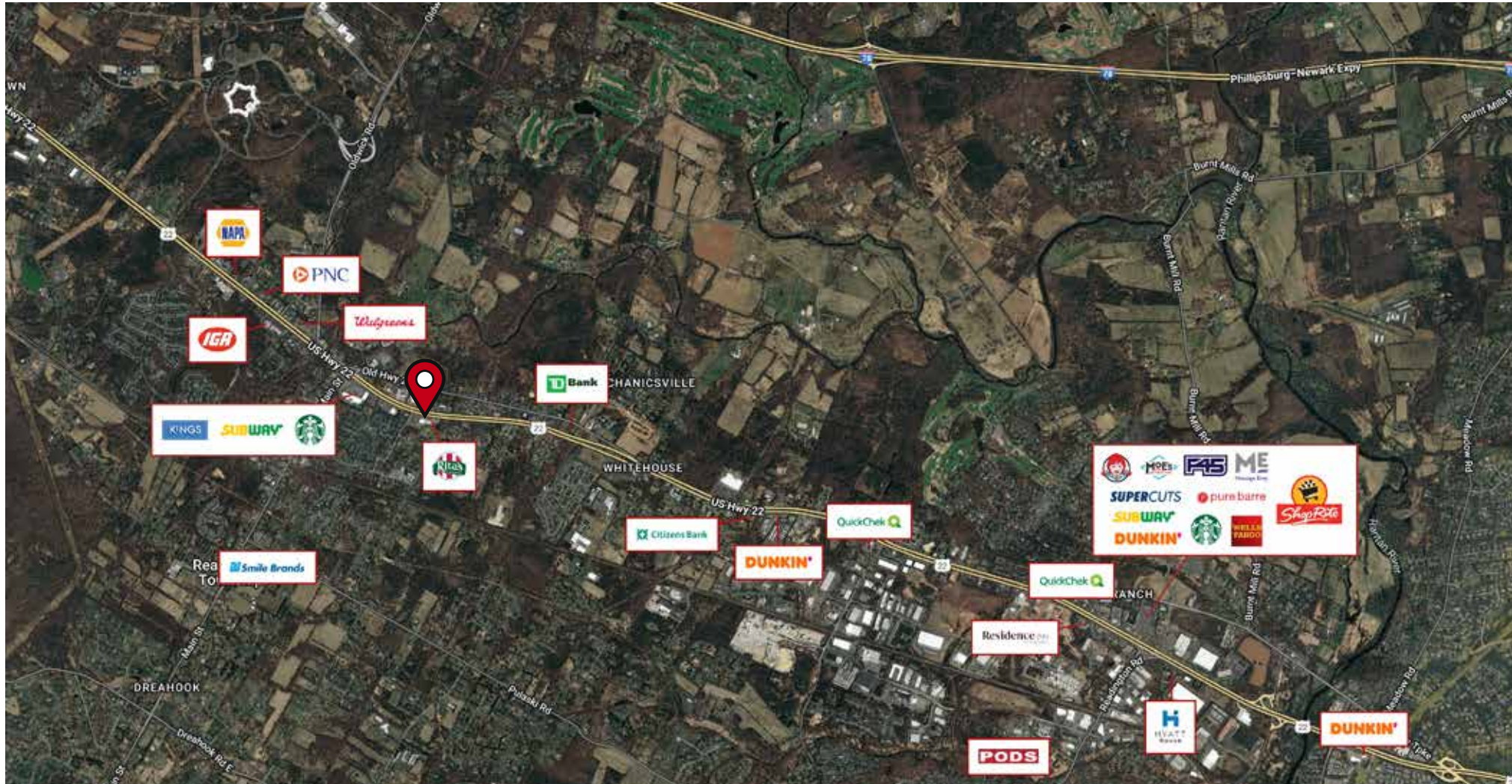
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### DEMOGRAPHICS



	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
<b>3 Mile</b>	10,554	\$188,982	4,364	4,364	7,309
<b>5 Miles</b>	29,262	\$208,012	11,514	11,514	19,661
<b>10 Miles</b>	209,220	\$199,731	79,307	79,307	109,519

