

# 3 ROUTE 31

FLEMINGTON, NEW JERSEY

RENOVATIONS  
COMING  
SOON!

REGIONAL RETAIL HUB



EASILY ACCESSIBLE



EXCELLENT VISIBILITY



SOLID DEMOGRAPHICS



FOR LEASE | 1,500 - 24,500 SF

# CLOSE IN AERIAL

3 ROUTE 31 | FLEMINGTON, NEW JERSEY

## SITE INFORMATION

GLA: 24,500 SF

PROPERTY: 2.3 ACRES

PARKING: 120 SPACES

AVAILABLE: 1,500 SF – 24,500 SF

RENT: CALL FOR QUOTE

NNN: \$7.50 PSF EST.

## SEEKING:

Restaurants, Dollar Stores, Urgent Care, Gyms, Tile, Carpet, Household Improvements, Dental, Supermarkets, Child Day Care, QSR with Drive Thru, Specialty Grocer, Bank, Credit Union, Retail, Service uses, Optical, most uses considered.

1,500 - 24,500 SF  
AVAILABLE



Walgreens

Wawa

ROUTE 31 | 29,955 VPD



# MARKET AERIAL

3 ROUTE 31 | FLEMINGTON, NEW JERSEY



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





**FOR MORE INFORMATION CONTACT:  
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