

3 ROUTE 31

FLEMINGTON, NEW JERSEY

RENOVATIONS
COMING
SOON!

REGIONAL RETAIL HUB



EASILY ACCESSIBLE



EXCELLENT VISIBILITY



AFFLUENT DEMOGRAPHICS



 DRONE VIDEO

FOR LEASE | 1,500 - 24,737 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 – 24,737 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 - 24,737 SF
AVAILABLE



Walgreens

Wawa

ROUTE 31 | 29,955 VPD

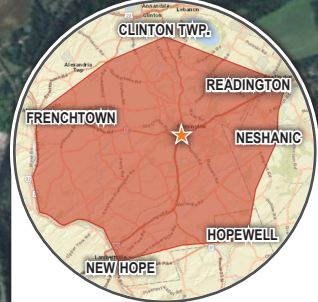


MARKET AERIAL

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



MARKET TRADE AREA	
Total Population	66,770
Average HHI	\$182,133
Households	25,472

DRONE IMAGES

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**FOR MORE INFORMATION CONTACT:
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